Chair Sandy Burgess
Vice Chair Virginia Johns
Member Danielle J. Judd
Member William "Bill" Menadier
Member Susan Sloan
School Board Member Tina Certain

City Manager Rodolfo Valladares
City Attorney Marian Rush

The Planning and Zoning Board will conduct a

Regular Planning and Zoning Board Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: July 8, 2025

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Planning and Zoning Board 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

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES - MAY 13, 2025

B) PCA25-0001 - CERTIFICATE OF APPROPRIATENESS FOR 14721 MAIN STREET - A REQUEST BY ANDREW KAPLAN, ARCHITECT, APPLICANT AND AGENT ON BEHALF OF WILLIAM H. OGLE, THE PROPERTY OWNER, FOR THE APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR ALTERATIONS ON THE SUBJECT PROPERTY LOCATED AT 14721 MAIN STREET; TAX PARCEL 03661-000-000; QUASI-JUDICIAL HEARING.

C) PLSC24-0001 - THE HAMMOCK LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT - A REQUEST BY CHW, LLC, APPLICANT AND AGENT ON BEHALF OF SAN FELASCO RESEARCH VENTURES, LLC, THE PROPERTY OWNER, FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP, WHICH PROPOSES TO AMEND THE FUTURE LAND USE CATEGORIES FROM COMMERCIAL (± 23.05-ACRES), INDUSTRIAL (± 81.31-ACRES), AND CONSERVATION (± 7.40-ACRES) TO COMMERCIAL (± 14.04-ACRES), MODERATE DENSITY RESIDENTIAL (± 89.80-ACRES), AND CONSERVATION (± 7.40-ACRES) ON A ± 111.25-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; LEGISLATIVE HEARING.

D) PSP25-0005 - EVERGEN SITE PLAN APPLICATION - A REQUEST BY NV5, INC., APPLICANT AND AGENT ON BEHALF OF RTI SURGICAL, INC., THE PROPERTY OWNER, FOR A SITE PLAN WHICH PROPOSED THE CONSTRUCTION OF A ± 3,393 SQUARE FOOT METAL STORAGE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 0.13-ACRE PORTION OF A ± 17-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT 11631 RESEARCH CIRCLE; TAX PARCEL 03956-010-008; QUASI-JUDICIAL HEARING.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: July 8, 2025
SUBJECT: Approve Meeting Minutes - May 13, 2025
PREPARED BY: Brenda Flieger
RECOMMENDED ACTION:
Approve the meeting minutes from the May 13, 2025 meeting.

Summary

Approve the meeting minutes from the May 13, 2025 meeting.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 25.05.13.M.PZB

Regular Planning and Zoning Board Meeting Minutes
May 13, 2025 at 6:00 PM

Chair Sandy Burgess
Vice Chair Virginia Johns
Member Danielle J. Judd
Member William "Bill" Menadier
Member Susan Sloan
School Board Member Tina Certain

City Manager Mike DaRoza
City Attorney Marian Rush

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Planning and Zoning Board 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

Sandy Burgess – Chair 6:00 p.m.

INVOCATION

Led by Alan Norton

PLEDGE TO THE FLAG

Led by Chair Burgess

Chair Burgess reminded the audience to silence all cell phones and read a Rules of Civility statement.

APPROVAL OF THE AGENDA

Member William Menadier moved to approve the agenda; seconded by Vice Chair Virginia Johns.

Tamara Robbins questioned whether or not the audio system was functioning properly because the last meeting published had many issues on the recording.

Brenda Flieger, Planning Assistant, assured the board that the audio system was tested just prior to the meeting and to her knowledge was functioning properly at this time.

Motion passed by 5-0 vote.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES APRIL 15TH, 2025

Vice Chair Johns moved to approve the minutes from the April 15, 2025 meeting; seconded by Member Menadier.

Motion passed by 4-0 vote. Member Judd abstained from voting.

B) REVIEW OF THE 2025 ANNUAL CONCURRENCY STATUS REPORT

Carson Crockett, Planner, presented the Annual Concurrency Status Report.

Member Judd asked when the level of service GPDs were last updated?

Mr. Crockett stated that he would have to research for an accurate answer.

Member Judd also asked when the new well field would be completed.

Mr. Crockett deferred to the Interim Planning Director Rodolfo Valladares.

Mr. Valladares stated that the project is due to be operational tentatively in November 2025.

Chair Burgess requested verification of the increase in capacity when the new field is functional.

Mr. Valladares confirmed the capacity will increase, but it does not take more water from the aquafers.

School Board Member Tina Certain asked if the increased capacity is in reference to treating the water.

Mr. Valladares confirmed her understanding.

Member Menadier questioned if the city coordinates with FDOT if there is a problem with roads.

Mr. Crockett explained that coordination with FDOT would happen only if the problem occurred on a DOT facility.

Chair Burgess needed clarification on a few areas on the transportation map and that these numbers reference peak hours.

Mr. Crockett clarified which sections are almost at capacity and which ones are not.

Member Judd asked for verification that there are no projects listed for the waste water sytem in the 2025-2029 date range.

Mr. Crockett deferred to the Interim Planning Director. He believes there are discussions but no projects slated.

C) PLSC24-0002 - TOMOKA HILLS LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT - A REQUEST BY CHW, LLC, APPLICANT AND AGENT FOR TOMOKA HILLS FARMS, INC. AND TOWER HILL INSURANCE GROUP, LLC, THE PROPERTY OWNERS, FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE CATEGORY FROM AGRICULTURE (± 258.56-ACRES), MODERATE DENSITY RESIDENTIAL (± 13.78-ACRES), MEDIUM DENSITY RESIDENTIAL (± 9.7-ACRES), COMMUNITY COMMERCIAL (± 45.29-ACRES), AND COMMERCIAL (± 18.25-ACRES) TO LOW DENSITY RESIDENTIAL (± 196.68-ACRES), MODERATE DENSITY RESIDENTIAL (± 46.74-ACRES), HIGH DENSITY RESIDENTIAL (± 23.48-ACRES), AND COMMUNITY COMMERCIAL (± 78.68-ACRES) ON A ± 345.58-ACRE SUBJECT PROPERTY LOCATED AT 15601 NW 167TH BOULEVARD. TAX PARCELS: 03054-001-002, 03055-001-001, 03055-001-003, 03055-010-001, 03055-010-003, 03871-000-000, 03873-000-000, 03873-001-000, 03873-001-001. EXISTING FLU: AGRICULTURE, MODERATE DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, COMMERCIAL; PROPOSED FLU: LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL; ZONE DISTRICT: AGRICULTURAL (A), RESIDENTIAL SINGLE-FAMILY – 4 (RSF-4), RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8), COMMUNITY COMMERCIAL (CC), COMMERCIAL

INTENSIVE (CI); OVERLAY DISTRICT: U.S. HIGHWAY 441/INTERSTATE 75 GATEWAY OVERLAY DISTRICT (PORTION THEREOF) (LEGISLATIVE HEARING).

Carson Crockett, Planner, presented the staff report.

Member Judd wanted clarification on the overall number of dwelling units. She also asked what the Comprehensive Plan stated regarding population projections.

Mr. Crockett stated that there is not a specific number adopted in the Comprehensive Plan for population projections. However, there are a number of projections until the year 2035.

Member Judd asked if the city is under high, medium or low population projections.

Mr. Crockett confirmed that the city is required by state statute to use the medium at a minimum.

Chair Burgess questioned the requirement to meet 4 of the 8 urban form criteria. She believes the applicant did not meet a few of the criteria. She asked Mr. Crockett to expand on the discrepancies between what staff reported and what the applicant has reported.

Mr. Crockett stated that staff contend the applicant does not meet criteria 1 or 3 but do potentially meet 6 and 8. However, the applicant did not include any back up documentation for criteria 6 or 8.

Ryan Thompson, CHW/NV5, AICP, started to present his report. He stated that he has one combined presentation for this item and item D and asked to present the entire thing once.

Marian Rush, City Attorney, stated that he could not present both at the same time. One application is Quasi-Judicial and one is Legislative.

Member Judd also expressed concern about combining the presentation information.

Chair Burgess instructed the applicant to only speak of the information for this application, which is legislative.

Mr. Thompson continued with his presentation.

Chair Burgess asked the applicant about the discrepancies concerning the urban form criteria.

Mr. Thompson addressed each item individually.

Member Judd asked the applicant about the way the project was designed for submission.

Chair Burgess commented on the site plan for a previous project that was approved and questioned how they believe the Large Scale Comprehensive Plan Amendment would incorporate this already approved project.

Mr. Thompson believes that the use of the approved project would still fall under the new land use and zoning.

Chair Burgess stated that it is allowed but, in the spirit of things, it really doesn't fall into the newer land use definition.

Chair Burgess asked Mr. Crockett for his opinion concerning meeting the criteria on page 14 of his staff report.

Mr. Crockett stated: in his professional opinion, it appears they have met items 6 and 8 but staff did not have any backup to review to address these conclusions.

Member Judd questioned Mr. Crockett about the timeline of the submitted application(s).

Vice Chair Johns moved that this Board finds the application for a large-scale Comprehensive Plan amendment for Tomoka Hills Farms, Inc. and Tower Hill Insurance Group, LLC to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve; seconded by Member Menadier.

Citizen Comments:

Tamara Robbins reiterated that the board approved a golf course at the last meeting because it was allowed by right. She is questioning where the golf course went. What will happen if the new zoning is passed? She stated the meaning of a legislative item. She asked for clarification of the events to happen from this decision. She recommends the board not approve this application. She contends that the application is incomplete by definition. She also questioned the process of simultaneous submission of applications because there are two on this agenda for the same property.

Attorney Rush asked Mr. Crockett to address the questions on the floor.

Mr. Crockett stated the application for the golf course is still a valid site plan and will retain it's validity. This is not a rezoning and any action taken after an approval could render a legal non-conformity, but it wouldn't automatically rescind an approval. It would be future approval that would need compliance. He does agree that this is an unusual sequence of events; however, permitted nonetheless.

Chair Burgess wanted clarification that what was approved and allowed by right with the agricultural land use would also be approvable under the request in this application.

Mr. Crockett confirmed the golf course would be a permitted land use.

Attorney Rush asked what would occur if the golf course wanted to make changes that would be permissible under the approved zoning but are not permissible if the zoning changes.

Mr. Crockett stated that the answer to her question would fall under the next item on the agenda, which is quasi-judicial.

Attorney Rush rescinded her question until later.

Merrillee Jipson expressed her concerns about this development and others that affect the Santa Fe River. Her understanding of the increase in numbers, concerning population growth, shows there will not be an adequate supply of water.

Menzie Campbell states that she understands that growth will happen, but she believes it needs to be done responsibly. She is not opposed to the development but is opposed to how it has been done. She stated that if there are errors in the application, what can be believed to be accurate information?

Nancy Black requests a map that shows the approved golf course in reference to the application.

Busy Shires requests the concurrency report be submitted with this item as a reference item because it does show the traffic information. She reminds the board that there are three things they need to ask about this application: is this item consistent with the Comprehensive Plan, is it compatible with the surrounding land use, and is it in the public interest? She believes the applicant has not submitted the supportive information needed to answer all the questions and meet the criteria for approval. She questions how changing the zoning out of agricultural for over 200 acres is compatible with the Comprehensive Plan. She believes it is not compatible.

Soorya Lindberg quoted numbers based on various reports that show the increase in population would not be sustainable. She questions the traffic, open space criteria and quality of water.

Brian Bisher, handed the dias information he pulled from the city website. It will be included with these minutes. He questioned how the future land use peak hour map concerning this application area can change overnight. He agrees with other citizens concerning being confused with the order of these applications being presented-past and current.

****Member Susan Sloan departs the meeting. 7:30 pm.**

Mr. Bisher questions the transparency of the applicant.

Chair Burgess questions the applicant about including the golf course, changing that from agriculture to low density, in this application. She stated it appears to complicate things.

Mr. Thompson states that there are components of the golf course that would intermingle with this development, so it seemed appropriate to include the information in this application.

Chair Burgess questioned the footprint of the golf course presented last month. She asked why couldn't the area for the golf course approved last month be carved out and left as approved.

Mr. Thompson reiterated that because some components will intermingle, they felt it was necessary to included the area in this application. But he also expressed the golf course application-as approved-has not changed.

Member Judd questioned the applicant about the intention of using reclaimed water for the golf course.

Mr. Thompson stated that there is no availability from the city to use reclaimed water. However, there is a system on the golf course site plan to use reclaimed water gathered on site.

Vice Chair Johns questioned staff about the proposed change in the Comprehensive Plan.

Mr. Crockett stated that the land use of the approved golf course would qualify under either of the listed uses.
He clarified that LDR changes do not affect the Comprehensive Plan.

Roll call vote resulted in a 2-2 vote. Chair Burgess questioned procedure in the event of a tie vote.

Mr. Crockett clarified that a tie vote results in a motion failure. He asked the board what their pleasure is at this point and time. He reminds them that the item still needs to be transmitted to the City Commission.

Attorney Rush asserted that the board would now transmit this to the City Commission with a recommendation to deny. There is no need for a new motion. She explained that the City Commission would then vote as they deemed appropriate.

D) PR24-0003 - TOMOKA HILLS SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS - A REQUEST BY CHW, LLC, APPLICANT AND AGENT FOR TOMOKA HILLS FARMS, INC. AND TOWER HILL INSURANCE GROUP, LLC, THE PROPERTY OWNERS, FOR A SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS TO AMEND THE ZONE DISTRICT FROM AGRICULTURAL (A) (± 258.56-ACRES), RESIDENTIAL SINGLE-FAMILY – 4 (RSF-4) (± 13.78-ACRES), RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8) (± 9.7-ACRES), COMMUNITY COMMERCIAL (CC) (± 45.29-ACRES), AND COMMERCIAL INTENSIVE (CI) (± 18.25-ACRES) TO PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) (± 266.90-ACRES) AND PLANNED DEVELOPMENT – COMMERCIAL (PD-COMM) (± 76.68-ACRES) ON A ± 345.58-ACRE SUBJECT PROPERTY LOCATED AT 15601 NW 167TH BOULEVARD. TAX PARCELS: 03054-001-002, 03055-001-001, 03055-001-003, 03055-010-001, 03055-010-003, 03871-000-000, 03873-000-000, 03873-001-000, 03873-001-001. EXISTING FLU: AGRICULTURE, MODERATE DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, COMMERCIAL; PROPOSED FLU: LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL; EXISTING ZONE DISTRICT: AGRICULTURAL (A), RESIDENTIAL SINGLE-FAMILY – 4 (RSF-4), RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8), COMMUNITY COMMERCIAL (CC), COMMERCIAL INTENSIVE (CI); PROPOSED ZONE DISTRICT: PLANNED DEVELOPMENT – RESIDENTIAL (PD-R), PLANNED DEVELOPMENT – COMMERCIAL (PD-COMM); OVERLAY DISTRICT: U.S. HIGHWAY 441/INTERSTATE 75 GATEWAY OVERLAY DISTRICT (PORTION THEREOF) (QUASI-JUDICIAL HEARING).

City Attorney Rush voir dired the board.

City Attorney Rush questioned Mr. Crockett about procedure due to Item C being denied.

Chair Burgess clarified procedure for this item.

Carson Crockett, Planner, stated the order of presentations for this item.

Mr. Thompson, CHW/NV5, AICP presented the applicant's information.

Board comments:

Member Judd questioned the use of the approved golf course because it is stated "public" in the applicants' information.

Chair Burgess confirmed that is was passed as a private golf course.

Member Judd then cautioned the board about passing this as written because the document states public or private.

Chair Burgess asserted her concerns with this item. She states that the golf course was approved based on the information provided at the last meeting. Now additional buildings, various uses and more impact are involved. Submission of this item, to include the golf course, now appears to be a backward maneuver. She contends that this is a pretty intense density to be on the periphery of the city.

Chair Burgess read the definition of Affected Party.

Citizen Comments-Affected Party:

Stacie Greco, Alachua County Environmental Protection Department. She presented a slide show. She stated that the county's concerns include: water quality impacts on the Mill Creek Sink watershed, the increase in sinkholes, and increased water use in this area.

Menzie Campbell reaffirmed her concerns. She questioned the density levels, traffic patterns, and zoning listed as they are shown on the maps. She asks why it keeps changing? It appears that tiny bits are approved, and then it changes to obtain the next approval.

Mr. Crockett explained the difference between the future land use map and the zoning map to address some of her confusion.

Busy Shires affirms her previously stated concerns. She requests the Annual Concurrency Report be added to this item for proof purposes. She is asking for denial of this item also.

Carson Crockett, Planner, presents his staff report.

Vice Chair Johns questioned if there was a way in the LDRs to maintain the golf course as agricultural and continue with the request for change to the rest of the property.

Mr. Crockett stated that it could be possible but would require some changes in the applicants' submission.

Member Judd asked if the criteria listed in the LDRs allow some changes to be administratively approved.

Mr. Crockett confirmed that there is language in the LDRs for that, but it applies to approved PDs, not ones in the process.

Vice Chair Johns asked the applicant what their intentions were at this point. Are they going to withdraw and resubmit, or is the board going to vote?

Craig Brasser, NV5, AICP, questions the City Attorney about the process from here on. He wants to know if, regardless of the vote tonight, will they have to wait a year before they can resubmit and when does that year start?

Mr. Crockett confirmed that any timelines would begin after a decision made by the Commission.

Vice Chair Johns moved that since the recommended motion and recommended action by the Planner has changed to denial, I move that this Board follow the Planner's recommendation to deny; seconded by Member Judd.

Citizens Comments:

Tamara Robbins questioned the verbiage of the motion. She believes it doesn't state the appropriate information. She requests the board to amend it. She also questioned the requirements of a public vs private golf course. What is a special exception for a public course? She questioned whether the listed information provided to the citizens at the September 12, 2024 neighborhood meeting is accurate. It appears to have changed. She reminds the board that staff have processes that have to be followed. This backward submission is disingenuous.

Vice Chair Johns rescinded her motion and Member Judd rescinded her second.

Vice Chair Johns moved that based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation and the previous item recommending denial (Item C on this agenda), this board finds the application for a site specific amendment to the official zoning atlas for Tomoka Hills Farms, Inc. and Tower Hill Insurance, LLC to be inconsistent with the City of Alachua Comprehensive Plan and not in compliance with the city's Land Development Regulations and transmit such findings to the City Commission with the recommendation to deny; seconded by Member Judd.

Soorya Lindberg commented on the information listed in the application. She also states that she confirmed with the county that 235A will stay two lanes. It is not going to change regardless of the increase in the number of houses. She questioned the golf course approval staying with this board or is it going to the Commission. She argued the process if additional buildings will be built for this golf course.

Merrilee Jipson wanted to emphasize the need to make sure the application that is brought in front of the Commission be exactly the same as the one presented here.

Brian Bisher requested the future land use map and page 10 of the concurrency report be included with this item. He emphasized the lack of information presented at the neighborhood meeting.

Mr. Thompson commented that the term disingenuous is not accurate. The company has presented information for projects for approval based on timelines they believe would flow together better for the community.

Mr. Crockett addressed questions from the audience. He asserted the square footage for site plans going to the city commission is 80,000 not 8,000. He also asserted that the information going to the City Commission will be identical, including typos. Staff Report does not change, including the date. He also attested that anyone can submit their own minutes from the neighborhood meetings. Staff does look at whether the submitted minutes from the applicant and anyone else match. He encouraged citizens to utilize this right because it can change the process in the beginning and avoid questions or confusion later on.

Chair Burgess reminded citizens that the Board nor staff participate in these neighborhood meetings.

Menzie Campbell asked if additional neighborhood meetings could be held.

Chair Burgess stated that it would be up to the applicant but probably not.

Holly DeLoach states she attended two neighborhood meetings and she does not agree with the comments made about lack of information presented at these meetings.

Motion passed by 4-0 roll call vote.

E) PSP25-0004 - CHICK-FIL-A SITE PLAN APPLICATION - A REQUEST BY BOWMAN CONSULTING GROUP, LTD., INC. (APPLICANT/AGENT) ON BEHALF OF ALACHUA 441/235, LLC (PROPERTY OWNER) FOR A SITE PLAN WHICH PROPOSES THE CONSTRUCTION OF A ± 4,927 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH SERVICE WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 1.37-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 441 AND NW 174TH DRIVE; TAX PARCEL: 03044-003-000; 03042-050-008; FLU: COMMERCIAL; ZONING: COMMERCIAL INTENSIVE (CI) (QUASI-JUDICIAL HEARING).

City Attorney Rush voir dired the board.

Mr. Crockett presented the order of presentation for this item.

Christhian Morales, Civil Engineer/Project Manager, Bowman Consulting, presented the applicant information.

Carson Crockett, Planner, presented the staff report.

Vice Chair Johns moved that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Alachua 441/235, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the seven conditions found in exhibit "A" and located on page 26 of the May 13, 2025, staff report; seconded by Member Menadier.

Motion passed by 4-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Vice Chair Johns moved to adjourn; seconded by Member Menadier.

Motion passed by unanimous consent.

Chair Burgess adjourned the meeting at 10:12 pm.

ATTEST:

_____
Presiding Officer

CITY COMMISSION OF THE CITY OF ALACHUA, FLORDIA:

_____
Staff Liaison

Board Agenda
Item

MEETING DATE: July 8, 2025

SUBJECT: PCA25-0001 - Certificate of Appropriateness for 14721 Main Street - A request by Andrew Kaplan, Architect, applicant and agent on behalf of William H. Ogle, the property owner, for the approval of a certificate of appropriateness for exterior alterations on the subject property located at 14721 Main Street; Tax Parcel 03661-000-000; Quasi-Judicial Hearing.

PREPARED BY: Carson Crockett, Bryan Thomas

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the certificate of appropriateness for William H. Ogle.

Recommended Motion: *I move that, based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board find the application for William H. Ogle to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the certificate of appropriateness application.*

Summary

This application is a request by Andrew Kaplan, Architect, applicant and agent on behalf of William H. Ogle, the property owner, for consideration of a certificate of appropriateness proposing exterior alterations to a commercial structure in the City of Alachua Downtown Historic District.

The ± 0.47-acre subject property is located at 14721 Main Street (Tax Parcel 03661-000-000).

The applicant submitted pictures of the structure depicting its existing condition and the surrounding properties to demonstrate that the proposed improvements are consistent with the character of adjacent properties.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report
2. Application Materials
3. Public Notice Materials
4. Carson J. Crockett, AICP - Resume on File

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: July 8, 2025
Quasi-Judicial Hearing **Application #: PCA25-0001**

SUBJECT:	A request for consideration of a certificate of appropriateness for the alteration of exterior features to a structure in the City of Alachua Downtown Historic District.
APPLICANT/AGENT:	Andrew Kaplan, Architect
PROPERTY OWNER:	William H. Ogle
LOCATION:	14721 Main Street
PARCEL ID NUMBER:	03661-000-000
FLUM DESIGNATION:	Central Business District
ZONING:	Central Business District (CBD)
OVERLAY:	City of Alachua Downtown Historic District
ACREAGE:	± 0.47
PROJECT PLANNER:	Carson J. Crockett, AICP Bryan S. Thomas, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the certificate of appropriateness for William H. Ogle.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board find the application for William H. Ogle to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the certificate of appropriateness application.*

SUMMARY

This application is a request by Andrew Kaplan, Architect, applicant and agent on behalf of William H. Ogle, the property owner, for consideration of a certificate of appropriateness proposing exterior alterations to a commercial structure in the City of Alachua Downtown Historic District.

The ± 0.47-acre subject property is located at 14721 Main Street (Tax Parcel 03661-000-000).

The applicant submitted pictures of the structure depicting its existing condition and the surrounding properties to demonstrate that the proposed improvements are consistent with the character of adjacent properties. Figure 1 shows the proposed architectural elevations of the structure. All pictures and architectural plans are available for review in the application materials.



Figure 1. Proposed Architectural Elevations

EXISTING USES

The subject property has one structure, the structure proposed for alterations. The land use of the property is generally office; however, the structure appears more residential in nature. Figure 2 shows the existing architectural elevation. Figure 3 depicts the current condition of the structure.

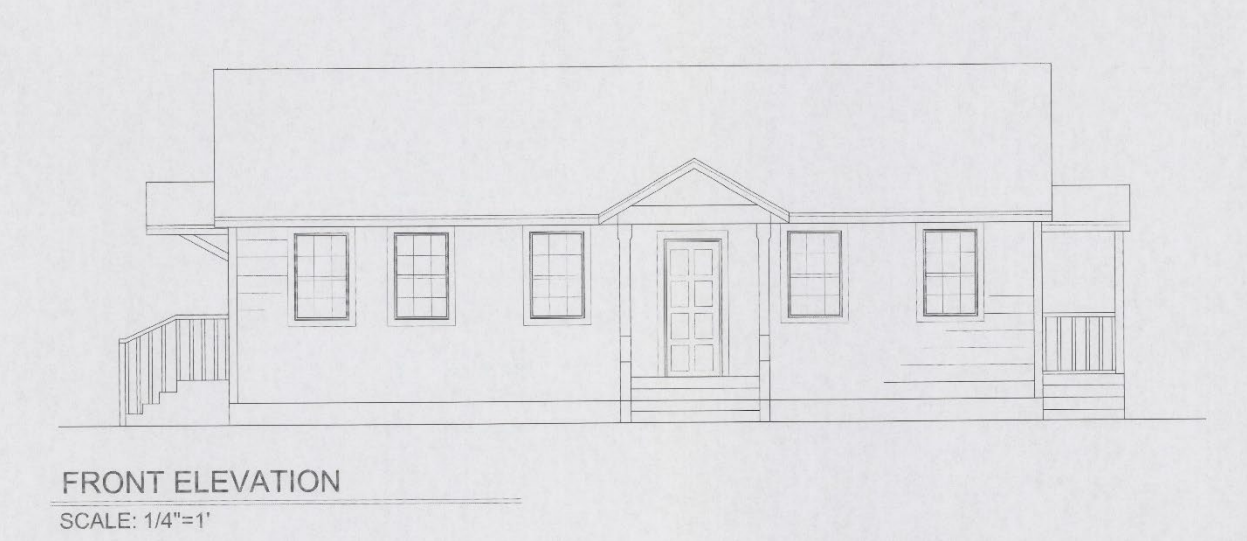


Figure 2. Existing Architectural Elevation



Figure 3. Current Condition of Structure

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 4 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. The information below 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	Office	Central Business District	Central Business District (CBD)
South	Single-Family Residential	Central Business District	Central Business District (CBD)
East	Office Single-Family Residential	Central Business District	Central Business District (CBD)
West	Retail Sales & Services Single-Family Residential	Central Business District	Central Business District (CBD)

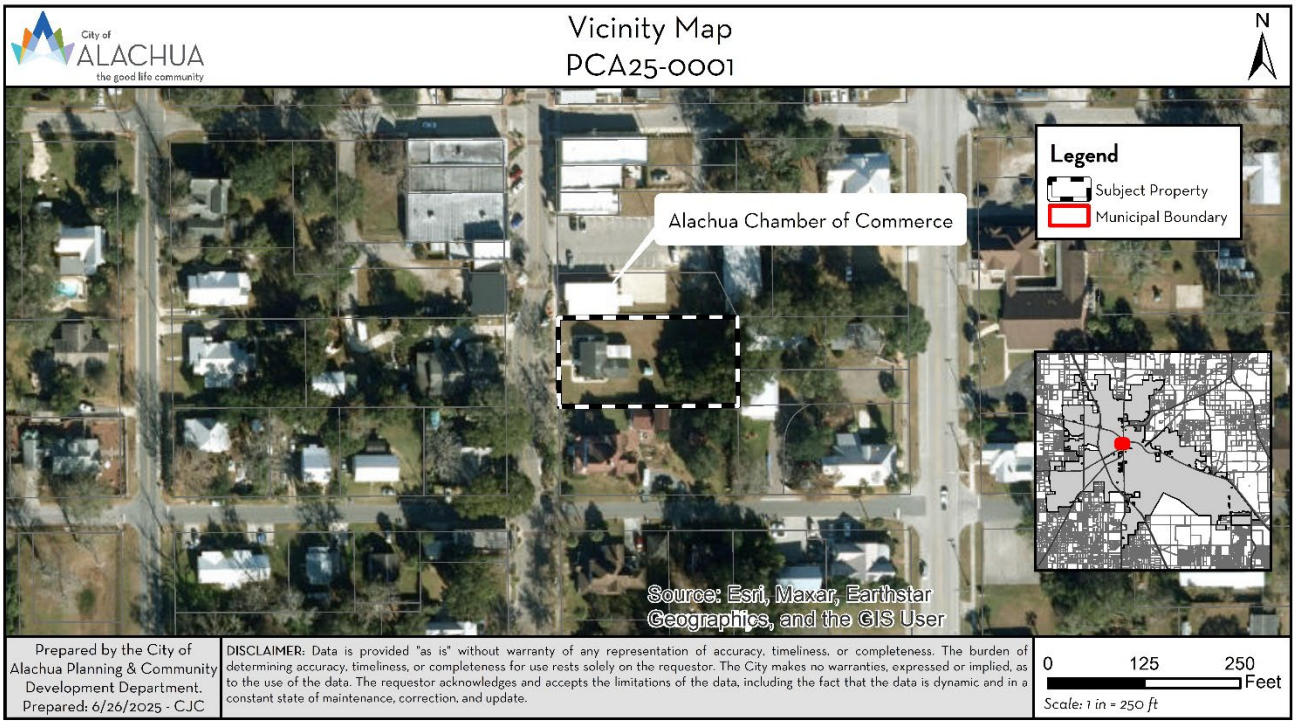


Figure 4. Vicinity Map

HISTORIC OVERLAY DISTRICT

Section 3.7.2(A) of the City's Land Development Regulations (LDRs) establishes the standards for the Historic Overlay District (including the City of Alachua Downtown Historic District). The general purposes of the Historic Overlay District are to:

1. Protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance and enhancement of its historic and architectural resources;
2. Protect against designated land and buildings or structures having historic and architectural significance from the intrusion of development that fails to protect such significance;
3. Stabilize and improve property values in such districts, strengthening the local economy;
4. Foster civic pride; and,
5. Encourage redevelopment of the City's downtown.

Section 3.7.2(A)(2)(a) of the LDRs establishes the City of Alachua Downtown Historic District, which includes all lots within an area bounded by NW 145th Avenue, NW 145th Terrace, NW 148th Place, and NW 138th Terrace. The area of the district, the subject property, and contributing historic structures are shown in Figure 5.

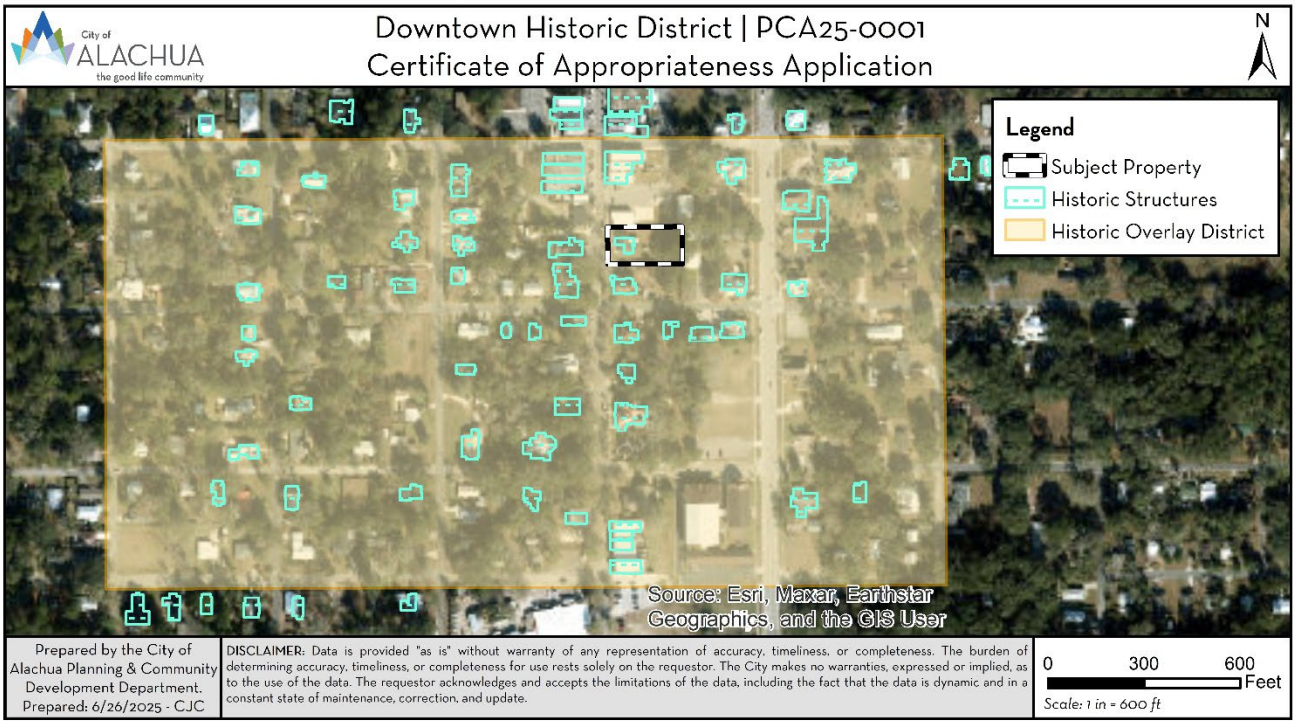


Figure 5. City of Alachua Downtown Historic District and Location of Subject Property

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. Neighborhood meetings are not required for certificate of appropriateness applications and the applicant did not hold a neighborhood meeting.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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 3: *Historic, Cultural and Archeological Preservation*

The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

Objective 3.1: *Historic Preservation Districts*

The City shall encourage property owners to maintain and improve buildings, grounds, streetscape and vistas and encourage settlement and revitalization of established neighborhoods.

Policy 3.5.a: The City shall ensure that future development within a historic district is sensitive to the historic character of the historic district.

Policy 3.9.a: An historic preservation overlay zoning classification shall be used to protect significant historic resources.

Policy 3.10.a: The City shall establish and maintain Certificate of Appropriateness procedures for reviewing exterior changes to historic buildings, structures and sites in historic districts.

Evaluation & Findings: The applicant has submitted materials to support that the proposed exterior alterations to the structure are consistent with and sensitive to the historic character of the historic district.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Certificate of Appropriateness Standards

Section 2.4.6(F) of the City's Land Development Regulations (LDRs) establishes the standards with which all certificate of appropriateness applications must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.6(F). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.6(F) is provided below.

(F) *Certificate of appropriateness standards*. The following standards shall be applied in determining whether to approve, approve with conditions, or deny a certificate of appropriateness:

(1) *Affect exterior appearance*. Whether the proposed action will affect the exterior appearance of a building or structure and if such action will be visible from a street, or if such action will affect the appearance of any interior portion of a building or structure listed on the National Register of Historic Places or a building or structure listed as a contributing building to the City of Alachua Downtown Historic District.

Evaluation & Findings: The proposed alteration of exterior features is to the structure located at 14721 Main Street, which is a contributing structure. The structure was constructure circa 1948 in a frame vernacular style. The alterations will be visible from the street; however, the alterations generally enhance the frame vernacular styling and add a cupola to the roof of the structure, which is appropriate for the frame vernacular style.

(2) *Affect consistent with historical, architectural or other relevant qualities*. Whether any such affect is consistent with the historical, architectural, or other qualities which the Historic Overlay District seeks to protect and preserve.

Evaluation & Findings: The proposed alteration of exterior features would greatly improve the current condition of the structure which, as demonstrated in Figure 3, is only in somewhat good condition. The proposed alterations are consistent with the historic architectural style of the structure and has the potential to preserve the structure further into the future by improving the structure's condition.

(3) *Negative of positive impact on neighboring properties of historical significance*. Whether the proposed action will have a negative or positive impact on neighboring properties that have historic significance.

Evaluation & Findings: There are three contributing structures located proximate to the subject property as shown in Table 2. The applicant has provided photographs of the proximate structures to demonstrate the compatibility of the proposed exterior alterations with the surrounding historic district and contributing structures. The proposed exterior alterations will not negatively impact the neighboring properties that have historic significance.

Table 2. Proximate Contributing Structures

Address	Site Name	Year Built	Architectural Style
14712 Main Street	Annie Turner House	c. 1900	Frame Vernacular
14713 Main Street	Pierce-Bishop House	c. 1898	Queen Anne
14720 Main Street	Thigpen House	c. 1920	Frame Vernacular

(4) *Effect of denial*. Whether the denial of a certificate of appropriateness would deprive the owner of reasonable beneficial use of their property.

Evaluation & Findings: The proposed exterior alterations will allow the owner to continue investment in the property and further preserve the structure for the future while enhancing the aesthetic of the historic district.

(5) *Demolition*. In cases where a certificate of appropriateness is proposed for demolition of all or a portion of a historic property, the applicant shall demonstrate:

(a) That no other feasible alternative can be found;

(b) The extent to which the property may not be beneficially used without approval of the demolition;

(c) The ability to obtain a reasonable return from the existing structures; and

(d) Whether or not the building, structure, or property contributes to a Historic Overlay District, or no longer has historical significance.

Evaluation & Findings: No demolition is proposed; therefore, this standard is not applicable.

EXHIBIT "A"
TO
PCA25-0001 | 14721 MAIN STREET
CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

June 26, 2025

Submitted electronically to kaplanarchitect@gmail.com

Andrew Kaplan
537 NE 1st Street
Gainesville, Florida

Application #: PCA25-0001

RE: Notice of Hearing to be Scheduled for 14721 Main Street Certificate of Appropriateness Application

Dear Andrew Kaplan,

On March 31, 2025, the City of Alachua received your certificate of appropriateness application for exterior alterations to 14721 Main Street submitted on behalf of William Ogle. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **July 8, 2025,** Planning & Zoning Board meeting.

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 to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, July 7, 2025***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Planner

CC: Rodolfo Valladares, Interim City Manager *(by electronic mail)*
Marian Rush, City Attorney *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: PCA 25-0001
Application Fee: $ 500.00
Filing Date: 3-31-2025
Acceptance Date: 6-10-2025
Review Type: P&Z

Certificate of Appropriateness Application

Reference City of Alachua Land Development Regulations 2.4.6

You must have all information for your application to be considered complete. Incomplete applications will not be accepted.

RECEIVED
MAR 31 2025
BY:

A. PROJECT TYPE

- ☐ Demolition
- ☐ New Construction
- ☒ Alteration of Exterior Features
- ☐ Removal
- ☐ Addition

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): ANDREW KAPLAN Title: ARCHITECT
   Company (if applicable): ANDREW KAPLAN, ARCHITECT
   Physical address: 537 NE 1st ST., GAINESVILLE 32601
   Mailing Address: P.O. BOX 13893
   City: GAINESVILLE State: FL ZIP: 32604
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): WILLIAM H. OGLE
   Mailing Address: 14721 MAIN ST.
   City: ALACHUA State: FL. ZIP: 32616
   Telephone: 386-299-7999 FAX: — e-mail: OGLELAW@GMAIL.COM

C. PROPERTY AFFECTED

1. Address of Subject Property: 14721 MAIN ST., ALACHUA
2. Parcel ID Number(s): 03661-000-000
3. Existing Use of Property: LAW OFFICE
4. Future Land Use Map Designation: CBD
5. Zoning Designation: CBD
6. Acreage: .45
7. Number of Existing Structures on the Property: 1

D. ATTACHMENTS

1. A detailed drawing which identifies the dimensions of the property, location of existing building(s) and those proposed (if applicable), distances of buildings from property lines, building setback lines (dimensioned), and names of adjacent streets. A current survey or site plan may be submitted to meet this requirement, if all requested information is provided.
2. Set of plans and specifications for the project. All drawings must be clear, concise, and drawn to scale. Plans must include and dimension all exterior elevations and provide a dimensioned floor plan illustrating all rooms within any proposed addition (if applicable).
3. Photographs of existing building(s) (all facades or elevations of building(s) and adjacent buildings). Photographs must clearly illustrate the appearance and conditions of existing building(s) affected by the project, close-up pictures of any specific elements under consideration by the project (for

example, windows or doors if proposed to be removed and/or replaced), as well as photographs depicting such elements and their relation with neighboring buildings.

4. If demolition is proposed, a report from a registered structural engineer stating the condition of the structure.
5. The applicant must provide a report which addresses the following:

   (1) *Affect Exterior Appearance*

   Whether the proposed action will affect the exterior appearance of the subject land or structure or the appearance of any interior portion specifically identified in any relevant designation ordinance.

   (2) *Affect Consistent with Historical, Architectural, or Other Relevant Qualities*

   Whether any such affect is consistent with the historical, architectural, or other qualities which the relevant designation ordinance seeks to protect and enforce.

   (3) *Negative or Positive Impact on Neighboring Lands of Historical Significance*

   Whether the proposed action will have a negative or positive impact on neighboring lands that have historic significance.

   (4) *Effect of Denial*

   Whether the denial of a Certificate of Appropriateness would deprive the owner of reasonable beneficial use of their land.

   (5) *Demolition*

   In cases where a Certificate of Appropriateness is proposed for demolition of all or a portion of a Historic Property, the applicant shall demonstrate:

   (a) That no other feasible alternative can be found;

   (b) The extent to which the land may not be beneficially used without approval of the demolition;

   (c) The ability to obtain a reasonable return from the existing structure(s); and

   (d) Whether or not the building, structure, or land contributes to a Historic Overlay (HO) District, or no longer has historical significance.

6. Proof of ownership.
7. Proof of payment of taxes.
8. **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 necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 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.**

I/We certify and acknowledge that:

1. I /We must comply with the current Florida Building Code through the Building Department and obtain any necessary permits prior to receiving a final certificate of occupancy.
2. I/We must comply with the requirements of the Alachua County Fire Marshall.
3. I /We must obtain a Local Business Tax Receipt.
4. I/We must meet parking standards and any use specific standards for the zoning district
5. Falsifying information on this application may result in the Certificate of Appropriateness being revoked.

Signature of Applicant

Signature of Co-applicant

ANDREW KAPLAN

Typed or printed name and title of applicant

William Ogle

Typed or printed name of co-applicant

3-31-25

Date

3/31/25

Date

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 31 day of March, 2025, by Andrew Kaplan and [redacted] William Ogle, who is/are personally known to me, or who has/have produced _____ as identification.

Signature of Notary Public, State of FLORIDA

Notary Public State of Florida
Linda S DeLaney
My Commission
HH 166105
Exp. 8/17/2025

From: GovHub
To: Miranda Clarke
Subject: Alachua Payment Confirmation
Date: Thursday, November 7, 2024 4:04:00 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for submitting your payment!

Items Paid

DESCRIPTION	QUANTITY	AMOUNT
Property Tax Real Estate Account 03661 000 000 OGLE WILLIAM H 14721 MAIN ST ALACHUA 32615	1	$3911.49
2024 Annual Bill		
Processing Fee		$1.00
The payment will appear on your statement as "ALACHUA COUNTY TAX COLL.".		
TOTAL CHARGED		**$3912.49**

Transaction Details

Account	Checking ending in 4889
Paid	$3912.49
Payment Date	Nov 7, 2024, 4:03 PM EST
Recipient	Alachua
Confirmation Number	G9524632029

Paid by

Ogle Law LLC

miranda@oglelawfirm.com

Please let us know about your experience today by completing our customer satisfaction survey.

Your payment still needs to be cleared by your bank. Your bank should inform us of an unsuccessful e-check within three business days.

Contact Information

Alachua - Property Tax

P.O. Box 44310 Jacksonville, FL 32231

(352) 374-5236 | Website

OGLE COA REPORT

ANDREW KAPLAN

3-30-25

RECEIVED
MAR 3 1 2025
BY:

1. AFFECT EXTERIOR APPEARANCE:

   The proposed renovation and addition will give the building a much more appropriate appearance to fit better into the historic context of Main Street. The existing building is a dreary mid-century building with little character and no attempt to fit into the surroundings.

2. AFFECT CONSISTENT WITH HISTORICAL, ARCHITECTURAL, OR OTHER RELEVANT QUALITIES.

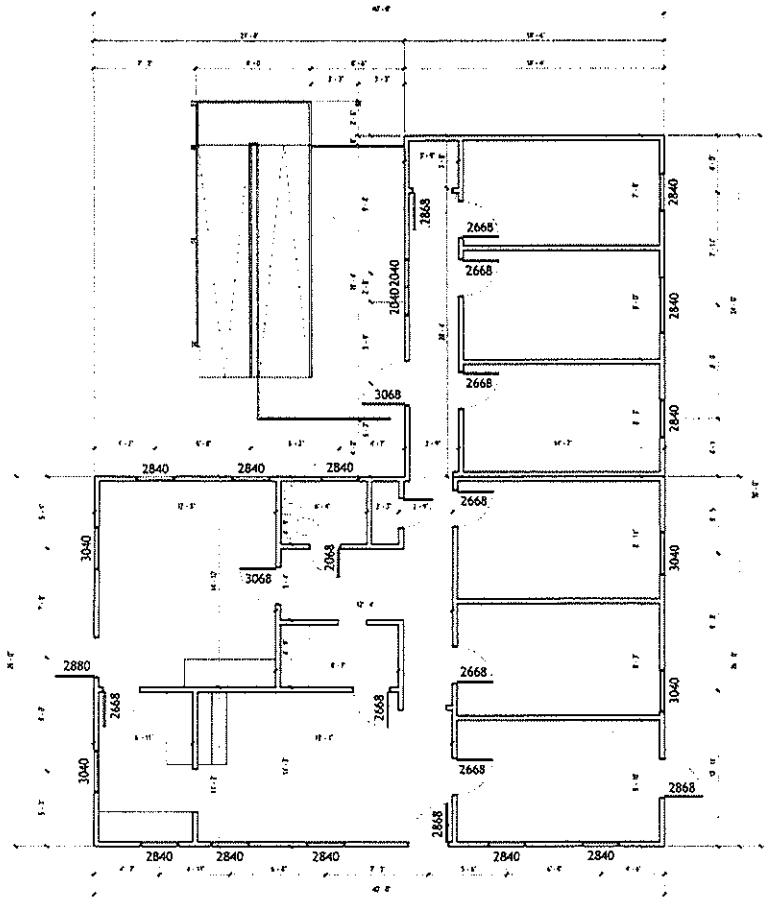
   There are several different types of historic buildings in the area of the project. There are brick storefronts, Queen Anne homes, a mid-century modern building and a large mansion, all from the late 1800's except the mid-century modern. This project seeks to fit into this environment without copying the nearby styles. It has a large front porch and a cupola to give it some height like the nearby historic homes.

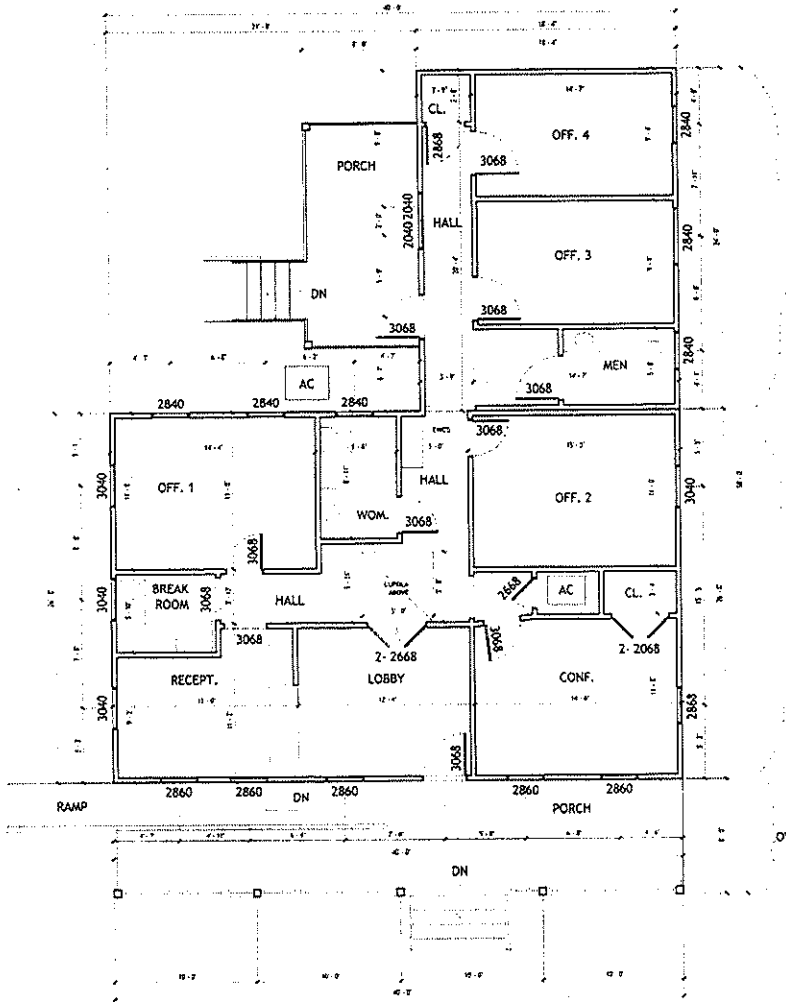
3. NEGATIVE OR POSITIVE IMPACT ON NEIGHBORING LANDS OF HISTORIC SIGNIFICANCE:

   Ironically, updating the building will make it look much more appropriate in the context of the Historic District. The Department of the Interior's standards do not support copying Historic Buildings, but rather to use shapes and materials that blend into the context.

4. EFFECT OF DENIAL

   Denial would not deprive the Owner of beneficial use of the property. Rather, it would deny the community a beneficial improvement.


2840
2840
2840



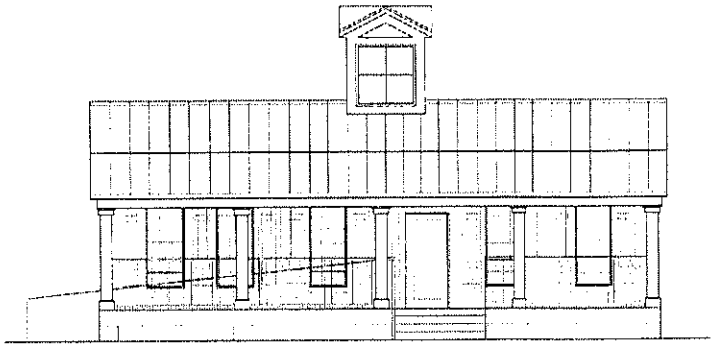
TRUSS ROOF- ALTER TRUSSES OR REMOVE ROOF & REPLACE W/ VAULTED TRUSSSES

COMMON FRAMED REMOVE CEILING- PROVIDE COLLAR TIES, VAULT CL'G

NEW FRAMING & OVERFRAME EXIST. ROOF

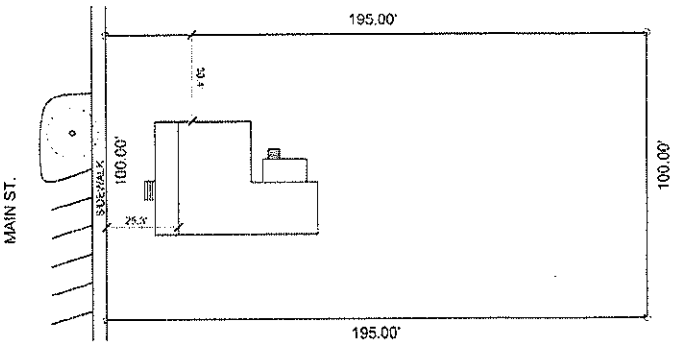
PROPOSED FLOOR PLAN

SCALE: 1/4"=1'



FRONT ELEVATION

SCALE: 1/4"=1'



SITE PLAN

SCALE: 1/20"=1'

SETBACKS ARE SET TO 0.

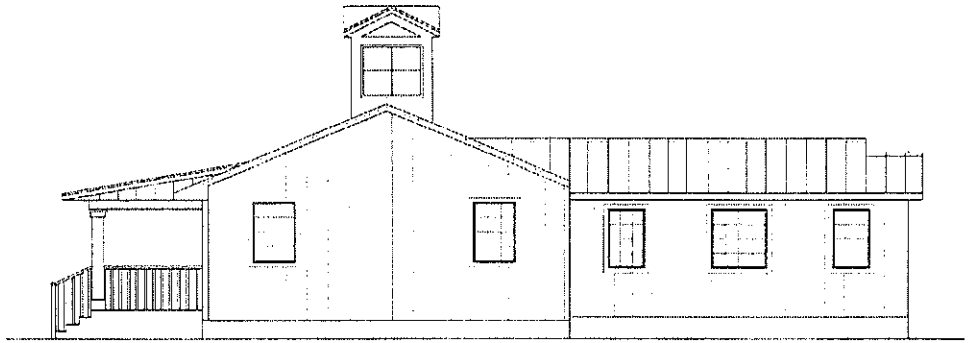
OGLE OFFICE
14721 MAIN STREET
ALACHUA, FL

Copyright Andrew Kaplan Architect 2025

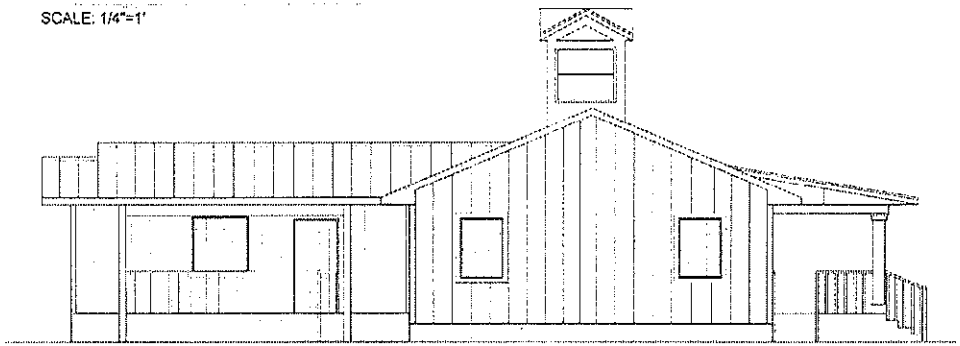
Andrew Kaplan, architect
Architecture
Planning
Interiors
Lic. No. AR0001813
P.O. Box 13393, Gainesville, FL 32604
Ph. 352 373 2726 /Email: kaplanarchitect@gmail.com

Project Number: 2024-23
Date: 3/24/2025

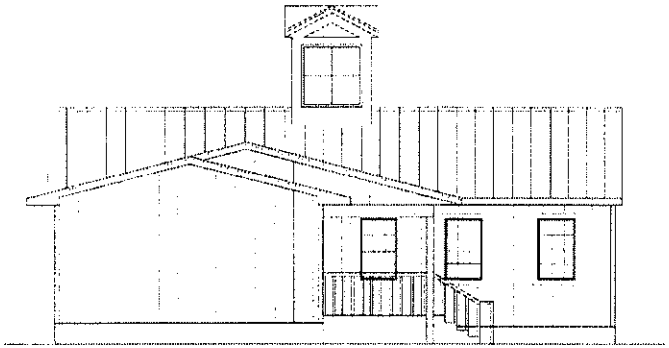
A- 2
Sheet of 3



RIGHT ELEVATION
SCALE: 1/4"=1'



LEFT ELEVATION
SCALE: 1/4"=1'



REAR ELEVATION
SCALE: 1/4"=1'

OGLE OFFICE
14721 MAIN STREET
ALACHUA, FL

Copyright Andrew Kaplan Architect 2025

Andrew Kaplan, architect
Architecture
Planning
Interiors
Lic. No. AR0002213
P.O. Box 13693, Gainesville, FL 32604 Ph: 352.373.2726 Email: kaplanarchitect@gmail.com

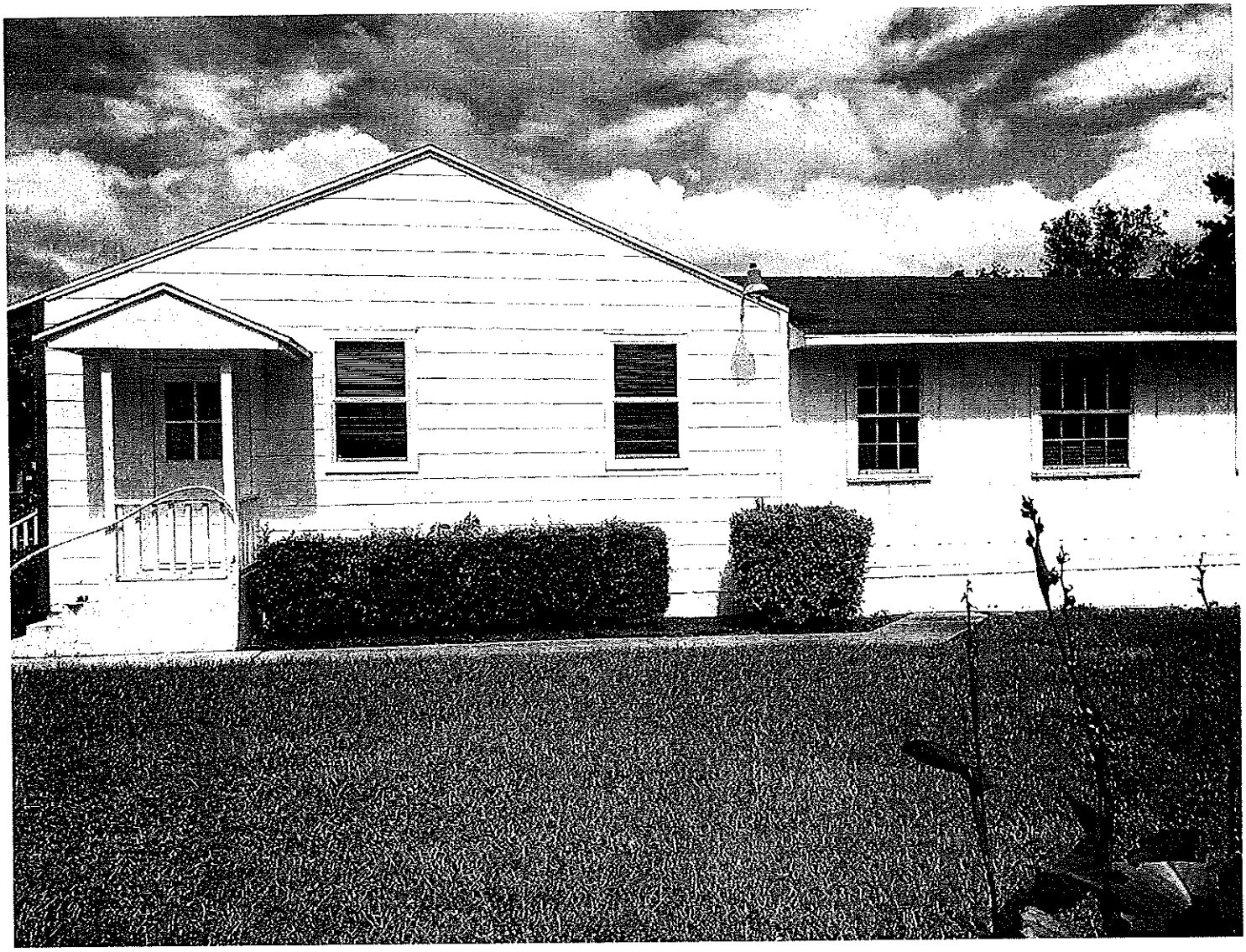
Project Number: 2024-23
Date: 3/21/2025

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Sheet of 3

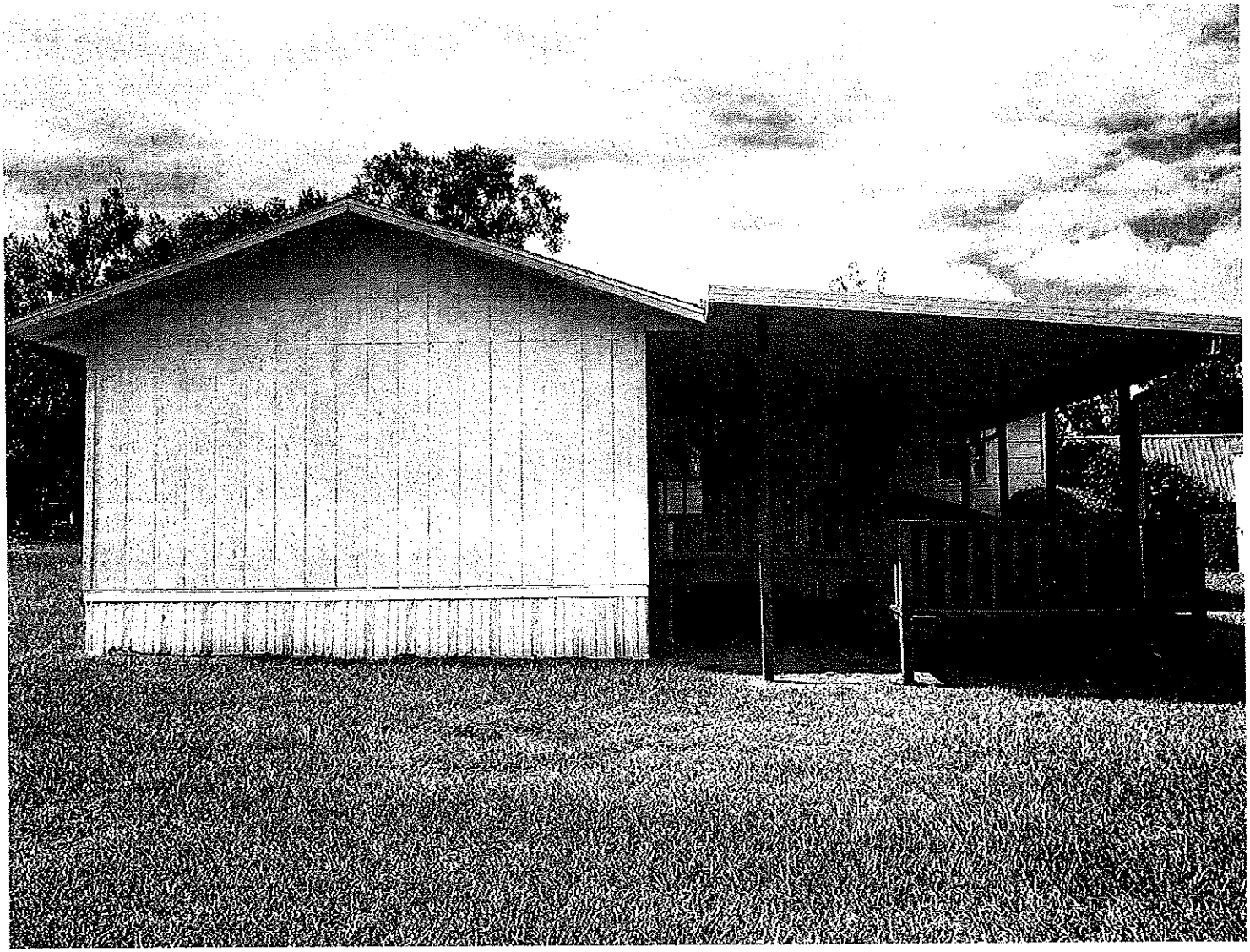


DALE OFFICE

WEST



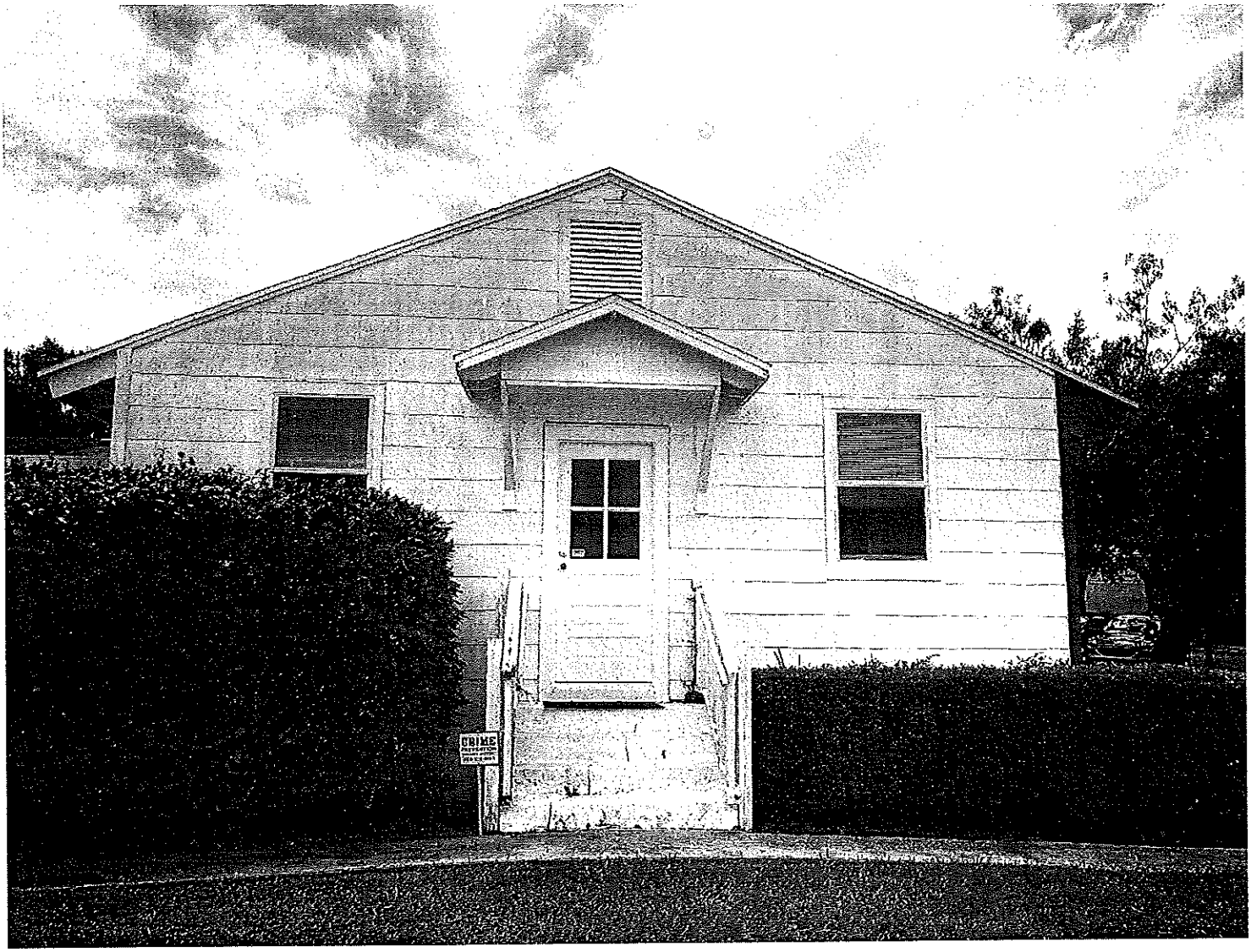
DALE OFFICE
SOUTH



OGLE OFFICE
EAST



OGLE OFFICE
NORTH



OGLE OFFICE
NORTH

Gmail

Andrew Kaplan <kaplanarchitect@gmail.com>

(no subject)

1 message

Andrew Kaplan <kaplanarchitect@gmail.com>
To: Andrew Kaplan <kaplanarchitect@gmail.com>

Thu, Sep 26, 2024 at 12:12 PM



NEIGHBOR NORTH

Gmail

Andrew Kaplan <kaplanarchitect@gmail.com>

(no subject)

1 message

Andrew Kaplan <kaplanarchitect@gmail.com>
To: Andrew Kaplan <kaplanarchitect@gmail.com>

Thu, Sep 26, 2024 at 12:09 PM



NEIGHBOR SOUTH



NEIGHBOR ACROSS

CITY OF ALACHUA

Receipt: 312225 06/10/2025 11:51 AM

P. O. BOX 9
ALACHUA, FL 32616-0009

(386) 418-6110
UTILITIES@CITYOFALACHUA.ORG
WWW.CITYOFALACHUA.COM

Cashier: ch_burns
Received Of: ANDREW KAPLAN

P.O. BOX 13893
GAINESVILLE FL 32604

The sum of: 500.00

BDINV	00009813		500.00
		Balance Due: 0.00	
		Total	500.00

TENDERED: CHECKS 9076 500.00

Text Label

never independent at all, but jury's verdict rested on

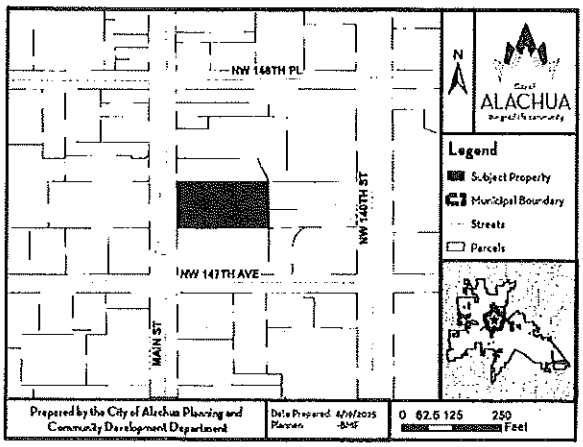
City of ALACHUA

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 July 08, 2025 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PCA25-0001 – 14721 Main Street Certificate of Appropriateness

A request by Andrew Kaplan, Architect, applicant and agent on behalf of William H. Ogle, property owner, for the approval of a certificate of appropriateness for exterior alterations at subject property located at 14721 Main Street; Tax Parcel: 03661-000-000; FLUM: Central Business District; Zoning: CBD (Central Business District); Overlay District: Historic Overlay District.



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 - June 26, 2025)

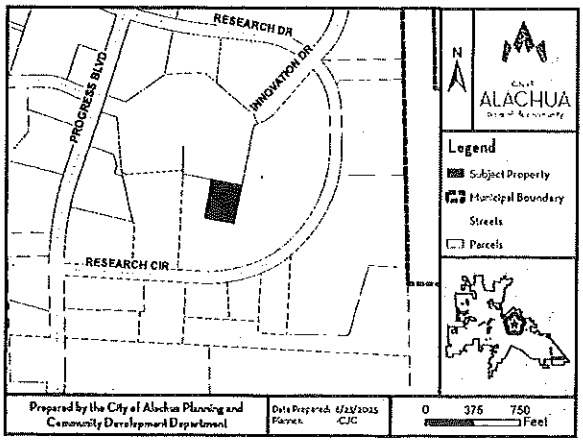
City of ALACHUA

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 July 8, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PSP25-0005 – Evergen Site Plan Application

A request by NV5, Inc. (applicant/agent) on behalf of RTI Surgical, Inc. (property owner) for a site plan which proposes the construction of a ± 3,393 square foot metal storage building with associated site improvements on a ± 0.13-acre of a 17-acre subject property generally located at 11631 Research Circle; tax parcel: 03956-010-008; FLU: Industrial; Zoning: Planned Unit Development (PUD).



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 - June 26, 2025)



Carson J. Crockett, AICP
Planner
Planning and Community Development Department

Carson J. Crockett, AICP is a Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and the Built Environment
Graduated: Apr 2022
Master of Urban and Regional Planning
Graduated: May 2023

St. Petersburg Collegiate High School
High School Diploma
Graduated: May 2019

WORK EXPERIENCE

City of Alachua, Florida | Planner | Jun 2023-Present
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6121

George F. Young, Inc. | Planning Intern | May-Aug 2021 and 2022
299 Dr. Martin Luther King Jr. St N, Saint Petersburg, Fl 33701 | (727) 822-4317

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Member | Nov 2020-Present
Student Planning Association | University of Florida
Member | Aug 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel

Robert's Rules of Order | Proficient
Public Speaking | Proficient

Board Agenda Item

MEETING DATE: July 8, 2025

SUBJECT: PLSC24-0001 - The Hammock Large-Scale Comprehensive Plan Amendment - A request by CHW, LLC, applicant and agent on behalf of San Felasco Research Ventures, LLC, the property owner, for a large-scale Comprehensive Plan amendment to the Future Land Use Map, which proposes to amend the future land use categories from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Commercial (± 14.04-acres), Moderate Density Residential (± 89.80-acres), and Conservation (± 7.40-acres) on a ± 111.25-acre subject property generally located south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054); Tax Parcel 03957-000-000; Legislative Hearing.

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and transmit the application to the City Commission with a recommendation to approve.

Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and transmit the application to the City Commission with a recommendation to approve.*

Summary

This application is a request by CHW, LLC, applicant and agent on behalf of San Felasco Research Ventures, LLC, the property owner, for a large-scale Comprehensive Plan amendment to the Future Land Use Map. The amendment proposes changing the future land use categories from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Commercial (± 14.04-acres), Moderate Density Residential (± 89.80-acres), and Conservation (± 7.40-acres) on a ± 111.25-acre subject property. The subject property is generally located south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054).

Existing Future Land Use Designations

Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Commercial land use category, the purpose of which is to “provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use

category in which large-scale, regional commercial uses may locate." The Commercial land use category provides for the widest array of business uses at a maximum floor area ratio of 0.6 for parcels greater than 5-acres and also permits limited residential uses at a maximum density of 15 dwelling units per acre.

Objective 1.5 of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Industrial land use category. The Industrial land use category provides for "a broad range of clean industry, warehousing, research, and technology industries, to provide for a variety of job opportunities to the citizens of Alachua and the North Central Florida Region." The Industrial land use category permits up to 8 dwelling units per acre and a floor area ratio of 0.5 for parcels greater than 5-acres.

Objective 1.8 of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Conservation land use category. Only limited, low-intensity uses are permitted in the land use category to ensure that "conservation areas [allow for] a diverse range of activities and opportunities, depending on the nature and degree of vulnerability of the susceptible features present." The Conservation land use category currently present on the subject property is not proposed to be altered.

Proposed Future Land Use Designations

The Commercial land use category is proposed to remain on the subject property, but have some adjustments made to the boundary lines and area it currently designates.

Policy 1.2.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Moderate Density Residential land use category, which permits "development at a maximum density of 4 dwelling units per acre." Single family detached dwelling units are the primary development type located in this category; however, the category also permits accessory dwelling units, manufactured or modular homes meeting certain design criteria, mobile homes only within mobile home parks, duplexes and quadplexes, townhomes, Residential Planned Developments, and supporting community services.

The Conservation land use category currently present on the subject property is not proposed to be altered.

This application is a companion application to PR24-0002 - The Hammock Rezoning, which proposes a PD-COMM and PD-R portion. The companion application will be brought to the Planning & Zoning Board for public hearing at a future date.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report & Draft Ordinance
2. Application Materials
3. Public Notice Materials
4. Carson J. Crockett, AICP - Resume on File

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: July 8, 2025
Legislative Hearing **Application #: PLSC24-0001**

SUBJECT:	A request for a large-scale Comprehensive Plan amendment which proposes to amend the future land use categories from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Commercial (± 14.04-acres), Moderate Density Residential (± 89.80-acres), and Conservation (± 7.40-acres) on the subject property.
APPLICANT/AGENT:	CHW, LLC
PROPERTY OWNER:	San Felasco Research Ventures, LLC
LOCATION:	Generally located south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054)
PARCEL ID NUMBER:	03957-000-000
FLUM DESIGNATION:	Commercial, Industrial, Conservation
ZONING:	Agricultural (A)(County)
OVERLAY:	N/A
ACREAGE:	± 111.25
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and transmit the application to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and transmit the application to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by CHW, LLC, applicant and agent on behalf of San Felasco Research Ventures, LLC, the property owner, for a large-scale Comprehensive Plan amendment to the Future Land Use Map. The amendment proposes changing the future land use categories from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Commercial (± 14.04-acres), Moderate Density Residential (± 89.80-acres), and Conservation (± 7.40-acres) on a ± 111.25-acre subject property. The subject property is generally located south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054).

Existing Future Land Use Designations

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Objective 1.5 of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Industrial land use category. The Industrial land use category provides for "a broad range of clean industry, warehousing, research, and technology industries, to provide for a variety of job opportunities to the citizens of Alachua and the North Central Florida Region." The Industrial land use category permits up to 8 dwelling units per acre and a floor area ratio of 0.5 for parcels greater than 5-acres.

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Table 1. Existing FLUM Designations

Summary of Existing FLUM Designations		
FLUM Designation:	Commercial; Industrial, Conservation	
Max Gross Density:	Commercial	345 dwelling units (15 DUA*)
	Industrial	650 dwelling units (8 DUA)
	Conservation	N/A
	TOTAL	995 dwelling units (± 8.9 DUA)

Table 1. Existing FLUM Designations (Continued)

Max Floor Area:	Commercial	± 602,434 square feet (0.60 FAR*)
	Industrial	± 1,770,931 square feet (0.50 FAR)
	Conservation	N/A
	TOTAL	± 2,373,365 square feet (± 0.49 FAR)
Typical Uses: (For a full and comprehensive list, refer to the City of Alachua Comprehensive Plan, Future Land Use Element)	Commercial	▪ Retail sales and services; ▪ Personal services; ▪ Financial institutions; ▪ Recreation and entertainment; ▪ Tourist-related uses; ▪ Visitor accommodations; ▪ Commercial shopping centers; ▪ Auto-oriented uses; ▪ Traditional Neighborhood Planned Developments; ▪ Employment Center Planned Developments; ▪ Commercial recreation centers; ▪ Office/business parks; ▪ Limited industrial services; ▪ Eating establishments; ▪ Single family attached units; ▪ Apartments and townhomes; ▪ Duplexes and quadplexes; ▪ Single-family and multi-family residential above first floor commercial uses; ▪ Convention centers; and, ▪ Supporting community services such as schools, houses of worship, parks, and community centers.
	Industrial	▪ Industrial service uses; ▪ Office/business parks; ▪ Biotechnology and other technologies; ▪ Business incubators; ▪ Self-storage facilities; ▪ A limited amount of retail sales and services; ▪ Live/work uses; ▪ Employment center planned developments; ▪ Outdoor storage yard or lots; and, ▪ Construction industry uses.
	Conservation	▪ Public access; ▪ Low-intensity resource-based recreation; ▪ Native vegetative community restoration; and, ▪ Residential and non-residential uses necessary to manage such conservation lands.
*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.		

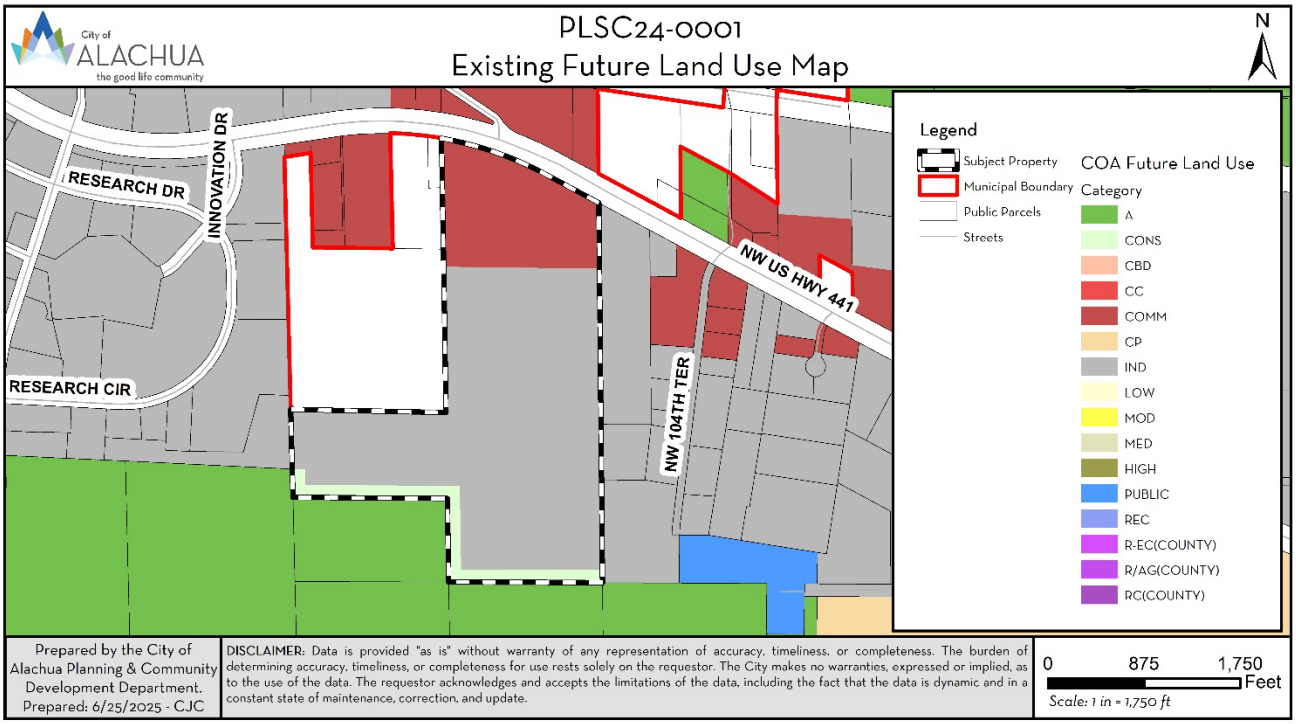


Figure 1. Existing City of Alachua Future Land Use Map: 2035

Proposed Future Land Use Designations

The Commercial land use category is proposed to remain on the subject property, but have some adjustments made to the boundary lines and area it currently designates.

Policy 1.2.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Moderate Density Residential land use category, which permits "development at a maximum density of 4 dwelling units per acre." Single family detached dwelling units are the primary development type located in this category; however, the category also permits accessory dwelling units, manufactured or modular homes meeting certain design criteria, mobile homes only within mobile home parks, duplexes and quadplexes, townhomes, Residential Planned Developments, and supporting community services.

The Conservation land use category currently present on the subject property is not proposed to be altered.

Table 2. Proposed FLUM Designations

Summary of Proposed FLUM Designations		
FLUM Designation:	Commercial; Moderate Density Residential; Conservation	
Max Gross Density:	Commercial	210 dwelling units (15 DUA*)
	Moderate Density Residential	359 dwelling units (4 DUA)
	Conservation	N/A
	TOTAL	569 dwelling units (± 5.1 DUA)
Max Floor Area:	Commercial	± 366,949 square feet (0.60 FAR*)
	Moderate Density Residential	N/A
	Conservation	N/A
	TOTAL	± 366,949 square feet (± 0.08 FAR)
Typical Uses: (For a full and comprehensive list, refer to the City of Alachua Comprehensive Plan, Future Land Use Element)	Commercial	▪ Retail sales and services; ▪ Personal services; ▪ Financial institutions; ▪ Recreation and entertainment; ▪ Tourist-related uses; ▪ Visitor accommodations; ▪ Commercial shopping centers; ▪ Auto-oriented uses; ▪ Traditional Neighborhood Planned Developments; ▪ Employment Center Planned Developments; ▪ Commercial recreation centers; ▪ Office/business parks; ▪ Limited industrial services; ▪ Eating establishments; ▪ Single family attached units; ▪ Apartments and townhomes; ▪ Duplexes and quadplexes; ▪ Single-family and multi-family residential above first floor commercial uses; ▪ Convention centers; and, ▪ Supporting community services such as schools, houses of worship, parks, and community centers.
	Moderate Density Residential	▪ Single family detached dwelling units; ▪ Accessory dwelling units; ▪ Manufactured or modular homes meeting certain design criteria; ▪ Mobile homes only within mobile home parks; ▪ Duplexes and quadplexes; ▪ Townhomes; ▪ Residential Planned Developments; and, ▪ Supporting community services such as schools, houses of worship, parks, and community centers.

Table 2. Proposed FLUM Designations (Continued)

	Conservation	▪ Public access; ▪ Low-intensity resource-based recreation; ▪ Native vegetative community restoration; and, ▪ Residential and non-residential uses necessary to manage such conservation lands.
Net Increase/ Decrease	***- 426 dwelling units - 2,006,416 square feet non-residential floor area***	
*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.		

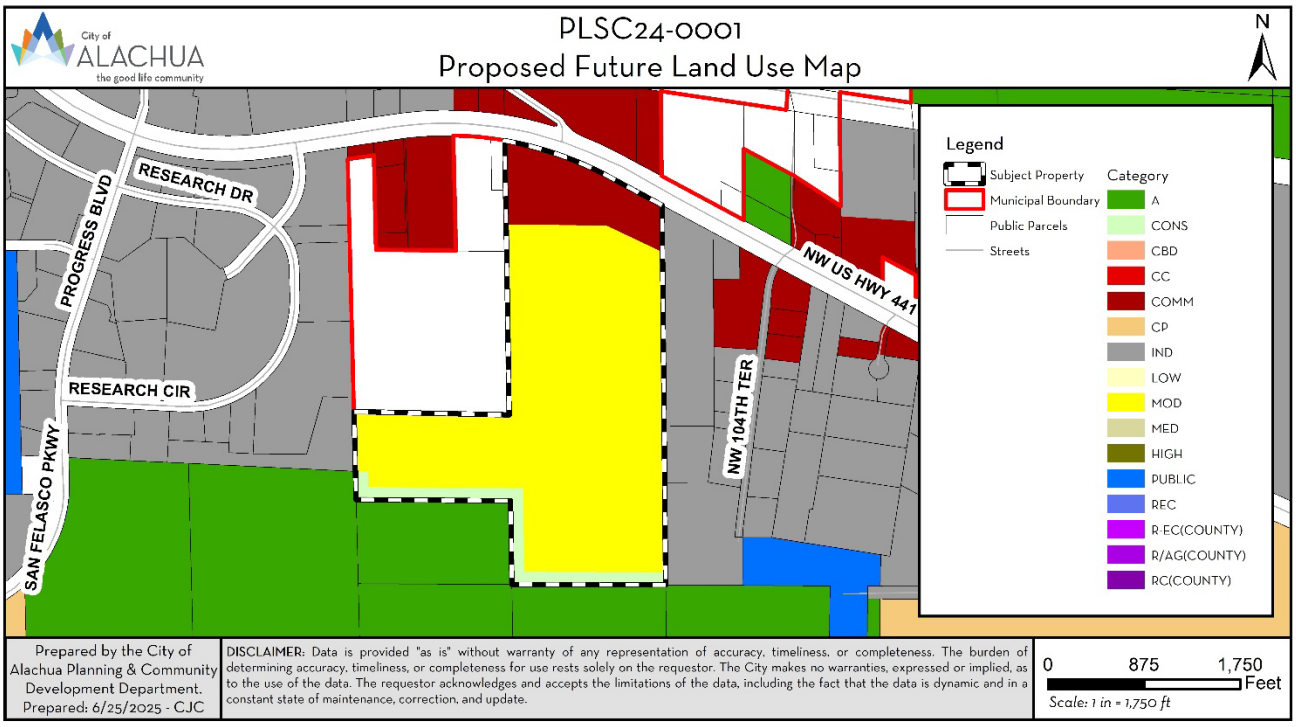


Figure 2. Proposed City of Alachua Future Land Use Map: 2035

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 3. Figure 3 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. The information below 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 3. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single-Family Residential	Rural/Agriculture (County); Commercial	Agricultural (A) (County); Commercial Intensive (CI)
South	State Park	Agriculture; Conservation	Agricultural (A)
East	Municipal; Religious Institution	Industrial	Light and Warehouse Industrial (ILW)
West	Agriculture; Single-Family Residential	Rural/Agriculture (County); Industrial	Agricultural (A) (County); Residential Single Family (R-1A) (County); Planned Unit Development (PUD)

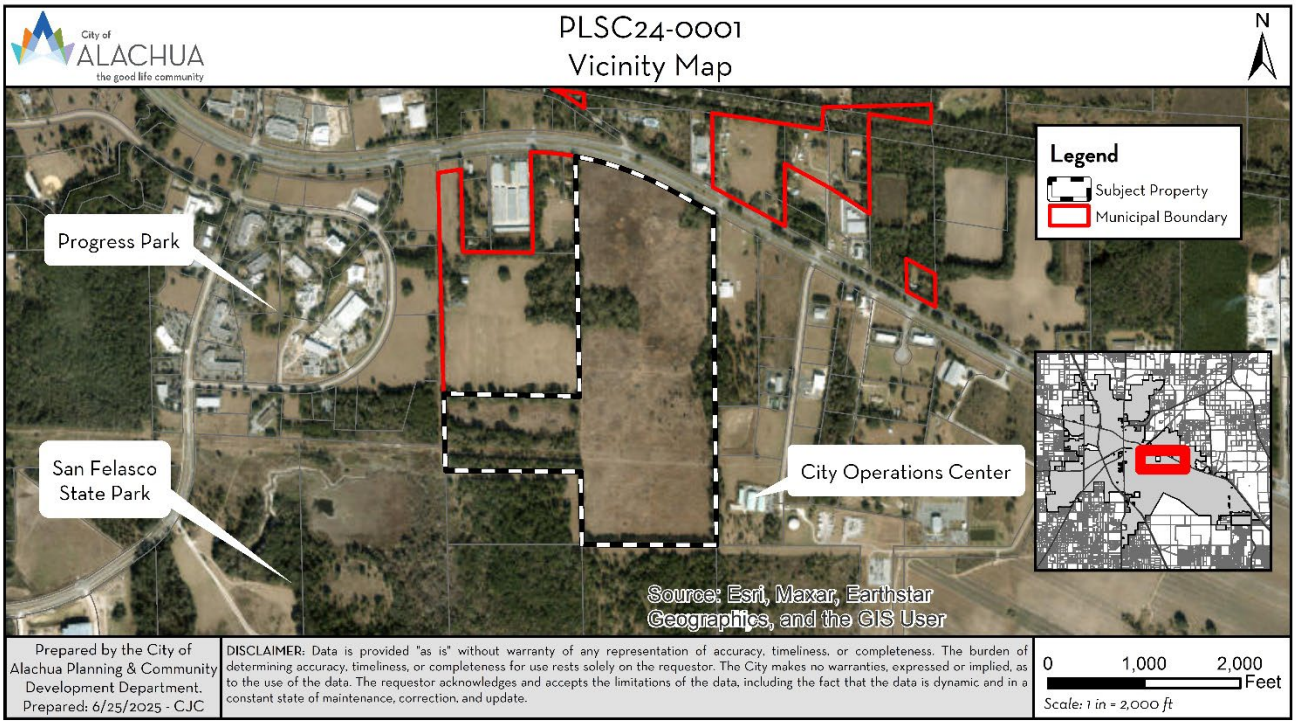


Figure 3. Vicinity Map

EXISTING USES

The subject property is undeveloped and has been historically used for timberland and silviculture. Despite the silviculture, a small portion of the site does have naturally wood areas.

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. Neighborhood meetings are not required for large-scale Comprehensive Plan amendment applications; however, the applicant held a neighborhood meeting addressing this application and a companion site-specific amendment to the Official Zoning Atlas application (application PR24-0002).

A neighborhood meeting was held on August 14, 2024, at 11801 Research Drive (CHW/NV5 offices). As required by Section 2.4.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by three members of the public. Discussion included concerns about wildlife, water quality of private wells, traffic, and employment creation. Neighborhood meeting minutes submitted by the applicant have been included in the application materials for review.

NEEDS ANALYSIS

Chapter 163.3177(6)(a)4., Florida Statues, requires the future land use element of a comprehensive plan to provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

Staff has reviewed the needs analysis submitted by the applicant and notes that the applicant has provided population estimates based on historical population data and market analysis to contend that a need exists for the proposed large-scale Comprehensive Plan amendment. The applicant did not limit the needs analysis to population and market analysis. Included are needs outlined by the City's Comprehensive Plan, including the Vision Element, Goal 4, which states that "the City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disables..."

The applicant also expresses the need for the reallocation of the Industrial land use category to Moderate Density Residential due to the proximity to "one of the City's largest jobs/employment centers, specifically Progress Park." The applicant continues to say:

> This Needs Analysis looks beyond population growth and also demonstrates the need for more resilient and sustainable land use forms in the City. Too many existing and proposed residential communities house or place residents in areas where the only option to meet daily, weekly, and occasional needs are using single-occupant vehicles.

The full needs analysis submitted by the applicant is available for review in the application materials.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality…"

An evaluation of each primary indicator is provided below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The proposed land use categories provided for a variety of compatible residential and non-residential uses.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: While undeveloped, the subject property is already designated with urban land use categories and is proximate to existing urban developments, including Progress Park, which is a major employment center. The subject property is adjacent to urban land use categories to both the east and west. Proposed development will be required to connect to City of Alachua utilities as applicable.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The proposed amendment would not result in a radial, strip, isolated, or ribbon pattern of development. The subject property is already designated with urban land use categories. The applicant contends that the proposed land use categories would result in a more interconnected US 441 corridor serving residents and visitors.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: The subject property is largely used for silviculture operations and is not known to contain any delineated wetlands in the National Wetland Inventory (NWI) and is located in flood zone X. The subject property does contain a 100-foot-wide Conservation land use area along the south property line which is proposed to remain as is and would provide buffering and protection to San Felasco Hammock Preserve State Park.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: An adjacent property to the west of the subject property is known to exist with a historical land use of agriculture. The proposed future land use categories would likely do more to protect the agricultural activities of the adjacent property than the existing industrial land use category. Less pollution, nuisances, and environmental impacts would be anticipated from the Moderate Density Residential land use category over the Industrial land use category. Additionally, the Future Land Use Element of the City's Comprehensive Plan requires consideration of buffering from adjacent existing and potential uses.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: Existing public facilities and services, including potable water and sanitary sewer, exist along the US 441 right-of-way and would be extended into the site to serve new development as required by the City of Alachua Comprehensive Plan.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Existing public facilities and services, including potable water and sanitary sewer, exist along the US 441 right-of-way and would be extended into the site to serve new development as required by the City of Alachua Comprehensive Plan. Additionally, development of the site would be required to provide right-of-way that furthers the City of Alachua Future Traffic Circulation Map: 2035 as established in the Future Land Use Element of the City's Comprehensive Plan, which is essential to relieving existing and future traffic on the US 441 corridor, increasing multi-modal connectivity, and increasing resiliency during emergency events.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The subject property is adjacent to existing public facilities and services and the proposed future land use categories are not expected to increase the cost in time, money, and energy of providing and maintaining facilities and services. The subject property is located adjacent to the City of Alachua Operations Center and in proximity to existing emergency response services, including fire rescue. Additionally, development of the site would be required to provide right-of-way that furthers the City of Alachua Future Traffic Circulation Map: 2035 as established in the Future Land Use Element of the City's Comprehensive Plan, which is essential to relieving existing and future traffic on the US 441 corridor, increasing multi-modal connectivity, and increasing resiliency during emergency events.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The proposed land use categories have been organized to place higher intensity uses along US 441, with a transition to lower density uses and the Conservation land use category to the south. To the east and west, urban land uses are already adjacent. Where rural uses exist adjacent to the subject property, the Future Land Use Element of the City's Comprehensive Plan requires consideration of buffering from adjacent existing and potential uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The proposed future land use categories would not inhibit infill development or the redevelopment of existing neighborhoods and communities. The applicant contends that they have, "to the maximum extent practicable," followed urban design principles, and the property will be developed consistent with urban form utilizing existing public facilities and infrastructure.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The proposed land use categories provided for a variety of compatible residential and non-residential uses. The Commercial future land use category is a mixed-use land use category.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The proposed land use categories would not result in poor accessibility among linked or related land uses. Development of the site would be required to provide right-of-way that furthers the City of Alachua Future Traffic Circulation Map: 2035 as established in the Future Land Use Element of the City's Comprehensive Plan, which is essential to relieving existing and future traffic on the US 441 corridor, increasing multi-modal connectivity, and increasing resiliency during emergency events. Access would be provided directly to Progress Park as a major employment center and would continue to the east.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: The subject property has historically been used for silviculture, is privately owned (not open to the public), and does not provide for functional open space. New development on the site will be required to comply with all requirements in the City's Comprehensive Plan and Land Development Regulations regarding open space. The existing 100-foot-wide Conservation land use category is proposed to remain and may actually become more functional if connectivity is provided to the area in future development.

Urban Form Criteria

In addition to the preceding urban sprawl indicators, Chapter 163.3177 also establishes eight "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four of the eight urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below.

The applicant has also provided an analysis of the application's consistency with Chapter 163.3177 within the application materials.

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: While undeveloped, the subject property is already designated with urban land use categories. Adjacent to the south of the property is San Felasco Hammock Preserve State Park. The 100-foot-wide Conservation land use area to the south of the subject property is proposed to remain and will provide buffering and protection to the ecosystem of the park. The proposed future land use categories would likely do more to protect natural resources of the area than the existing industrial land use category. Less pollution, nuisances, and environmental impacts would be anticipated from the Moderate Density Residential land use category over the Industrial land use category.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: Existing public facilities and services, including potable water and sanitary sewer, exist along the US 441 right-of-way and would be extended into the site to serve new development as required by the City of Alachua Comprehensive Plan. The applicant contends that the proximity of existing infrastructure ensures that future development will make efficient use of public facilities, and where possible, enhance the overall public utility system. Additionally, development of the site would be required to provide right-of-way that furthers the City of Alachua Future Traffic Circulation Map: 2035 as established in the Future Land Use Element of the City's Comprehensive Plan, which is essential to relieving existing and future traffic on the US 441 corridor, increasing multi-modal connectivity, and increasing resiliency during emergency events.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The proposed land use categories allow for a range of housing choices. The Commercial land use category is a mixed-use land use category and permits for a variety of multi-family and single-family dwelling units compatible with commercial uses, allowing for a functional mix of uses that would support multimodal transportation, internal to the proposed Commercial land use category, between the proposed Commercial and Moderate Density Residential future land use categories, and external to the site.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: The applicant did not submit any application materials addressing this urban form criteria.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The applicant did not submit any application materials addressing this urban form criteria.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The subject property contains an existing 100-foot-wide Conservation land use area that is proposed to remain along the southern boundary of the subject property. The Conservation land use category is adjacent to the San Felasco Hammock Preserve State Park and has the opportunity to provide functional, public open space in the future.

(VII) Creates a balance of land uses based upon the demand of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The subject property would provide for a variety of residential and non-residential uses in proximity to existing residential and non-residential uses, providing for the needs of both residential and non-residential demand to be met. The applicant contends that "approval of this [application] will diversify the commercial uses and provide more housing options to the residents of the City."

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The applicant did not submit any application materials addressing this urban form criteria.

Staff has concluded that the proposed large-scale Comprehensive Plan amendment meets five of the eight urban form criteria (criteria I, II, III, VI, VII) and, as such, does not constitute urban sprawl.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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 2035*

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.

Policy 1.2.b: *Moderate Density Residential* (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Evaluation & Findings: The proposed amendment would alter the existing land use categories on the site, replacing the Industrial land use category in its entirety and a portion of the Commercial land use category with Moderate Density Residential. The Moderate Density Residential land use category on the site would provide for a variety of housing types in close proximity to an employment center, Progress Park. The proposed Moderate Density Residential land use category permits up to four dwelling units per acre where as the existing Industrial land use category permits up to eight dwelling units per acre.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Recreation and entertainment;
5. Tourist-related uses;
6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;
18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers.

Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Evaluation & Findings: The subject property is already designated with the Commercial land use category. The proposed amendment would reduce the size of the Commercial land use category and replace an existing portion with Moderate Density Residential. The Commercial land use category is a mixed-use district and, as such, would allow for a transition of compatible uses and development between the US 441 corridor and the proposed Moderate Density Residential portion of the subject property.

Policy 1.3.f: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict be utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide a convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

Evaluation & Findings: The proposed Commercial land use category is an alteration to an established Commercial land use corridor and reduces the existing size of the Commercial land use category. No extension of a commercial area is proposed, only a contraction. The four criteria will apply to all development proposals of a commercial nature.

Policy 1.3.g: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

1. The City shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75/ The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and cistors to the City, and to promote Alachua as an attractive, vibrant, and economically prosperous community.
2. The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

Evaluation & Findings: The subject property is located in the Corporate Corridor Activity Center. The proposed amendment is consistent with the existing development pattern.

Objective 1.8: *Conservation*

The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and opportunities, depending on the nature and degree of vulnerability and susceptible features present.

Evaluation & Findings: The subject property contains an existing, 100-foot-wide Conservation land use category along its southern boundary. No alterations to the Conservation land use area are proposed.

Policy 2.7.a: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

Evaluation & Findings: The application has been evaluated against the primary indicators and the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes. Staff has concluded that the application does not constitute urban sprawl. The full evaluation has been included within this report.

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.

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.

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

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.

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.

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.

Evaluation & Findings: There are no concerns related to on-site environmental features. An environmental conditions analysis has been included within this report.

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 & Findings: The proposed amendment would result in a net decrease of development potential for both dwelling units (-426 dwelling units) and non-residential floor area (-2,006,416 square feet), which would result in a corresponding net decrease in potential public facility impacts. A full analysis of public facility impacts will be completed as part of any rezoning or future development application on the subject property.

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, 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 City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

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 & Findings: Development of the subject property will be required to comply with Policy 9.1 and 9.2 and connect to the City's potable water and wastewater systems as applicable.

Transportation Element

Objective 1.5: *Linking Land Use and Transportation*

The City shall require that all traffic circulation improvements be consistent with and complement the future land uses on the Future Land Use Map.

Policy 1.5.e: Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.

Evaluation & Findings: The proposed amendment would result in less intense and dense development potential; however, the types of land uses permitted in the Commercial and Moderate Density Residential land use categories would promote an appropriate mix of land uses that facilitate multi-modal solutions.

Objective 1.7: *Right of Way*

The City shall provide for the protection of future right of ways and seek out right of ways for new corridors as necessary.

Policy 1.7.b: The City shall maintain a Future Traffic Circulation Map that delineates approximate locations for new roadway corridors to accommodate future growth and development, while enhancing the traffic circulation system.

Evaluation & Findings: Development of the subject property will be required to provide for proper right-of-way in the southern portion of the property, but north of the Conservation land use area, to facilitate a new roadway corridor as outlined in the City of Alachua Future Traffic Circulation Map: 2035.

Housing Element

Policy 1.1.a: The City shall encourage 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 manufactures housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Evaluation & Findings: The proposed amendment would result in a greater variety of housing types permitted on the subject property, ranging from single-family detached homes to multi-family homes and upper story dwelling units.

Community Facilities Element

Policy 5.1.a: The City shall consider the best available hydrogeological information (e.g., Suwannee River Water Management District high aquifer recharge potential maps or site-specific data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when addressing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Evaluation & Findings: The Suwannee River Water Management District high aquifer recharge potential (HARP) map indicates that the subject property is not in an area of high aquifer recharge potential. An environmental conditions analysis has been included within this report.

Conservation and Open Space Element

Policy 1.1.a: The City shall establish a conservation land use category for publicly or privately owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat that require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability and susceptible features and vary accordingly.

Evaluation & Findings: The subject property contains an existing, 100-foot-wide Conservation land use category along its southern boundary. No alterations to the Conservation land use area are proposed.

Objective 1.5: *Soils*

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

Evaluation & Findings: There are no concerns related to soil resources or development limitations. An environmental conditions analysis has been included within this report.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: There are no known delineated wetlands that exist on the subject property. Should a wetland be discovered, all applicable requirements of the City's Comprehensive Plan and Land Development Regulations must be complied with.

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 & Findings: The subject property is not within, nor adjacent to, any strategic ecosystem. As such, there are no concerns related to strategic ecosystems.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region.

Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation & Findings: The subject property is not identified in the FNAI; however, land directly adjacent to the south of the subject property is identified. The Conservation land use category will act in a buffer capacity to ensure the protection of the identified lands to the south.

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 a lower infiltration rate and therefore a higher runoff potential.

There are 10 soil types found within the subject property, shown in Table 4.

Table 4. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo Fine Sand; 0 - 5% Slopes	A	Well Drained	Slight	Slight	51.62%
Kendrick Sand; 2 - 5% Slopes	A	Well Drained	Slight	Slight	15.41%
Millhopper Sand; 0 - 5% Slopes	A	Moderately Well Drained	Slight	Slight	12.18%
Fort Meade Fine Sand; 0 - 5% Slopes	A	Well Drained	Slight	Slight	9.92%
Lochloosa Fine Sand; 5 - 8% Slopes	C	Somewhat Poorly Drained	Slight	Slight	4.32%
Lochloosa Fine Sand; 2 - 5% Slopes	C	Somewhat Poorly Drained	Slight	Slight	1.64%
Pomona Sand; 0 - 2% Slopes	B/D	Poorly Drained	Severe	Severe	1.52%
Gainesville Sand; 0-5% Slopes	A	Well Drained	Slight	Slight	1.07%
Millhopper Sand; 5 - 8% Slopes	A	Moderately Well Drained	Slight	Moderate (Slope)	0.26%
Arredondo Fine Sand; 5 - 8% Slopes	A	Well Drained	Slight	Moderate (Slope)	0.06%

Evaluation & Findings: The majority of the subject property is made up of Arredondo Fine Sand, which is a well-drained soil, and other well-drained soils with only slight limitations for urban development and land uses. A small percentage of the property has poorly draining Pomona Sand; however, this Pomona sand is primarily in the Conservation land use area that is proposed to remain. The proposed land uses appear to be generally consistent with the types of development that the soils on the subject property can support.

Flood Potential

Panel 12001C0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: As the subject property is located within Flood Zone X, there are no concerns 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.

Evaluation & Findings: The Suwannee River Water Management District high aquifer recharge potential (HARP) map indicates that the subject property is not in an area of high aquifer recharge potential. No potential sinkholes or depressional areas are known to exist on the subject property.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

Evaluation & Findings: The subject property is not located within a wellfield protection zone; therefore, there are no concerns related to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property does not contain any historical structures and is not located within the City's Historic Overlay District; therefore, there are no concerns related to historic structures or features.

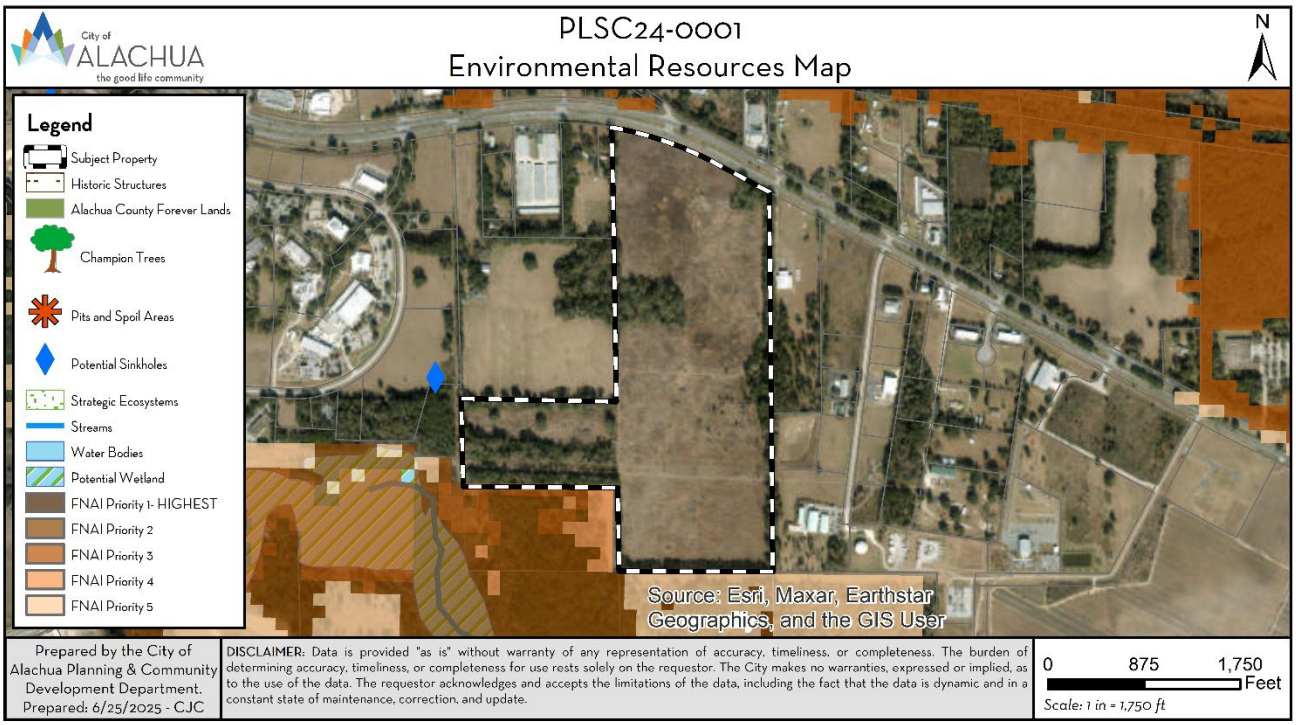


Figure 4. Environmental Resources Map

EXHIBIT "A"
TO
PLSC24-0001 | THE HAMMOCK
LARGE-SCALE COMPREHENISVE PLAN AMENDMENT
STAFF REPORT

DRAFT ORDINANCE 25-XX

ORDINANCE 25-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENISVE PLAN FUTURE LAND USE MAP; AMENDING THE FTURE LAND USE MAP CLASSIFICATION FROM COMMERCIAL (± 23.05-ACRES), INDUSTRIAL (± 81.31-ACRES), AND CONSERVATION (± 7.40-ACRES) TO MODERATE DENSITY RESIDENTIAL (± 89.80-ACRES), COMMERCIAL (± 14.04-ACRES), AND CONSERVATION (± 7.40-ACRES) ON A ± 111.25-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act (Section 163.3161 et. Seq.), Florida Statutes, requires each local government to maintain a comprehensive plan; and,

WHEREAS, an application for a large-scale Comprehensive Plan amendment, as described below, to the Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on July 8, 2025, by the City of Alachua Planning and Zoning Board, sitting as the Local Planning Agency (LPA), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for _____ to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on _____, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Commerce and reviewing agencies under the Expedited State Review process; and,

WHEREAS, the Florida Department of Commerce has reviewed the proposed amendment and issued its comment letter on _____; and,

WHEREAS, the City Commission considered the comments and recommendations received from the Florida Department of Commerce and reviewing agencies; and,

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on _____ with no changes since the transmittal hearing; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

DRAFT

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended on the subject property generally located south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054), Tax Parcel 03957-000-000, from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Moderate Density Residential (± 89.80-acres), Commercial (± 14.40-acres), and Conservation (7.40-acres) in accordance with the legal descriptions in Exhibit "A" and map in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 6. Effective Date

This ordinance shall become effective immediately upon passage and adoption. The effective date of these plan amendments shall be 31 days after the state land planning agency notifies the City of Alachua, Florida that the plan amendment package is complete, unless a timely challenge has been filed by an affected person in accordance with Chapter 163.3184, Florida Statutes. If timely challenged, these plan amendments shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this plan amendment may be issued or commenced before this plan amendment has become effective.

DRAFT

PASSED on first reading on the _____ day of _____, 2025.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____ , 2025.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladres, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTIONS:

DESCRIPTION FOR: FLU: Moderate Density Residential

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 89°59'35" EAST, A DISTANCE OF 832.89 FEET; THENCE SOUTH 63°28'10" EAST, A DISTANCE OF 460.46 FEET TO AFOREMENTIONED EAST LINE OF SECTION 24; THENCE SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2508.10 FEET TO THE POINT OF BEGINNING.
CONTAINING 89.80 ACRES, MORE OR LESS

DESCRIPTION FOR: FLU: Commercial

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 2°00'21" WEST, ALONG SAID WEST LINE, A DISTANCE OF 658.70 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, WITH THE SOUTH RIGHT OF WAY LINE FOR US HIGHWAY NO. 441 (HAVING A RIGHT OF WAY WIDTH OF 200 FEET), SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2764.93 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 72°06'27" EAST, 882.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°22'24", AN ARC LENGTH OF 886.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 62°59'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 468.43 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 380.00 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 63°28'10" WEST, A DISTANCE OF 460.46 FEET; THENCE SOUTH 89°59'35" WEST, A DISTANCE OF 832.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.04 ACRES, MORE OR LESS

DRAFT

DESCRIPTION FOR: FLU: Conservation

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

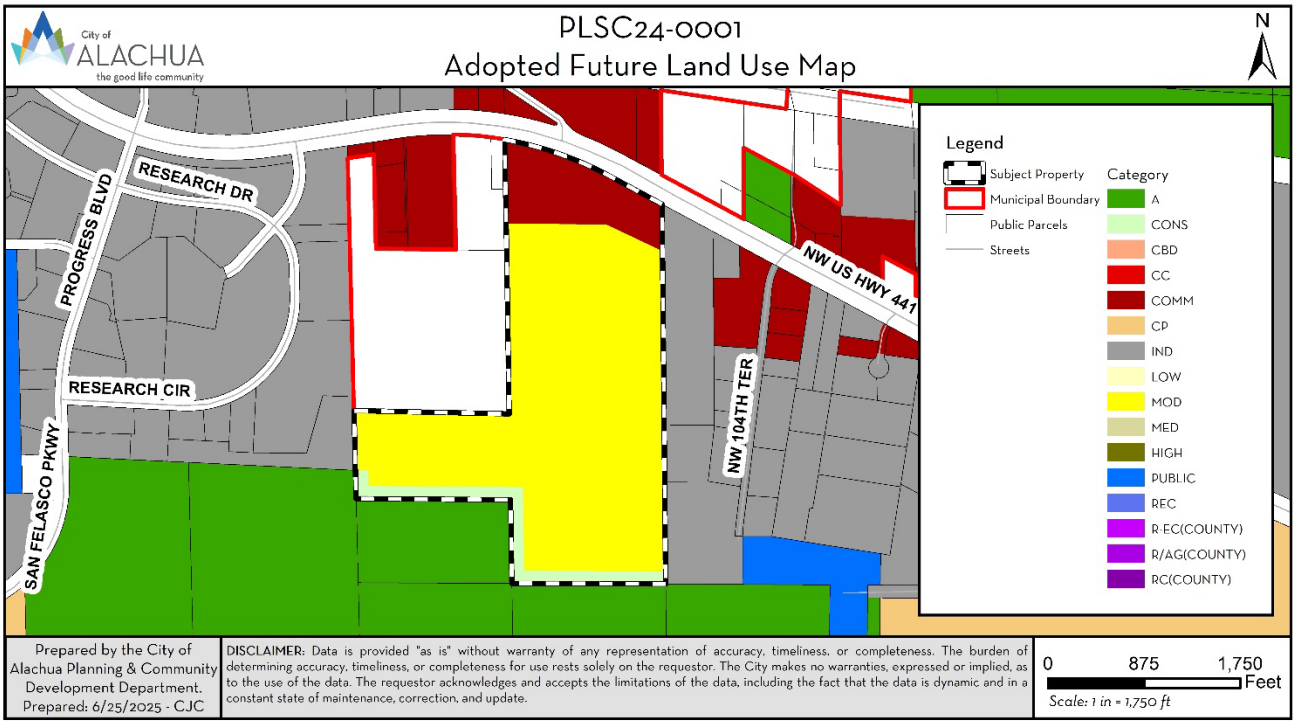
TOGETHER WITH

THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHWEST ¼ OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYING SOUTHERLY OF THE EASTERLY PROJECTION OF THE SOUTH LINE OF "REPLAT OF PROGRESS CENTER" A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

CONTAINING 7.40 ACRES (IN AGGREGATE), MORE OR LESS.

DRAFT

EXHIBIT "B"



DRAFT

EXHIBIT "B"
TO
PLSC24-0001 | THE HAMMOCK
LARGE-SCALE COMPREHENISVE PLAN AMENDMENT
STAFF REPORT

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
INTERIM CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN THOMAS, AICP

June 17, 2025

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PLSC24-0001

RE: Notice of Hearing to be Scheduled for The Hammock LSCPA

Dear Gerry Dedenbach,

On June 12, 2025, the City of Alachua received your revised large-scale Comprehensive Plan amendment application for The Hammock. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **July 8, 2025,** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, four full size sets of PD master 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.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, June 23, 2025***. Materials may be submitted earlier than this date.

Additionally, 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 ***Monday, June 23, 2025***. These signs will be ready for pickup after 12:00 PM on June 18, 2025. You will be notified again when the signs are available.

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 to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, July 7, 2025***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Planner

CC: Rodolfo Valladares, Interim City Manager *(by electronic mail)*
Marian Rush, City Attorney *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Craig Brashier, AICP, NV5 *(by electronic mail)*
Ryan Thompson, AICP, NV5 *(by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

November 27, 2024

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PLSC24-0001; PR24-0002

RE: Project Assistance Team (PAT) Comments for The Hammock Large Scale Comprehensive Plan Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Gerry Dedenbach,

On November 18, 2024, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and an Amendment to the Official Zoning Atlas (Rezoning) on behalf of San Felasco Research Ventures, LLC. The applications propose to amend the future land use categories of a ± 111.25-acre subject property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation and to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV).

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting may be scheduled to review these comments by request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, December 9, 2024**. A total of three copies of each 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. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the applications may be scheduled for the **January, 2025, Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the application fees will be assessed for the additional PAT review (LSCPA and Rezoning to PD fee - $9,500; 25% surcharge - $2,375).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

Rezoning Application

Remaining Deficiencies to be Addressed

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

8. Miscellaneous

b. Application materials reference a conversion schedule. Provide the conversion schedule on the PD Master Plan in accordance with Section 3.6.2(A)(5).

Applicant Response: The conversion table reference has been removed.

Remaining Deficiency: Page 34 of the resubmitted justification report contains references to a conversion schedule. Remove references.

Applicant Response: The response has been appropriately modified. A conversion schedule is included in this application request.

Remaining Deficiency: Include the conversion schedule on the PD Master Plan sheet set.

1. PD Master Plan Sheet 1

b. Land Use Data Table

i. The sum of developable area 'A', 'B', and the buffer/common area exceed the project site area. Staff believes the error is in the acreage of developable area 'B'. Review and revise.

1. Additionally, review and revise permitted intensity calculations once the acreage has been corrected.

Applicant Response: The acreage for Developable Areas 'A' and 'B' are accurate, as they comprise the entire site. Rights-of-way and the buffer/common area are within these two (2) areas, not excluded from these areas. Land Use Area table footnote 2 clarifies the 10% buffer/common area is a portion of the two (2) developable areas.

Remaining Deficiency: No land use areas should overlap. Exclude the buffer/common area and rights-of-way area from the acreage total of Developable Areas 'A' and 'B'. The density in a given development area may exceed that of the future land use, given that the entire portion of the project in said future land use category does not exceed the density of that future land use category in total (i.e., clustering of development is permitted and removing the overlapping acreage from the development areas should not impact the total development potential of the site).

3. Miscellaneous
   a. Staff is proposing a condition to be included in the PD Ordinance and as a general note on the PD Master Plan. Review the following condition:

      Driveway Access. Residential lots fronting a collector roadway greater than 60' in width, or any arterial roadway, shall not be granted driveway access from said collector or arterial roadway and may only be rear loaded. Common alleyways, no less than 12' in width, may be used to accomplish rear loading, trash collection, and other service delivery if the proper easements or rights-of-way have been provided.

      Remaining Deficiency: Previous response was unrelated to the proposed condition. Acknowledge receipt of the proposed condition and provide a response.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP Candidate
Planner

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

October 17, 2024

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PLSC24-0001; PR24-0002

RE: Project Assistance Team (PAT) Comments for The Hammock Large Scale Comprehensive Plan Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Gerry Dedenbach,

On October 15, 2024, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and an Amendment to the Official Zoning Atlas (Rezoning) on behalf of San Felasco Research Ventures, LLC. The applications propose to amend the future land use categories of a ± 111.25-acre subject property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation and to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV).

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting may be scheduled to review these comments by request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, November 4, 2024**. A total of three copies of each 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. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the applications may be scheduled for the **December, 2024, Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the application fees will be assessed for the additional PAT review (LSCPA and Rezoning to PD fee - $9,500; 25% surcharge - $2,375).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

LSCPA Application

Remaining Deficiencies to be Addressed

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

2. **Comprehensive Plan Consistency Analysis**
   a. For consistency with comment 1.a, remove any references to roadway segments not affected by the development.

      Applicant Response: Referenced roadway sections in comment 1.a have been removed from the justification report.

      Remaining Deficiency: Pages 11 and 21 of the resubmitted justification report contain references to roadway segment 6. Revise report to remove references to segment 6.

3. **Urban Sprawl Analysis**
   a. Primary Indicator 10 of 13 – The proposed map amendment does not meet the statutory definition of infill. Revise response.

      Applicant Response: The response to Primary Indicator 10 of 13 has been modified.

      Remaining Deficiency: Resubmitted response was not revised. Revise response.

Additional Deficiencies to be Addressed

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

1. **Public School Student Generation Form**
   a. Alachua County Public Schools has returned the attached executed Public School Student Generation Form. Include this executed form in the application package, replacing the unexecuted form.

Rezoning Application

Remaining Deficiencies to be Addressed

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

5. Comprehensive Plan Consistency Analysis

a. For consistency with comment 4.a, remove any references to roadway segments not affected by the development.

Applicant Response: Referenced roadway sections in comment 1.a have been removed from the justification report.

Remaining Deficiency: Page 11 of the resubmitted justification report contains references to roadway segment 6. Revise report to remove references to segment 6.

6. PD Master Plan Sheet 1

c. An amenity center is included as permitted in the general notes on sheet 1. Include the amenity center in the permitted uses column of the land use data table. Additionally, amenity center is not identified in Table 4.1-1. Please clarify intended use.

Applicant Response: The following general note has been added to the PD Master Plan:

General note: RESIDENTIAL AMENITIES. RESIDENTIAL AMENITIES MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES. RESIDENTIAL AMENITIES SHALL BE THE ONLY NONRESIDENTIAL USE PERMITTED IN DEVELOPMENT AREA B.

Remaining Deficiency: Include amenity center in the permitted uses column of the land use data table on Sheet 1. Additionally, the general note as submitted on Sheet 1 contains the following typo: "Development Area A". Revise general note 2 for consistent language as follows: ~~RESIDENTIAL AMENITIES~~AMENITY CENTER. AMENITY CENTERS SHALL ONLY BE COMPRISED OF RESIDENTIAL AMENITIES THAT MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES. AMENITY CENTER, INLCUDING RESIDENTIAL AMENITIES, SHALL BE THE ONLY NONRESIDENTIAL USES PERMITTED IN DEVELOPMENT AREA ~~A~~B.

8. Miscellaneous

b. Application materials reference a conversion schedule. Provide the conversion schedule on the PD Master Plan in accordance with Section 3.6.2(A)(5).

Applicant Response: The conversion table reference has been removed.

Remaining Deficiency: Page 34 of the resubmitted justification report contains references to a conversion schedule. Remove references.

Additional Deficiencies to be Addressed

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

1. PD Master Plan Sheet 1
   a. General Notes
      i. General note 1 references allowable land uses that are not shown in the permitted uses column of the land use data table (such as recreational trails, parks, and stormwater management facilities, etc.). For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.
      ii. General note 5 references allowable land uses that are not shown in the permitted uses column of the land use data table (such as nature trails, wildlife viewing areas, etc.). For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.
      iii. General note 7 references "on-site infrastructure located in the proposed PD-R district" only. Revise to include the proposed PD-COMM district.
      iv. General note 8 states "Figures for acreage are estimates and have been rounded to the nearest tenth of an acre." Figures provided are rounded to the nearest hundredth of an acre. Revise note.
      v. The last sentence in general note 9 appears to have relic language. Revise: "These pedestrian ways shall be privately maintained, unless a separate ~~has been reached with~~ agreement is made between the developer and City of Alachua Public Services."
   b. Land Use Data Table
      i. The sum of developable area 'A', 'B', and the buffer/common area exceed the project site area. Staff believes the error is in the acreage of developable area 'B'. Review and revise.
         1. Additionally, review and revise permitted intensity calculations once the acreage has been corrected.
      ii. For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.
      iii. Footnote 1 appears to be unrelated to its reference point. Review and revise.
      iv. The general notes permit the amenity center use in developable area 'A' and 'B'; however, developable area 'B' does not list a floor area allowance/permitted intensity. Provide a permitted intensity in area 'B'. Similarly, review any other uses that may need floor area in the table.
   c. Dimensional Standards Table
      i. Footnote 1 should apply to both single-family detached and all other uses.
      ii. Revise the language in footnote 1 as follows: "~~Proposed~~ Residential structures shall be set back a minimum 25-feet from adjacent ~~residential development~~ lands containing existing residential uses or ~~zone districts for the single-family detached residential~~ vacant land classified as RSF-1, RSF-3, RSF-4, or RSF-6."

iii. Revise the language in footnote 2 as follows: "~~Proposed~~ Non-residential buildings shall be set back a minimum 15', if parking is ~~proposed~~ adjacent to ~~adjacent residential development~~ lands containing existing residential uses or ~~zone districts for the single-family detached residential~~ vacant land classified as RSF-1, RSF-3, RSF-4, or RSF-6, or a minimum 25', if a building(s) is ~~proposed~~ adjacent to ~~adjacent residential development~~ lands containing existing residential uses or ~~zone districts for the single-family detached residential~~ vacant land classified as RSF-1, RSF-3, RSF-4, or RSF-6."

2. **Public School Student Generation Form**
   a. Alachua County Public Schools has returned the attached executed Public School Student Generation Form. Include this executed form in the application package, replacing the unexecuted form.
3. **Miscellaneous**
   a. Staff is proposing a condition to be included in the PD Ordinance and as a general note on the PD Master Plan. Review the following condition:

      Driveway Access. Residential lots fronting a collector roadway greater than 60' in width, or any arterial roadway, shall not be granted driveway access from said collector or arterial roadway and may only be rear loaded. Common alleyways, no less than 12' in width, may be used to accomplish rear loading, trash collection, and other service delivery if the proper easements or rights-of-way have been provided.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

Attachments: Executed Public School Student Generation From (dated 9/20/2024)

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** August 29, 2024

NAME & DESCRIPTION OF PROJECT The Hammock

Large Scale Comprehensive Plan Amendment and Rezoning

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) N/A

Tax Parcel Numbers 03957-000-000

Acreage –111.249 acres

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 340
- [ ] 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	340	**units X 0.12 Elementary School Multiplier**	41	**Student Stations**
MIDDLE	340	**units X 0.06 Middle School Multiplier**	20	**Student Stations**
HIGH	340	**units X 0.09 High School Multiplier**	31	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 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 2021 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: C. Ryan Thompson, AICP

Mailing Address: 11801 Research Drive

Alachua, FL 32615

Phone: 352-331-1976

Email: ryan.thompson@nv5.com

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

Page 2

CERTIFICATION

PROJECT NAME : The Hammock **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 09.14.2022 Capacity Table)

Elementary SCSA Northwest Capacity Required 41

- ☑ Capacity Available — Available Capacity 368
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane Capacity Required 20

- ☑ Capacity Available — Available Capacity 406
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe 31

- ☑ Capacity Available — Available Capacity 142
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: 09.20.2024

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

*163.3180(6)(g), F.S. (2023)

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

October 1, 2024

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PLSC24-0001; PR24-0002

RE: Project Assistance Team (PAT) Comments for The Hammock Large Scale Comprehensive Plan Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Gerry Dedenbach,

On September 11, 2024, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and an Amendment to the Official Zoning Atlas (Rezoning) on behalf of San Felasco Research Ventures, LLC. The applications propose to amend the future land use categories of a ± 111.25-acre subject property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation and to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV).

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM on Wednesday, October 2, 2024,** 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 Monday, November 4, 2024**. A total of four copies of each 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. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the applications may be scheduled for the **December, 2024, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed – LSCPA Application

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

1. Concurrency Impact Analysis
   a. Per Section 2.4.14(H)(2)(b), affected roadway segments should only include those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and the study area for proposed developments generating greater than 1,000 external average daily trips (ADT) 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. Remove segments 1, 2, 6, 7, and 11 as affected roadway segments.
2. Comprehensive Plan Consistency Analysis
   a. For consistency with comment 1.a, remove any references to roadway segments not affected by the development.
3. Urban Sprawl Analysis
   a. Primary Indicator 10 of 13 – The proposed map amendment does not meet the statutory definition of infill. Revise response.

Deficiencies to be Addressed – Rezoning Application

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

4. Concurrency Impact Analysis
   a. Per Section 2.4.14(H)(2)(b), affected roadway segments should only include those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and the study area for proposed developments generating greater than 1,000 external average daily trips (ADT) 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. Remove segments 1, 2, 6, 7, and 11 as affected roadway segments.
   b. Note, a full traffic analysis may be required during the Final PD Plan review process given the potential traffic impact and proposed limited access ways. May be dependent on the proposed phasing plan (see comment 6.a).
5. Comprehensive Plan Consistency Analysis
   a. For consistency with comment 4.a, remove any references to roadway segments not affected by the development.
6. PD Master Plan Sheet 1
   a. General Note 2 references phasing in two phases, development area 'A' and 'B'; however, it states that development could occur in smaller units. Define these smaller units and provide a preliminary phasing plan in more detail. Note, phasing may dictate the need for an additional external roadway connection.

b. General Note 8 discusses block lengths and mid-block pedestrian crossings. Revise the note to read as follows: "... Traffic calming measures ~~that may~~shall be used to connect mid-block cuts with each other or other elements of the pedestrian circulation network and may include raised pedestrian crossings, change in materials, bulb-outs, ~~etc.~~ or other similar measures approved by the City in its sole discretion. These pedestrian ways shall be privately maintained, unless a separate ~~understanding has been reachedwith~~agreement is made between the developer and City of Alachua Public Services."

c. An amenity center is included as permitted in the general notes on sheet 1. Include the amenity center in the permitted uses column of the land use data table. Additionally, amenity center is not identified in Table 4.1-1. Please clarify intended use.

d. All uses permitted in the Community Commercial district are proposed to be permitted in development area 'A'; however, not all uses in the Community Commercial district are permitted within a PD-COMM. Revise.

e. The density calculations on sheet 1 for development area 'B' should exclude the site area of development area A as development area 'A' has a Commercial future land use category. Remove the area to be zoned as Conservation as part of the site on the Master PD Plan as it is outside the proposed PD.

f. Per Section 3.6.3(A)(4)(b), provide setback standards from adjacent residential development or zone districts for the single-family detached residential.

g. Relatively narrow minimum widths are being proposed for residential lots. Elaborate on how the proposed dimensional standards are consistent with the general intent and goals for development of the PD-R and the scale and character of development in the City.

h. Provide minimum lot standards for the amenity center.

i. Per Section 3.6.3(D)(4)(b), provide setback standards from adjacent residential development or zone districts for non-residential uses (suggest revising non-residential to all other uses).

j. Provide minimum lot standards for the non-residential uses (suggest revising non-residential to all other uses).

k. Per Section 3.6.2(A)(1)(e), identify all proposed streets with an arterial, collector, or local designation (two roads are shown as wider and appear to qualify as collector roads). Identify any streets that would include bicycle lanes.

l. Show the eastern proposed future secondary access point connecting to a roadway corridor. Note, as currently shown, the proposed future secondary access point on US 441 may be too close to the primary access point and existing intersections.

7. **PD Master Plan Sheet 2**

a. The proposed lift station and associated utility lines shown on sheet 2 are located outside of the project site. Ensure that adjacent property owners will grant any necessary easements at time of platting.

8. **Miscellaneous**

a. Road layout on sheet 1 and sheet 2 are different. Clarify which layout is proposed and ensure the PD Master Plan is consistent.

b. Application materials reference a conversion schedule. Provide the conversion schedule on the PD Master Plan in accordance with Section 3.6.2(A)(5).

c. Remove the area to be zoned as Conservation as part of the site on the Master PD Plan as it is outside the proposed PD.

d. The City's San Felasco Parkway Corridor Parkway Alignment Study Report calls for a right-of-way width of 120 feet. As the southernmost road running east-west on the PD Master Plan follows the alignment of this future parkway corridor, provide 120-foot right-of-way on the PD Master Plan. Ensure the turning radii of the curves in the road shown will be able to accommodate the selected design speed of 55 mph.

e. The PD Master Plan shows development areas fronting the southernmost road running east-west that follows the alignment of the future parkway corridor. The City's San Felasco Parkway Corridor Parkway Alignment Study Report calls for limited access, primarily treated as FDOT Access Class 3. Note, the City may require rear loading of driveways on lots fronting this roadway to ensure proper access management.

9. **Outside Review**

a. Review and address comments from City of Alachua Public Services dated 10/01/2024 (attached).

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP Candidate
Planner

Attachments: Comments from City of Alachua Public Services 10/01/2024

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(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

MICHAEL CARRILLO, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Oct 01, 2024**

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

FROM: **Michael Carrillo, P.E.**
Assistant City Manager
Tom Ridgik, P.E.
Engineering Supervisor

TR 10/01/2024

RE: **Hammock PD Rezoning**

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

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NO.	COMMENTS
1	**Comment on September Documents** 3-foot side setbacks are very narrow, which could be problematic in regard to water meter, wastewater cleanouts and electric transformer installation. Strong COA preference is for water meters and cleanouts not to be under driveways. With such narrow lots and side setbacks, C-inlet stormwater installation will further impede locating water meters, wastewater cleanouts and electric transformers in City-preferred locations. 10-foot front setbacks are also very narrow. Because the normal width of a PUE is 10 feet, accessing certain utilities could prove problematic. This is a FYI, but please note that one possible solution that has been used on a past project is to privatize both the water and wastewater infrastructure within the development. This would likely necessitate a master water meter(s) for the development. **FYI**

NO.	COMMENTS
2	**Comment on September Documents** The lift station is shown outside the project limits. Please confirm that such a location is realistic. **Submit** response.
3	**Comment on September Documents** It is assumed that the lift station will be public. Please note that such a lift station shall conform to the COA Public Services Design and Construction Manual, including a Generator. It appears that the force main will discharge into an existing manhole. A corrosion-resistant liner will be required for at least two existing manholes in series. The existing manhole/gravity WW piping system discharges into an existing lift station. Both capacity and condition of this existing lift station will need to be evaluated. If an upgrade is necessary, the developer shall bear a portion of the cost of upgrading this lift station. This is a **FYI** – the City is willing to discuss the above requirements with the developer and Engineer.
4	**Comment on September Documents** If ground slope conditions permit, City preference is to locate the lift station near US-441 for easier access by wastewater staff. This is a **FYI** – the City is willing to discuss the above requirements with the developer and Engineer.
	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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

September 12, 2024

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PLSC24-0001; PR24-0002

RE: Completeness Review for The Hammock Large Scale Comprehensive Plan Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Gerry Dedenbach,

On September 11, 2024, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and an Amendment to the Official Zoning Atlas (Rezoning) on behalf of San Felasco Research Ventures, LLC. The applications propose to amend the future land use categories of a ± 111.25-acre subject property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation and to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV).

According to Section 2.2.6 of the Land Development Regulations, 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 applications for completeness and finds that **the applications are complete**.

This review is based solely on a preliminary review of your applications for completeness. An in-depth review of the content of the applications will be completed and performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be scheduled under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

September 4, 2024

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PLSC24-0001; PR24-0002

RE: Completeness Review for The Hammock Large Scale Comprehensive Plan Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Gerry Dedenbach,

On August 29, 2024, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and an Amendment to the Official Zoning Atlas (Rezoning) on behalf of San Felasco Research Ventures, LLC. The applications propose to amend the future land use categories of a ± 111.25-acre subject property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation and to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV).

According to Section 2.2.6 of the Land Development Regulations, 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 applications for completeness and find that the applications are incomplete. Please address the following deficiencies.

The comments below are based solely on a preliminary review of your applications for completeness. An in-depth review of the content of the applications will be completed and performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be scheduled after the applications are determined to be complete.

Please address the following:

1. LSCPA

    a. **Application Attachment 4, Needs Analysis** – Provide a needs analysis which demonstrates the necessity for the proposed Future Land Use Map Designation amendment.

b. **Provide electronic copies** of all application materials in digital (PDF) format. Application materials may be submitted on a compact disc (CD) or by emailing a Cloud or FTP link to download the materials to planning@cityofalachua.com.

2. **Rezoning**

a. **Provide electronic copies** of all application materials in digital (PDF) format. Application materials may be submitted on a compact disc (CD) or by emailing a Cloud or FTP link to download the materials to planning@cityofalachua.com.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. *If the applicant fails to respond to the identified deficiencies within 45 calendar days, the application shall be considered withdrawn.*

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

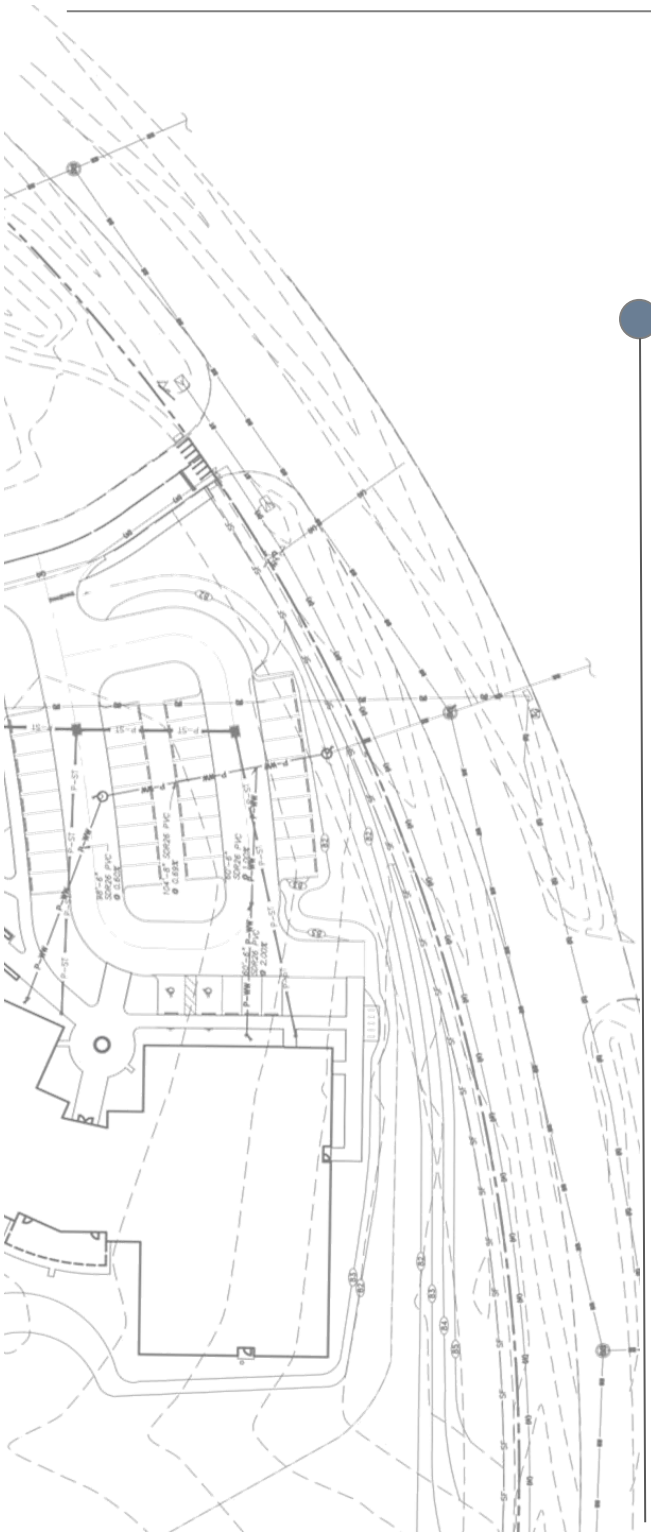
If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*



THE HAMMOCK

Large-scale Comprehensive Plan Amendment (Ls-CPA) – Application Package

~~**August 29, 2024**~~
~~**RESUBMITTED September 11, 2024**~~
~~**RESUBMITTED October 10, 2024**~~
RESUBMITTED November 4, 2024

Prepared for:
City of Alachua
Planning and Community Development Office

Prepared on behalf of:
San Felasco Research Ventures, LLC

Prepared by:
CHW, an NV5 Company

PN# 24-0413
N:\2024\24-0413\Departments\02_Planning\Reports\Justification Report\RPT 241104 The Hammock LsCPA.docx

Application Package
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1. **Response Letter**
2. **Large-scale Comprehensive Plan Amendment (LsCPA) Application**
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5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. **Neighborhood Meeting Materials**
7. **Justification Report**
8. **Public School Student Generation Form**
9. **Map Set**

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9. Map Set

November 4, 2024

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: The Hammock – Large-scale Comprehensive Plan Amendment (LsCPA) and PD Rezoning
(Alachua County Tax Parcel # 03957-000-000) **RESPONSE TO COMMENTS**

Dear Kathy:

This letter is in response to City of Alachua Planning Assistance Team (PAT) comments received on October 17, 2024, regarding applications for a Large-Scale Comprehensive Plan Amendment (LsCPA) and an Amendment to the Official Zoning Atlas (Rezoning) submitted to the City on behalf of San Felasco Research Ventures, LLC. These applications request (1) a LsCPA to the Future Land Use Map, amending the Future Land Use (FLU) of the property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Planned Development-Commercial (PD-Comm), Planned Development-Residential (PD-R), and Conservation (CSV).

The content of this correspondence and accompanying documents are in direct response to the City's comments and provide responses to the Request for Additional Information (RAI).

PAT Comments and Applicant Responses (in **bold**): Address the following insufficiencies:

2. *Comprehensive Plan Consistency Analysis*
   a. *For consistency with comment 1.a, remove any references to roadway segments not affected by the development.*

Applicant Response: Referenced roadway sections in comment 1.a have been removed from the justification report.

Remaining Deficiency: Pages 11 and 21 of the resubmitted justification report contain references to roadway segment 6. Revise report to remove references to segment 6.

Response: References to roadway segment 6 have been removed from the justification report.

3. *Urban Sprawl Analysis*
   a. *Primary Indicator 10 of 13 – The proposed map amendment does not meet the statutory definition of infill. Revise response.*

Applicant Response: The response to Primary Indicator 10 of 13 has been modified.

Remaining Deficiency: Resubmitted response was not revised. Revise response.

Response: The response to Primary Indicator 10 of 13 has been revised.

1. *Public School Student Generation Form*
   a. Alachua County Public Schools has returned the attached executed Public School Student Generation Form. Include this executed form in the application package, replacing the unexecuted form.

Response: The executed Public School Student Generation Form is included in the application package, replacing the unexecuted form.

Rezoning Application

5. Comprehensive Plan Consistency Analysis
   a. For consistency with comment 4.a, remove any references to roadway segments not affected by the development.

Applicant Response: Referenced roadway sections in comment 1.a have been removed from the justification report.

Remaining Deficiency: Page 11 of the resubmitted justification report contains references to roadway segment 6. Revise report to remove references to segment 6.

Response: References to roadway segment 6 have been removed from the justification report.

6. PD Master Plan Sheet 1
   c. An amenity center is included as permitted in the general notes on sheet 1. Include the amenity center in the permitted uses column of the land use data table. Additionally, amenity center is not identified in Table 4.1-1. Please clarify intended use.

Applicant Response: The following general note has been added to the PD Master Plan:
General note: RESIDENTIAL AMENITIES. RESIDENTIAL AMENITIES MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES. RESIDENTIAL AMENITIES SHALL BE THE ONLY NONRESIDENTIAL USE PERMITTED IN DEVELOPMENT AREA B.

Remaining Deficiency: Include amenity center in the permitted uses column of the land use data table on Sheet 1. Additionally, the general note as submitted on Sheet 1 contains the following typo: “Development Area A”. Revise general note 2 for consistent language as follows: ~~RESIDENTIAL AMENITIES~~AMENITY CENTER. AMENITY CENTERS SHALL ONLY BE COMPRISED OF RESIDENTIAL AMENITIES THAT MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES. AMENITY CENTER, INLCUDING RESIDENTIAL AMENITIES, SHALL BE THE ONLY NONRESIDENTIAL USES PERMITTED IN DEVELOPMENT AREA ~~A~~B.

Response: PD Master Plan general note 2 has been revised as requested.

8. Miscellaneous
   d. Application materials reference a conversion schedule. Provide the conversion schedule on the PD Master Plan in accordance with Section 3.6.2(A)(5).

Applicant Response: The conversion table reference has been removed.

Remaining Deficiency: Page 34 of the resubmitted justification report contains references to a conversion schedule. Remove references.

Response: The response has been appropriately modified. A conversion schedule is included in this application request.

1. PD Master Plan Sheet 1
   a. General Notes
      i. General note 1 references allowable land uses that are not shown in the permitted uses column of the land use data table (such as recreational trails, parks, and stormwater management facilities, etc.). For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.

Response: Land Use Data table footnote 1 was added to reflect the proposed uses in general note 1.

      ii. General note 5 references allowable land uses that are not shown in the permitted uses column of the land use data table (such as nature trails, wildlife viewing areas, etc.). For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.

Response: Land Use Data table footnote 1 was added to reflect the proposed uses in general note 5.

iii. General note 7 references "on-site infrastructure located in the proposed PD-R district" only. Revise to include the proposed PD-COMM district.

Response: General note 7 was revised to reflect the proposed PD-COMM district.

iv. General note 8 states "Figures for acreage are estimates and have been rounded to the nearest tenth of an acre." Figures provided are rounded to the nearest hundredth of an acre. Revise note.

Response: General note 8 was revised to state "the nearest hundredth."

v. The last sentence in general note 9 appears to have relic language. Revise: "These pedestrian ways shall be privately maintained, unless a separate has been reached with agreement is made between the developer and City of Alachua Public Services."

Response: General note 9 was revised to remove relic language.

b. Land Use Data Table

i. The sum of developable area 'A', 'B', and the buffer/common area exceed the project site area. Staff believes the error is in the acreage of developable area 'B'. Review and revise.

Response: The acreage for Developable Areas 'A' and 'B' are accurate, as they comprise the entire site. Rights-of-way and the buffer/common area are within these two (2) areas, not excluded from these areas. Land Use Area table footnote 2 clarifies the 10% buffer/common area is a portion of the two (2) developable areas.

1. Additionally, review and revise permitted intensity calculations once the acreage has been corrected.

Response: No corrections are necessary.

ii. For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.

Response: All allowed uses in the general notes are reflected in the Land Use Data table, including footnotes.

iii. Footnote 1 appears to be unrelated to its reference point. Review and revise.

Response: Land Use Data table footnote 1 reference point was revised.

iv. The general notes permit the amenity center use in developable area 'A' and 'B'; however, developable area 'B' does not list a floor area allowance/permitted intensity. Provide a permitted intensity in area 'B'. Similarly, review any other uses that may need floor area in the table.

Response: Land Use Data table was revised to include a floor area for the amenity center in Developable Area 'B'.

c. Dimensional Standards Table

i. Footnote 1 should apply to both single-family detached and all other uses.

Response: Dimensional Standards table footnote 1 was added to 'all other uses'.

ii. Revise the language in footnote 1 as follows: "~~Proposed~~ Residential structures shall be set back a minimum 25-feet from adjacent ~~residential development~~ lands containing existing residential uses or ~~zone districts for the single-family detached residential~~ vacant land classified as RSF-1, RSF-3, RSF-4, or RSF-6."

Response: Dimensional Standards table footnote 1 was revised per request.

iii. Revise the language in footnote 2 as follows: "~~Proposed~~ Non-residential buildings shall be set back a minimum 15', if parking is ~~proposed~~ adjacent to ~~adjacent residential development~~ lands containing existing residential uses or ~~zone districts for the single-family detached residential~~ vacant land classified as RSF-1, RSF-3, RSF- 4, or RSF-6, or a minimum 25', if a building(s) is ~~proposed~~ adjacent to ~~adjacent residential development~~ lands containing existing residential uses or ~~zone districts for the single-family detached residential~~ vacant land classified as RSF-1, RSF-3, RSF- 4, or RSF-6."

2. Public School Student Generation Form
   a. Alachua County Public Schools has returned the attached executed Public School Student Generation Form. Include this executed form in the application package, replacing the unexecuted form.

Response: The executed Public School Student Generation Form is included in the application package, replacing the unexecuted form.

3. Miscellaneous
   a. Staff is proposing a condition to be included in the PD Ordinance and as a general note on the PD Master Plan. Review the following condition:

Driveway Access. Residential lots fronting a collector roadway greater than 60' in width, or any arterial roadway, shall not be granted driveway access from said collector or arterial roadway and may only be rear loaded. Common alleyways, no less than 12' in width, may be used to accomplish rear loading, trash collection, and other service delivery if the proper easements or rights-of-way have been provided.

Response: The applicant is proposing a local roadway connecting the project to Progress Park, across the project site, which is proposed as a low-speed transportation facility. It is the applicant's intent to create the transportation facility, but in a much safer and traffic-calmed manner.

The applicant is also proposing a reduced design and posted speed, well below 55 mph, and recommend the City consider a 45 mph design speed and a 35 mph posted speed this close to San Felasco. Hammock State Preserve and the increasingly populated Progress Corporate Park. Much of Progress Corporate Park has a 25mph speed limit. To go from 55 mph directly to 25 mph creates safety concerns.

We trust you will find this letter sufficiently responds to PAT comments. Please contact me at (352) 331-1976 or at Gerry.dedenbach@nv5.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Gerry Dedenbach, AICP + LEED AP
Vice President of Infrastructure Florida

\\fs01.chw-inc.local\jobs2\2024\24-0413\departments\02_planning\city-county\241010 resubmittal\letter 241010 pat response hammock mccall.docx

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FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

City of Alachua
Comprehensive Plan Amendment Application

☐ **Large** Scale Comprehensive Plan Amendment (greater than 10 acres)

☐ **Small** Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: The Hammock
2. Address of Subject Property: N/A - US HWY 441
3. Parcel ID Number(s): 03957-000-000
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Commercial, Industrial, Conservation
6. Proposed Future Land Use Map Designation: Commercial, Moderate Density Residential, Conservation
7. Acreage: ±111.249 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Gerry Dedenbach, AICP Title: Vice President
   Company (if applicable): CHW, an NV5 Company
   Mailing address: 11801 Research Drive
   City: Alachua State: Florida ZIP: 32615
   Telephone: ( ) 352-331-2976 FAX: ( ) e-mail: Gerry.Dedenbach@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): San Felasco Research Ventures, LLC
   Mailing Address: P.O. Box 238
   City: Lake Butler State: Florida ZIP: 32054

* Must provide executed Property Owner Affidavit authorizing 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: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:

   (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
   (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   (IV) Promotes conservation of water and energy;
   (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

5. 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.)

6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

7. Three (3) sets of 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).

8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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 necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 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.**

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

Gerry Dedenbach
Signature of Applicant

Signature of Co-applicant

Gerry Dedenbach
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 August, 2024, by Gerry Dedenbach, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

ERICA SAMPLES
MY COMMISSION # HH 264215
EXPIRES: May 12, 2026

Signature of Notary Public, State of Florida

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City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Approximately 14000 NW US HWY 441, Alachua, FL 32615

Parcel ID Number(s): 03957-000-000

Acreage: ±111.25

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Brian Crawford Title: Title Manager

Company (if applicable): San Felasco Research Ventures LLC

Mailing Address: PO Box 238

City: Lake Butler State: FL ZIP: 32054

Telephone: Contact agent FAX: e-mail:

C. AUTHORIZED AGENT

Name: Gerry Dedenbach, AICP Title: Vice President of Florida Infrastructure

Company (if applicable): CHW, an NV5 Company

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: (352) 331-1976 FAX: N/A e-mail: Gerry.Dedenbach@NV5.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Alachua County, Suwannee River Water Management District, Florida Department of Transportation, Florida Department of Environmental Protection, and all other pertinent agencies.

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

Brian S Crawford

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14 day of August, 2024 by Brian Crawford, who is/are personally known to me, or who has/have produced N/A as identification.

NOTARY SEAL

Notary Public State of Florida
Sandra Cid Aguilar
My Commission HH 441251
Expires 9/6/2027

Signature of Notary Public, State of Florida

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LEGAL DESCRIPTION

24-0413.03

DATE: AUGUST 22, 2024
PROJECT NAME: The Hammock
PROJECT NO: 24-0413.03
DESCRIPTION FOR: PLANNED DEVELOPMENT/REZONING SERVICES (COMMERCIAL PD-COMM)

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 2°00'21" WEST, ALONG SAID WEST LINE, A DISTANCE OF 658.70 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, WITH THE SOUTH RIGHT OF WAY LINE FOR US HIGHWAY NO. 441 (HAVING A RIGHT OF WAY WIDTH OF 200 FEET), SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2764.93 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 72°06'27" EAST, 882.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°22'24", AN ARC LENGTH OF 886.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 62°59'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 468.43 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 380.00 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 63°28'10" WEST, A DISTANCE OF 460.46 FEET; THENCE SOUTH 89°59'35" WEST, A DISTANCE OF 832.89 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14.04 ACRES, MORE OR LESS

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

LEGAL DESCRIPTION

24-0413.03

DATE: AUGUST 22, 2024
PROJECT NAME: The Hammock
PROJECT NO: 24-0413.03
DESCRIPTION FOR: PLANNED DEVELOPMENT/REZONING SERVICES (MODERATE RESIDENTIAL PD-R)

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 89°59'35" EAST, A DISTANCE OF 832.89 FEET; THENCE SOUTH 63°28'10" EAST, A DISTANCE OF 460.46 FEET TO AFOREMENTIONED EAST LINE OF SECTION 24; THENCE SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2508.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 89.80 ACRES, MORE OR LESS

Application Package
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1. Response Letter
2. LsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3392401 2 PG(S)
1/14/2022 10:17 AM
BOOK 4968 PAGE 2468
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1060484
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $20,090.00
Intang. Tax: $0.00

Prepared by and return to:
John M. Athanaselos, Esq.
Athanaselos & Associates, P.A.
8217 Massachusetts Ave
New Port Richey, FL 34654
(727) 967-0263
File Number: **2021-16**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **14th day of January, 2022** between **McCall Family Limited Liability Limited Partnership, a Florida Partnership** whose post office address is **5045 Westshore Drive, New Port Richey, FL 34652,** grantor, and **San Felasco Research Ventures, LLC, a Florida Limited Liability Company** whose post office address is **P.O. Box 238, Lake Butler, FL 32054,** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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 heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

REVISED:

THOSE LANDS SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH HALF OF SOUTHEAST QUARTER (N 1/2 OF SE 1/4), LESS SOUTH HALF OF NORTHWEST QUARTER OF SOUTHEAST QUARTER (S 1/2 OF NW 1/4 OF SE 1/4) OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
ALSO:
THAT PART OF NE 1/4 OF NE 1/4, LYING SOUTH OF STATE ROAD NO. 25 A/K/A NW US HWY 441, OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
ALSO:
NORTH HALF OF SOUTHEAST QUARTER OF NORTHEAST QUARTER (N 1/2 OF SE 1/4 OF NE 1/4) OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
ALSO:
SOUTH HALF OF SOUTHEAST QUARTER OF NORTHEAST QUARTER (S 1/2 OF SE 1/4 OF NE 1/4) OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

Parcel Identification Number: 03957-000-000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/30/2021**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: John Athanaselos

Witness
Printed Name: Tiffany Athanaselos

McCall Family Limited Liability Limited Partnership, a Florida Partnership

By: Margaret Miller
Margaret Miller, Partner

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 14th day of January, 2022 by Margaret Miller, Partner of McCall Family Limited Liability Limited Partnership, a Florida Partnership who [✓] is personally known or [ ] has produced a drivers license as identification.

[Seal]

John Athanaselos
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG337563
Expires 5/22/2023

Notary Public
Print Name: John Athanaselos
My Commission Expires:

Sign Up for Property Watch

Parcel Summary

Parcel ID	03957-000-000
Prop ID	15742
Location Address	13932 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	233200.00
Subdivision	
Legal Description	S1/2 OF NE1/4 OF NE1/4 & SE1/4 OF NE1/4 & N1/2 OF NE1/4 OF NE1/4 S OF RD LESS 2 ACRES TO CHURCH & N1/2 OF SE1/4 LESS 1/2 OF NW1/4 OF SE1/4 OR 4968/2468 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	24-08-18
Tax Area	ALACHUA (1700)
Acres	114.58
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

SAN FELASCO RESEARCH VENTURES LLC
PO BOX 238
LAKE BUTLER, FL 32054

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$121,880	$109,547	$111,192	$102,228	$104,142
Land Value	$21,000	$2,000	$2,000	$2,000	$2,000
Land Agricultural Value	$41,457	$41,457	$44,300	$44,300	$44,300
Agricultural (Market) Value	$2,385,180	$227,160	$227,160	$227,160	$227,160
Just (Market) Value	**$2,528,060**	**$338,707**	**$340,352**	**$331,388**	**$333,302**
Assessed Value	$184,337	$153,004	$157,492	$148,528	$150,442
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$184,337	$153,004	$157,492	$148,528	$150,442
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

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0100	SFR	1.00	43560	0	0	A
5500	TIMBER 2	113.58	4947544.8	0	0	

Building Information

Type	SINGLE FAMILY	**Heat**	ELECTRIC
Total Area	2,365	**HC&V**	FORCED AIR
Heated Area	1,474	**HVAC**	CENTRAL
Exterior Walls	CONCRETE BLOCK; FACE BRICK	**Bathrooms**	2.0-Baths
Interior Walls	DRYWALL	**Bedrooms**	3 BEDROOMS
Roofing	ASPHALT	**Total Rooms**	
Roof Type	GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1974
Floor Cover	CARPET; CLAY TILE	**Effective Year Built**	1994

Type	SOH MISC	**Heat**	
Total Area	1,200	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2007

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,474	3	0100	SINGLE FAMILY
FGR	FINISHED GARAGE	588	3	0100	SINGLE FAMILY
FOP	FINISHED OPEN PORCH	72	3	0100	SINGLE FAMILY
FSP	FIN SCREENED PORCH	231	3	0100	SINGLE FAMILY

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0800	DRIVE/WALK	378		R1	RES
0959	FP 2	1		R7	RES
2021	SHED 1	540		R2	RES
2221	STG 1	280		R2	RES
2402	WELL IRR	1		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/14/2022	$2,870,000	WD	4968	2468	Qualified (Q)	Improved	MCCALL FAMILY LIMITED LIABILIT	SAN FELASCO RESEARCH VENTURES	Link (Clerk)
2/7/2006	$100	DD	3315	1396	Unqualified (U)	Improved	* MCCALL FAMILY LIMITED LIABIL	MCCALL FAMILY LIMITED LIABILIT	Link (Clerk)
12/29/2005	$1,030,000	DD	3288	1039	Unqualified (U)	Improved	* MCCALL GERTRUDE TRUSTEE MARG	* MCCALL FAMILY LIMITED LIABIL	Link (Clerk)
10/20/2003	$100	WD	2805	519	Unqualified (U)	Improved	* MCCALL JAMES E GERTRUDE E	* MCCALL GERTRUDE TRUSTEE MARG	Link (Clerk)

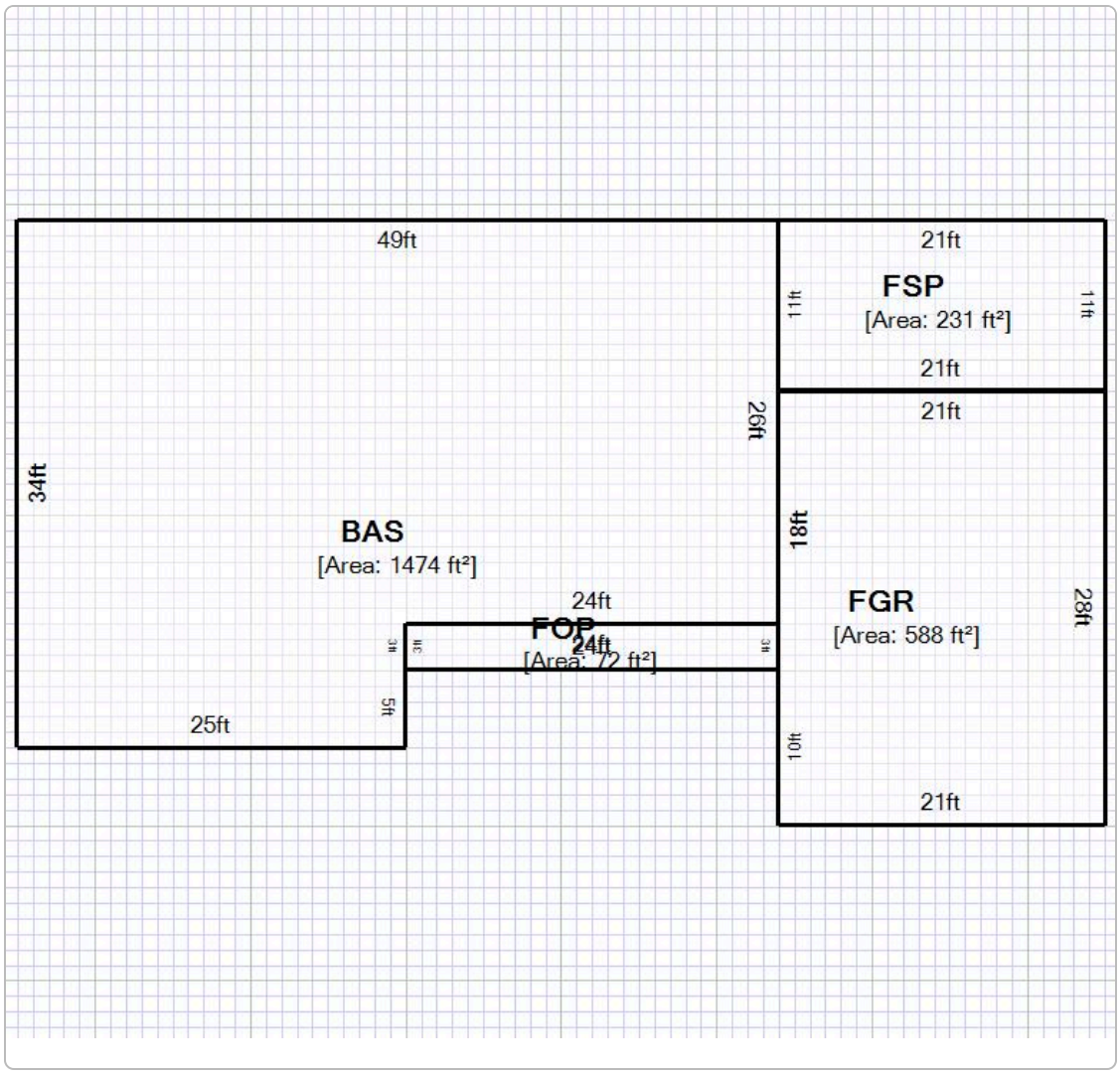
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

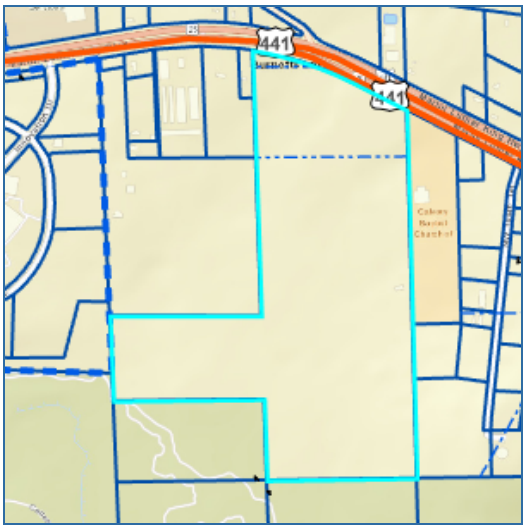
Permit Number	Type	Primary	Active	Issue Date	Value
07-10998	SERVICE UPGRADE	Yes	No	4/25/2007	$500
7720	MECHANICAL	Yes	No	2/21/2001	$1,000
96-00000	OVER THE COUNTER INSPECT	Yes	No	10/30/1996	$0
95-00000	OVER THE COUNTER INSPECT	Yes	No	1/25/1995	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, 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
Last Data Upload: 8/8/2024, 6:44:30 AM

Contact Us

Developed by
Schneider GEOSPATIAL

Search > Account Summary

Real Estate Account #03957 000 000

Owner:
SAN FELASCO RESEARCH VENTURES LLC

Situs:
13932 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **12/29/2023** for **$4,209.27**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2023 Annual Bill	$0.00	**Paid** $4,209.27	12/29/2023	**Receipt** #23-0075908	Print (PDF)
2022 Annual Bill	$0.00	**Paid** $3,433.82	11/21/2022	**Receipt** #22-0028233	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $3,615.73	11/17/2021	**Receipt** #21-0027161	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $3,411.46	11/10/2020	**Receipt** #20-0010661	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $3,545.78	11/18/2019	**Receipt** #19-0022193	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $3,408.74	11/29/2018	**Receipt** #18-0039010	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $2,889.14	11/13/2017	**Receipt** #17-0013841	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $2,579.00	11/15/2016	**Receipt** #16-0016036	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $2,659.67	11/13/2015	**Receipt** #15-0015476	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $2,623.76	11/06/2014	**Receipt** #14-0006454	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $2,968.91	11/07/2013	**Receipt** #13-0008020	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $2,986.43	11/14/2012	**Receipt** #12-0022478	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $3,154.04	11/17/2011	**Receipt** #2011-3008152	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $3,504.84	11/12/2010	**Receipt** #2010-3005042	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $4,089.55	11/12/2009	**Receipt** #2009-1000788	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $4,140.11	11/07/2008	**Receipt** #2008-9001566	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $3,389.37	11/13/2007	**Receipt** #2007-9015308	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $3,569.01	11/09/2006	**Receipt** #2006-9074440	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $3,125.22	11/07/2005	**Receipt** #2005-9034027	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $2,987.71	11/10/2004	**Receipt** #2004-4002889	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,617.92	11/19/2003	**Receipt** #2003-3014305	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,473.54	11/13/2002	**Receipt** #2002-0205296	Print (PDF)
Total Amount Due	**$0.00**				

Detail by Entity Name

Florida Limited Liability Company
SAN FELASCO RESEARCH VENTURES, LLC

Filing Information

Document Number	L20000306507
FEI/EIN Number	86-3215336
Date Filed	09/29/2020
Effective Date	09/28/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/14/2021
Event Effective Date	NONE

Principal Address

12469 WEST STATE ROAD 100
LAKE BUTLER, FL 32054

Changed: 05/12/2021

Mailing Address

P.O. BOX 238
LAKE BUTLER, FL 32054

Changed: 05/12/2021

Registered Agent Name & Address

CONCEPT INCOME PROPERTIES, LLC.
12469 WEST STATE RD 100
LAKE BUTLER, FL 32054

Address Changed: 04/14/2021

Authorized Person(s) Detail

Name & Address

Title MGR

CONCEPT INCOME PROPERTIES, LLC
1449 SW 74th Drive
Suite 200

Gainesville, FL 32607

Title MGR

ROBERTS CAPITAL VENTURES LLC
P.O. BOX 238
LAKE BUTLER, FL 32054

Annual Reports

Report Year	Filed Date
2022	04/28/2022
2023	03/13/2023
2024	03/13/2024

Document Images

03/13/2024 -- ANNUAL REPORT	View image in PDF format
03/13/2023 -- ANNUAL REPORT	View image in PDF format
04/28/2022 -- ANNUAL REPORT	View image in PDF format
04/14/2021 -- LC Amendment	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
09/29/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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9. Map Set

Neighborhood Meeting Materials

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 24-0413.03

To:	Neighbors of the US 441 / CR 2054 Intersection
From:	Gerry Dedenbach, AICP, VP Infrastructure Florida
Date:	30 July 2024
RE:	Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two (2) proposed applications on ±112 acres in the City of Alachua (Alachua County Tax Parcel # 03957-000-000).

One application is a Large-scale Comprehensive Plan Amendment (LSCPA) request to reduce an approximate 10-acre portion of Commercial Future Land Use (FLU) area and remove the ±81-acre Industrial FLU area on the parcel by changing it to Moderate Density Residential (0-4 dwelling units per acre) FLU. The parcel's existing Conservation FLU area will remain.

The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), and Conservation (CSV).

The applications allow a combination of commercial retail sales and service uses along US 441, moderate density residential (0-4 dwelling units per acre), and a 100'-wide conservation area abutting San Felasco Hammock Preserve State Park consistent with that area's existing underlying FLU designation.

The site is located on US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park.

Meeting Details

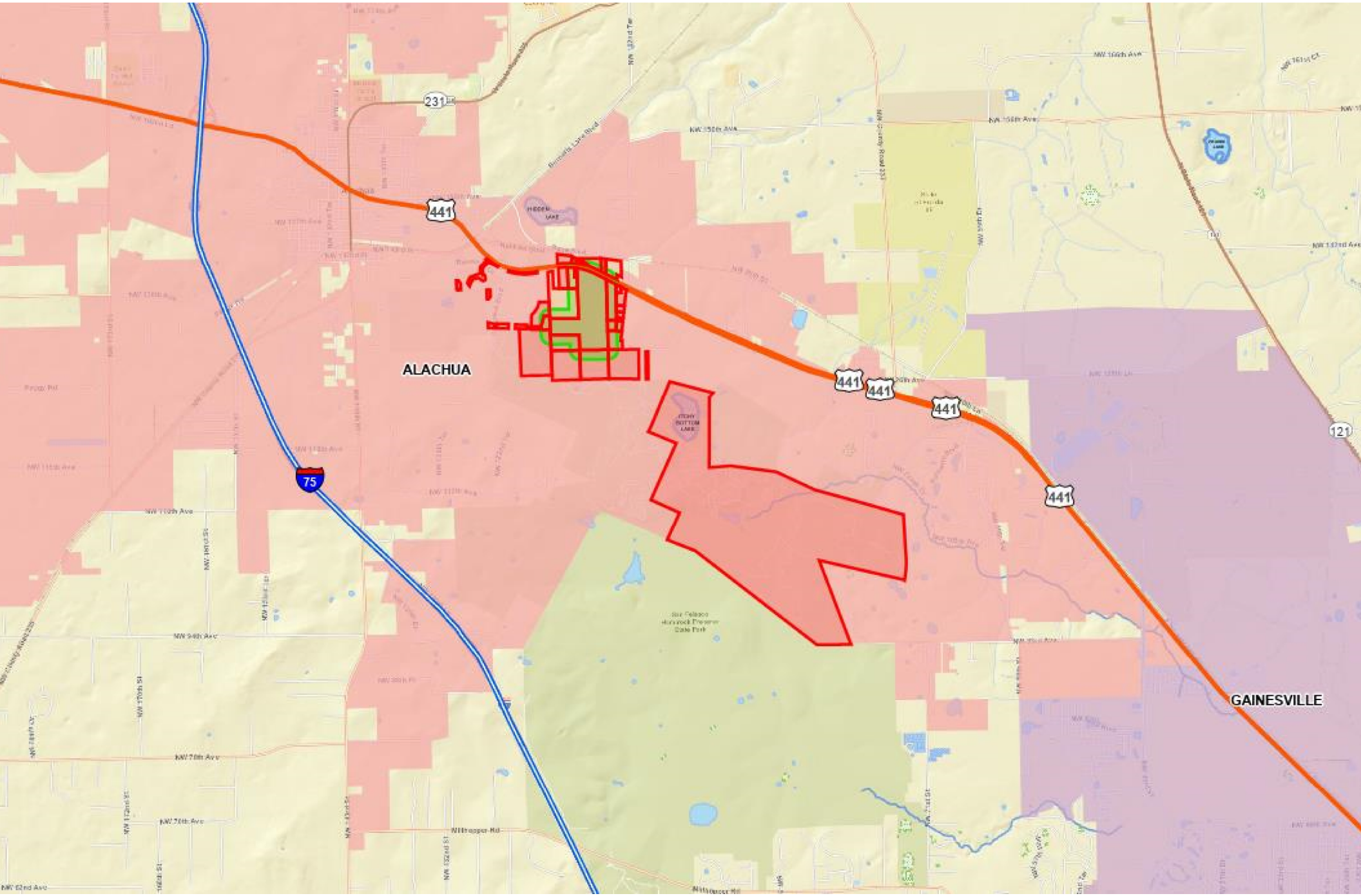
Date:	14 August 2024
Time:	6:00 PM
Location:	CHW Office, 11801 Research Drive, Alachua, FL, 32615
Contact:	Gerry Dedenbach, AICP 11801 Research Drive Alachua, FL 32615 (352) 331-1976 CHW-Live@NV5.com

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

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

Neighborhood Meeting Materials

Mailing Labels


231
441
ALACHUA
441
441
441
441
121
75
GAINESVILLE

03953-000-000
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03953-001-001
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03953-002-000
AMSDELL STORAGE VENTURES 59 LLC
20455 EMERALD PARKWAY DR SW STE
CLEVELAND, OH 44135

03953-004-000
PRUITT EDGAR LEE JR LIFE ESTATE
PO BOX 894
ALACHUA, FL 32616

03953-004-001
SAGAR ROBERT G & TERRY
PO BOX 1809
ALACHUA, FL 32616

03956-000-000
STATE OF FLORIDA IIF
TIITF/REC & PARKS, SAN FELASCO STA
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03956-010-000
CONCEPT DEVELOPMENT INC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

03956-010-038
PROGRESS CENTER PROPERTY OWNE
PO BOX 969
ALACHUA, FL 32616

03957-000-000
SAN FELASCO RESEARCH VENTURES
PO BOX 238
LAKE BUTLER, FL 32054

03958-000-000
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03961-000-000
MCMILLAN EULA LOLE LIFE ESTATE
PO BOX 1011
ALACHUA, FL 32616

03961-001-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03962-000-000
SCENTWORX INC
PO BOX 253
ALACHUA, FL 32616

03962-001-000
HILLMAN SUPPLY COMPANY INC
PO BOX 2339
ALACHUA, FL 32616

03964-001-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

05949-004-000
CALVARY BAPTIST CHURCH OF ALACH
PO BOX 1227
ALACHUA, FL 32616

05949-009-000
STATE OF FLORIDA IIF
TIITF REC & PARKS, SAN FELASCO HAM
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399

05949-011-002
STARLINE LLC
30 NORTH GOULD ST R
SHERIDAN, WY 82801

05949-011-003
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05949-011-005
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05949-014-000
GEOLINE HOLDINGS LLC
13430 NW 104TH TER #A
ALACHUA, FL 32615

05949-015-000
ALACHUA 441 LLC
12801 NW 56TH AVE
GAINESVILLE, FL 32653

05949-016-000
WOODSCAPES INTERIORS INC
26509 W US HWY 27
HIGH SPRINGS, FL 32643

05949-017-000
DCB GABLES LC
110 NW 2ND AVE
GAINESVILLE, FL 32601

05949-019-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05971-000-000
CHAMBERS & LEE TRUSTEES
1225 NW FRONTIER DR
LAKE CITY, FL 32055

03962-000-000
SCENTWORX INC
10912 RACHAEL BLVD
Alachua FL 32615

03961-000-000
MCMILLAN EULA LOLE LIFE ESTATE
14060 NW US HWY 441
Alachua FL 32615

03953-004-001
SAGAR ROBERT G & TERRY
14014 NW US HWY 441
Alachua FL 32615

03953-004-000
PRUITT EDGAR LEE JR LIFE ESTATE
14018 NW US HWY 441
Alachua FL 32615

03962-001-000
HILLMAN SUPPLY COMPANY INC
13935 NW US HWY 441
Alachua FL 32615

05971-000-000
CHMABERS & LEE TRUSTEES
13925 NW US HWY 441
Alachua FL 32615

05949-015-000
ALACHUA 441 LLC
13450 NW 104TH TER
Alachua FL 32615

03953-002-000
AMSDELL STORAGE VENTURES 59 LLC
14024 NW US HWY 441
Alachua FL 32615

05949-004-000
CALVARY BAPTIST CHURCH OF ALA
13920 NW US HWY 441
Alachua FL 32615

Neighborhood Workshop Notice
City Manager
Mike DaRoza
PO Box 9
Alachua FL 32615

Neighborhood Workshop Notice
Assistant Director Planning
Linda Dixion, AICP
PO Box 115050
GAINESVILLE FL 32611

Neighborhood Workshop Notice
Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua FL 32615

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

Neighborhood Workshop Notice
Tamara Robins
PO Box 2317
Alachua FL 32616

Neighborhood Workshop Notice
Jean Calderwood
14095 NW 174th Ave
Alachua FL 32615

Neighborhood Workshop Notice
Antoinette Endelicato
5562 NW 93rd Ave
Gainesville FL 32653

Neighborhood Workshop Notice
Lynda Coon
7216 NW 126 Ave
Alachua FL 32615

Neighborhood Workshop Notice
Lynn Horton
19005 NW 138th Ave
Alachua FL 32615

Neighborhood Meeting Materials

Newspaper Advertisement

What Trump's platform says about crime

One proposal: Death penalty for drug dealers

Kinsey Crowley
USA TODAY

Former President Donald Trump's acceptance speech at the Republican National Convention covered a lot of territory but left out several of his policy objectives.

Agenda47 is Trump's official campaign platform for the 2024 election. It proposes conservative ideas on education, immigration and crime.

A recent report by nonpartisan think tank Council on Criminal Justice shows violent crime in U.S. cities has largely fallen back to 2019 levels, before the pandemic and civil unrest contributed to a spike in crime. CCJ CEO and President Adam Gelb says there are three factors to consider in assessing how effective a policy might be in deterring crime:

"It's about certainty, swiftness and severity," Gelb said. "If we put anywhere near as much energy into increasing certainty and swiftness as we do into increasing severity, we'd be much safer, and I think fairer too."

Here is a look at some of Trump's policy proposals to address crime.



Agenda47, former President Donald Trump's official campaign platform for the 2024 election, includes a number of crime-related proposals. MARCO BELLO/REUTERS

Invest in police officers

"President Trump will sign a record investment in hiring, retention, and training for police officers. The bill will increase vital liability protections for America's law enforcement officers."

- **Policy evolution in the U.S.:** Police budgets are largely controlled by local governments, but the federal government does issue grants. Lawmakers failed to agree on a police accountability bill in 2021, but in 2022, President Joe Biden issued an executive order establishing an accountability database, reforming civil rights violations prosecution and requiring body-worn cameras for federal law enforcement.
- **In today's context:** Research shows hiring police officers is one of the most cost-effective measures in adult criminal justice policies, but departments are struggling to hire and retain officers. Support for "defunding the police" waned after the 2020 protests. Many advocates still want police reform to address racial disparities in policing.

Requiring stop-and-frisk

"President Trump will require local law enforcement agencies receiving DOJ grants to return to proven policing measures such as stop-and-frisk, strictly enforcing existing gun laws, cracking down on the open use of illegal drugs, and cooperating with ICE to arrest and deport criminal aliens."

- **Policy evolution in U.S.:** The "Terry Stop" is based on the 1968 case Terry v. Ohio, which ruled police can stop and pat down someone without probable cause for arrest if they believe the person is armed. In 2013, stop-and-frisk in New York was found to disproportionately target Black and Latino New Yorkers, and a federal judge ruled it violated their constitutional rights. Gelb said requiring local police to implement the policy would be a dramatic expansion of federal power over police governance.
- **In today's context:** Limited searches can help uncover illegal guns, Gelb said. The American Civil Liberties Union, which has reached settlements with several cities to limit stop-and-frisk, says it is ineffective, is disproportionately used against people of color, decreases community trust in police and leads to people of color reporting crimes less often.

Death penalty for drug dealers and human traffickers

"President Trump will instruct the Department of Justice to dismantle every gang, street crew, and drug network in America. President Trump has also called for the death penalty for drug dealers and human traffickers."

- **Policy evolution in the U.S.:** Twenty-one states in the U.S. have the death penalty, 23 do not have the death penalty, and six have put executions on hold. After a 2008 Supreme Court case held that the death penalty should only be used for the worst offenses, no one is on death row for a crime other than murder, according to the Death Penalty Information Center.
- **In today's context:** The U.S. is in a decadelong overdose epidemic that is currently largely driven by fentanyl and other substances. The DPIC reported 24 executions in 2023, compared to more than 18,900 drug trafficking cases in the same year that were reported to the U.S. Sentencing Commission, which studies federal sentencing practices.

Target 'Marxist' courts without cash bail

"President Trump will take on the radical Marxist prosecutors who have abolished cash bail and refuse to charge criminals."

- **Policy evolution in the U.S.:** A 2022 report showed 60% of people awaiting trial were in jail because they could not afford bail, but the solution is highly debated. Advocates of removing the cash bail system say it creates disparities in the criminal justice system because low-income defendants may have to wait behind bars for their trial, arguing instead that pretrial detention should be based on risk to the community. Others believe cash bail is necessary to ensure defendants show up for court proceedings.
- **In today's context:** New Jersey moved away from a monetary bail system in 2017. A court decision in California has curtailed the traditional role of bail, and some cities have worked on further reforms. In 2023, Illinois became the first state to abolish cash bail.

Disciplining minors

"Many of these carjackers and criminals are 13, 14, and 15 years old. I will order the Education and Justice Departments to overhaul federal standards on disciplining minors. So, when troubled youth are out of control, they're out on the streets and they're going wild, we will stop it."

- **Policy evolution in the U.S.:** According to a 2022 Department of Justice report, juvenile arrests for violent crimes have been on the decline since 2006. Evidence shows harsh punishment does not stop youth crime, and juvenile detention centers are often harmful places to be for youths, according to criminal justice advocacy group the Sentencing Project.
- **In today's context:** This year, Louisiana repealed a 2017 law known as "Raise the Age," so that 17-year-olds can be tried as young adults again.

Foreign actors to adapt to presidential race changes, says intelligence officer

Jonathan Landay and Christopher Bing
REUTERS

WASHINGTON – U.S. foes targeting November's election with influence operations are expected to adapt to presidential contest developments, a U.S. intelligence official said on Monday, in an apparent reference to Joe Biden dropping his reelection bid.

The official said unidentified foreign actors were especially focused on "events that occurred this month regarding the presidential race," without referring directly to President Biden's decision to withdraw.

The official's comments indicated that U.S. intelligence agencies expect foreign actors to refocus their influence operations on Vice President Kamala Harris, whom Biden endorsed as the Democratic Party standard bearer.

"We expect these actors to adjust to these events and incorporate them into their influence narratives, seeking to undermine democratic institutions," the official said, without identifying the foreign actors.

Biden, 81, ended his flagging reelection bid on July 21 under growing pressure from his fellow Democrats and tapped Harris as the party's candidate to face Republican Donald Trump, reshaping the presidential race.

Briefing reporters, the official from the Office of the Director of National Intelligence (ODNI) cited reports from non-government groups that foreign actors had already used the July 13 attempted assassination of Trump "as part of their narratives."

The official said that U.S. foes targeting the November elections were outsourcing influence operations to marketing and communications firms, with Moscow using Russia-based influence-for-hire companies to shape U.S. public opinion.

Chinese government entities are using a China-based technology company to enhance its covert influence operations in the United States, the official said. While the Chinese government probably is not planning to influence the U.S. election outcome, it is leveraging social media to sow divisions among Americans, the official said.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two (2) proposed applications on ±112 acres in the City of Alachua (Alachua County Tax Parcel # 03957-000-000). One application is a Large-scale Comprehensive Plan Amendment request to reduce an approximate 10-acre portion of Commercial Future Land Use (FLU) area and remove the ±81-acre Industrial FLU area on the parcel by changing it to Moderate Density Residential (0-4 dwelling units per acre) FLU. The parcel's existing Conservation FLU area will remain. The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), & Conservation (CSV).

The site is located on US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park. The applications allow a combination of commercial retail sales / service uses along US 441, moderate density residential, and a 100'-wide conservation area consistent with that area's existing underlying FLU designation.

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 pm on August 14, 2024
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Gerry Dedenbach, AICP
Phone Number: (352) 331-1976
Email: CHW-Live@NV5.com

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Talcum Powder
IS CONNECTED TO
Ovarian Cancer
Fallopian Tube Cancer, Mesothelioma and Primary Peritoneal Cancer
If you've been diagnosed with cancer in 2010 or later
You May Be Entitled To
COMPENSATION



SEE IF YOU QUALIFY TODAY
352-805-1956

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Neighborhood Meeting Materials

Workshop Presentation

The Hammock

Large-Scale Comprehensive Plan Amendment (LSCPA)
& Rezoning to Planned Development Applications

CHW
AN NV5 COMPANY

City of Alachua
Neighborhood Meeting
August 14, 2024

24-0413.03: The Hammock

1

The purpose of the neighborhood meeting:

The City of Alachua requires Comprehensive Plan Amendment and Rezoning applicants to host a neighborhood meeting.

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 identify concerns prior to the application's submission.



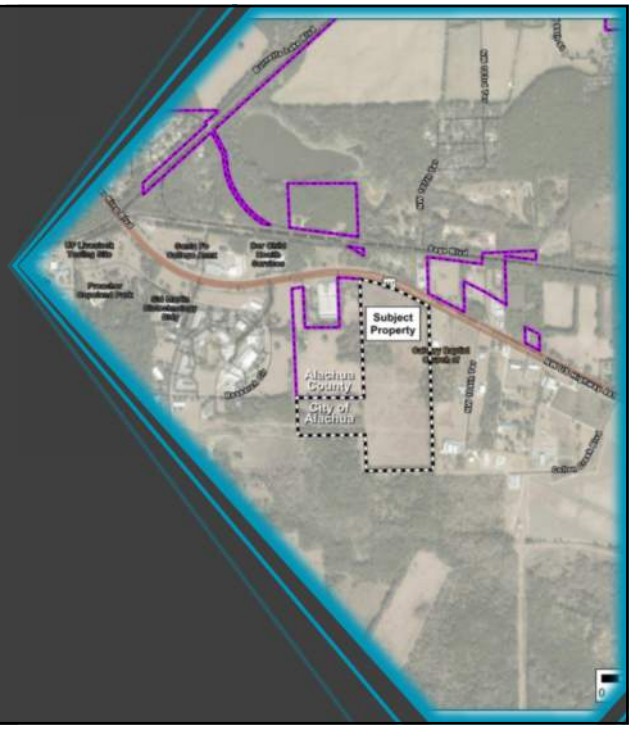
CHW

2

REQUEST:

- LsCPA Application
  - *FROM*: **Commercial, Industrial,** and **Conservation**
  - *TO*: **Commercial, Moderate Density Residential, and Conservation**

- Rezoning Application
  - *FROM*: **Agriculture (A)**
  - *TO*: **Planned Development, Commercial (PD-Comm), Planned Development, Residential (PD-R), and Conservation (CSV)**



3

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

To: Neighbors of the US 441 / CR 2054 Intersection
From: Gerry Dedenbach, AICP, VP Infrastructure Florida
Date: 30 July 2024
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two (2) proposed applications on ±112 acres in the City of Alachua (Alachua County Tax Parcel # 03957-000-000).

One application is a Large-scale Comprehensive Plan Amendment (LSCPA) request to reduce an approximate 10-acre portion of Commercial Future Land Use (FLU) area and remove the ±81-acre Industrial FLU area on the parcel by changing it to Moderate Density Residential (0-4 dwelling units per acre) FLU. The parcel's existing Conservation FLU area will remain.

The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), and Conservation (CSV).

The applications allow a combination of commercial retail sales and service uses along US 441, moderate density residential (0-4 dwelling units per acre), and a 100'-wide conservation area abutting San Felasco Hammock Preserve State Park consistent with that area's existing underlying FLU designation.

The site is located on US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park.

Meeting Details
Date: 14 August 2024
Time: 6:00 PM
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615
Contact: Gerry Dedenbach, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
CHW-Live@NV5.com

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

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

Beyond Engineering | Florida Region www.chw-inc.com



What Trump's platform says about crime

Foreign actors to adapt to presidential race changes, says intelligence officer

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IS CONNECTED TO
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Email: CHW-Live@NV5.com

4

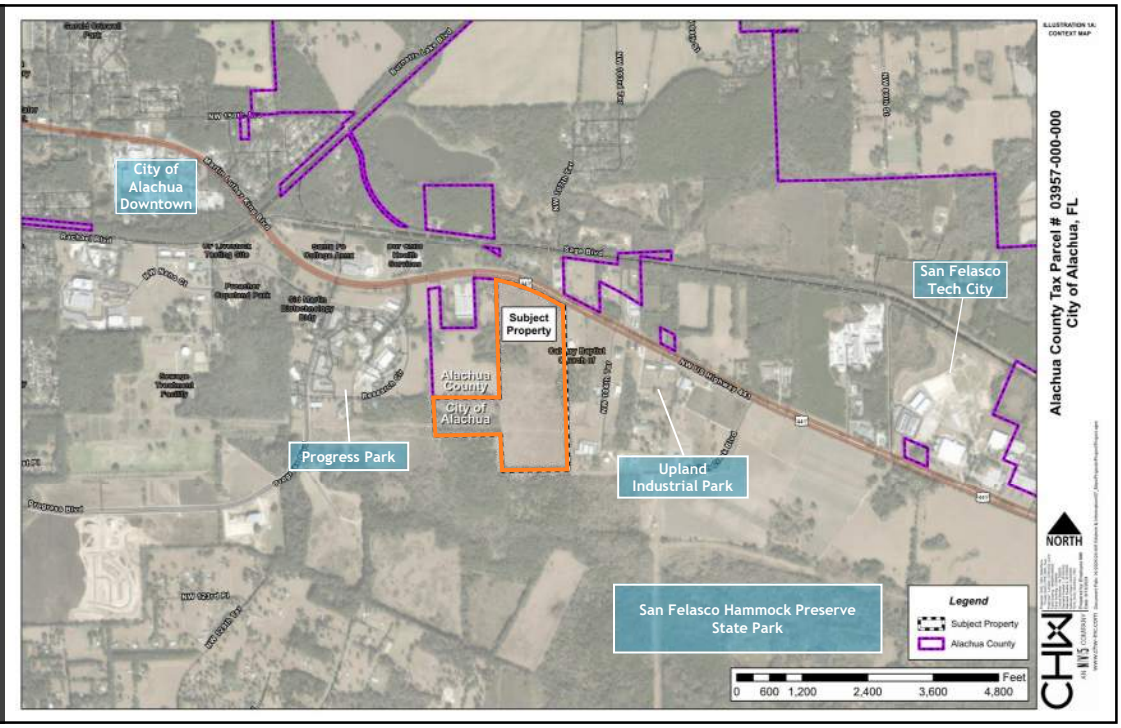
LSCPA & REZONING
ESTIMATED TIMELINE

Pre-Application Meeting	Neighborhood Meeting	Submittal	Staff Review & Resubmittal	Planning & Zoning Board	City Commission Public Hearings (two)
July 17, 2024	August 14, 2024	August 29, 2024	Sept.-Oct. 2024	Nov. 12, 2024	Dec. 9, 2024 Feb. 10, 2025

Dates are tentative and subject to adjustment

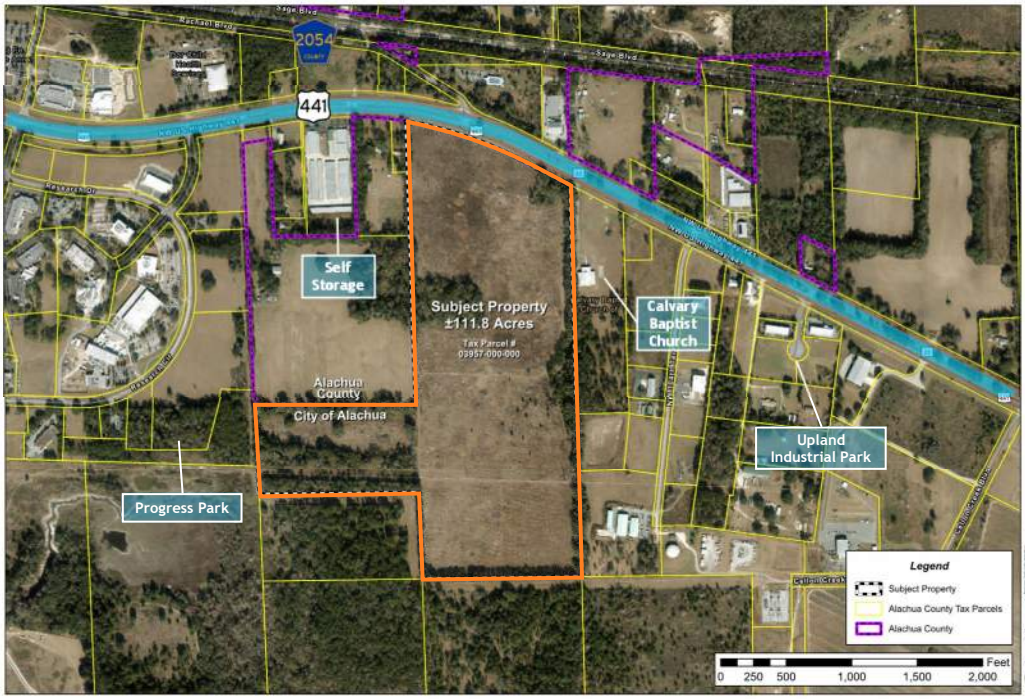
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Context Map



6

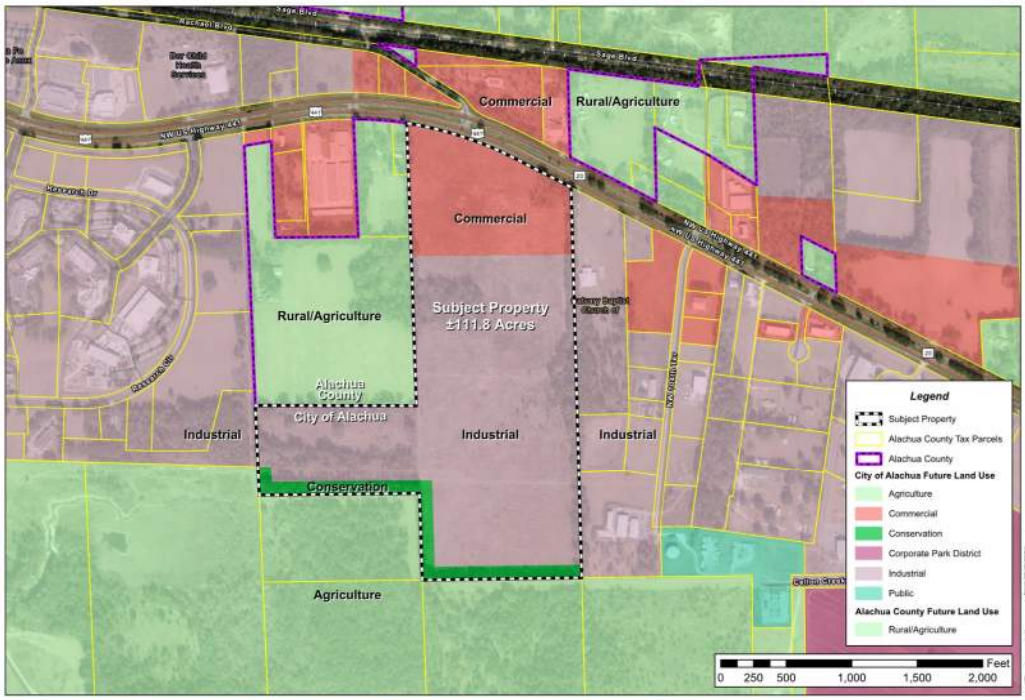
Aerial Map



7

Existing Future Land Use Map

FLU:
Commercial;
Industrial;
Conservation

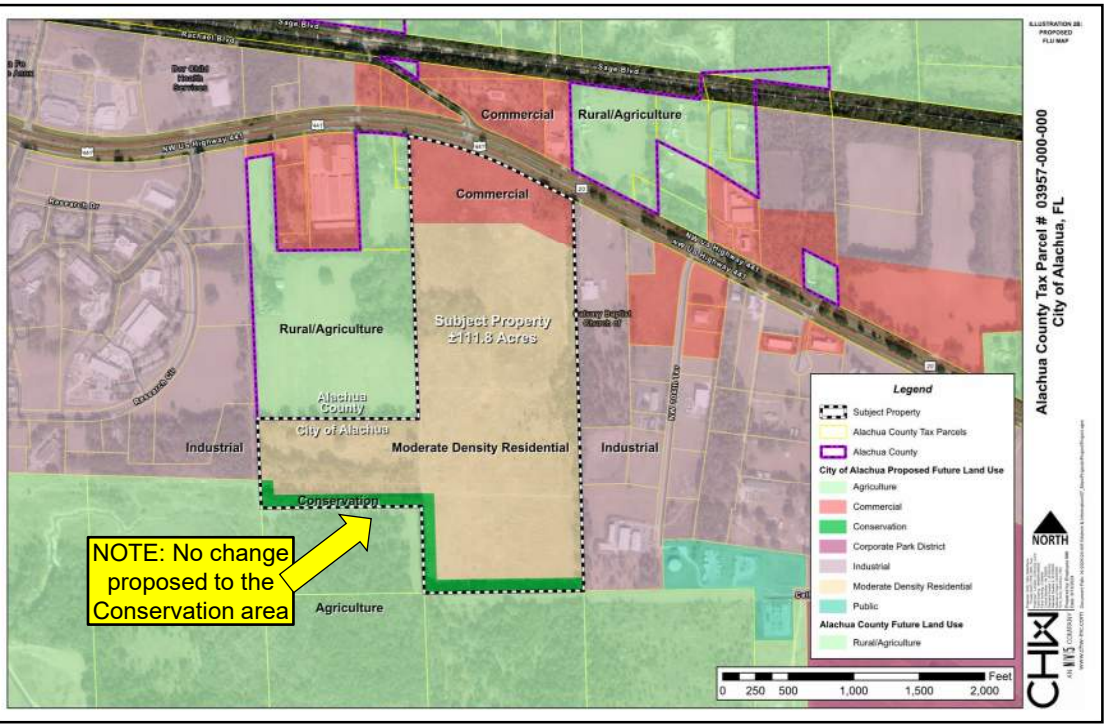


8

Proposed Future Land Use Map

Proposed FLU: Commercial; Moderate Density Residential;& Conservation

- Reduces Commercial and
- Replaces Industrial w/ Moderate Density Residential

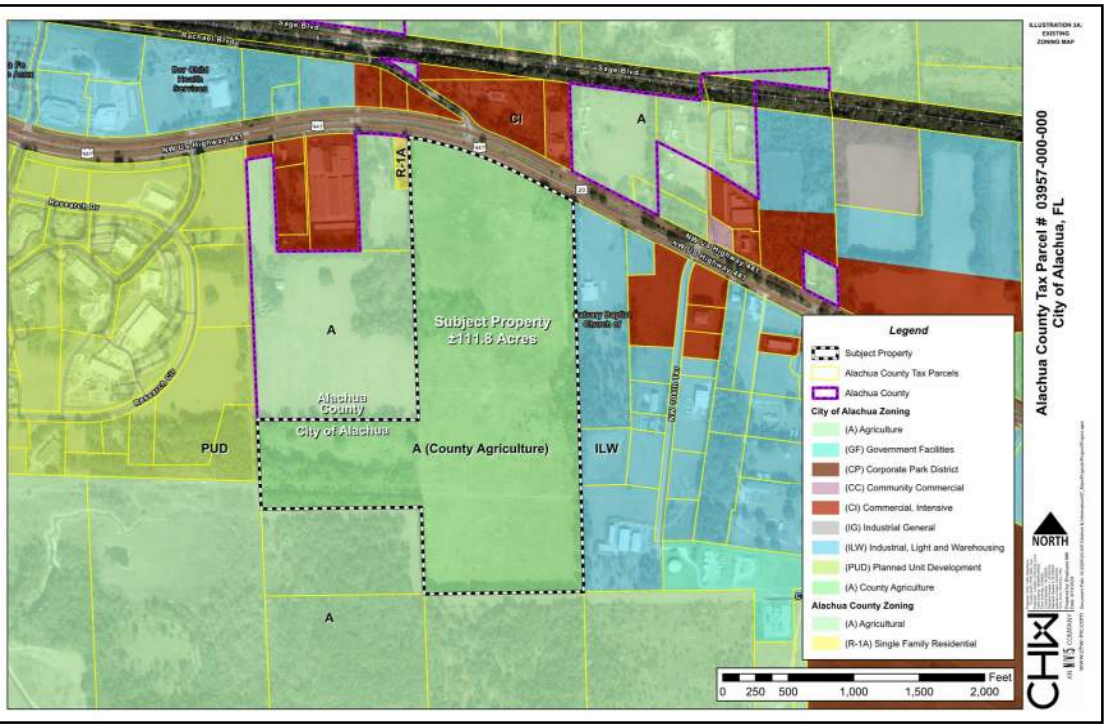


9

Existing Zoning Map

Zoning: Agriculture

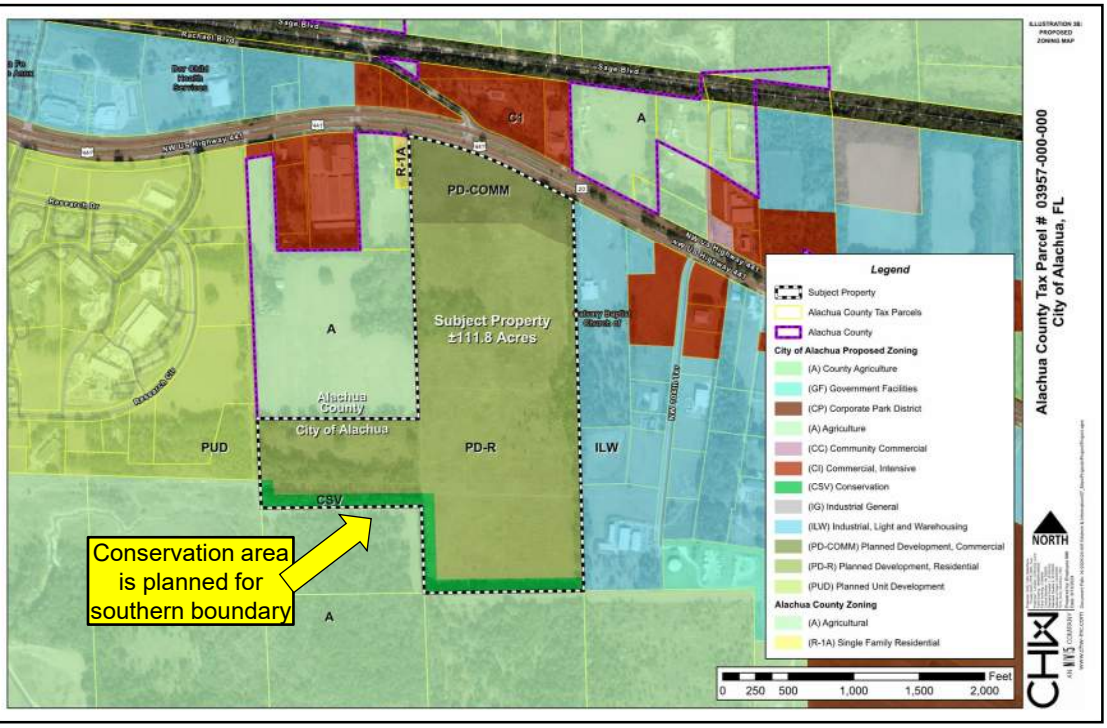
Zoning is pre-existing, non-conforming to the site's FLU categories



10

Proposed Zoning Map

Proposed Zoning: Planned Development, Commercial (PD-Comm); Planned Development, Residential (PD-R); and Conservation (CSV)

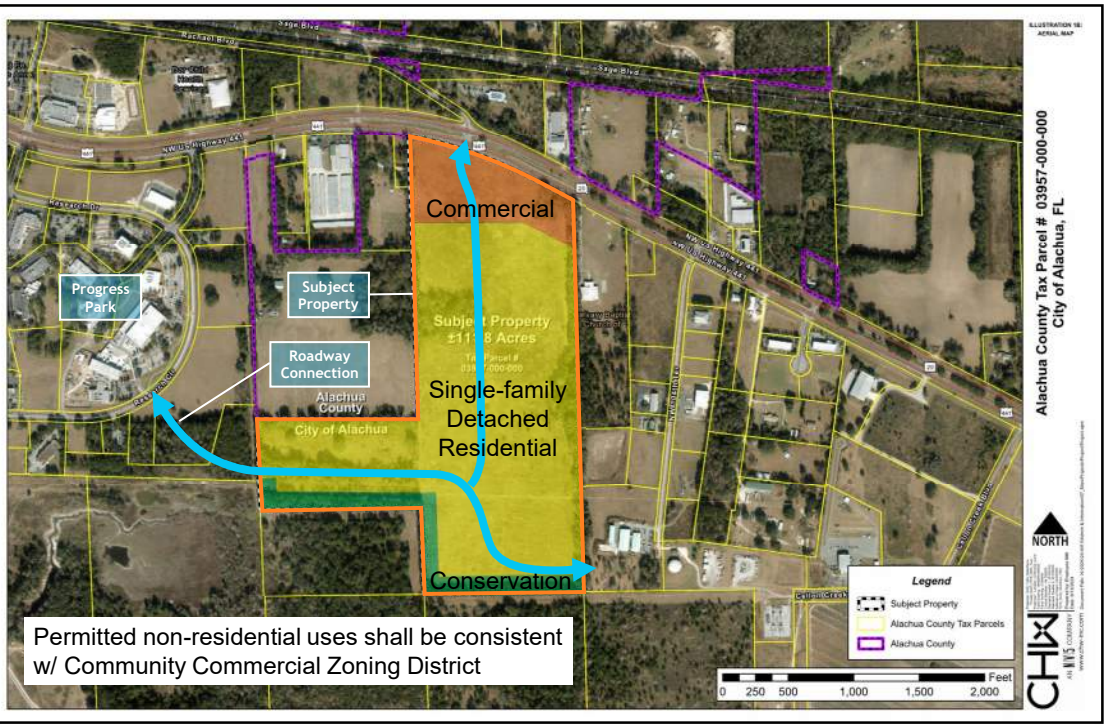


11

Concept

Proposed Entitlements:

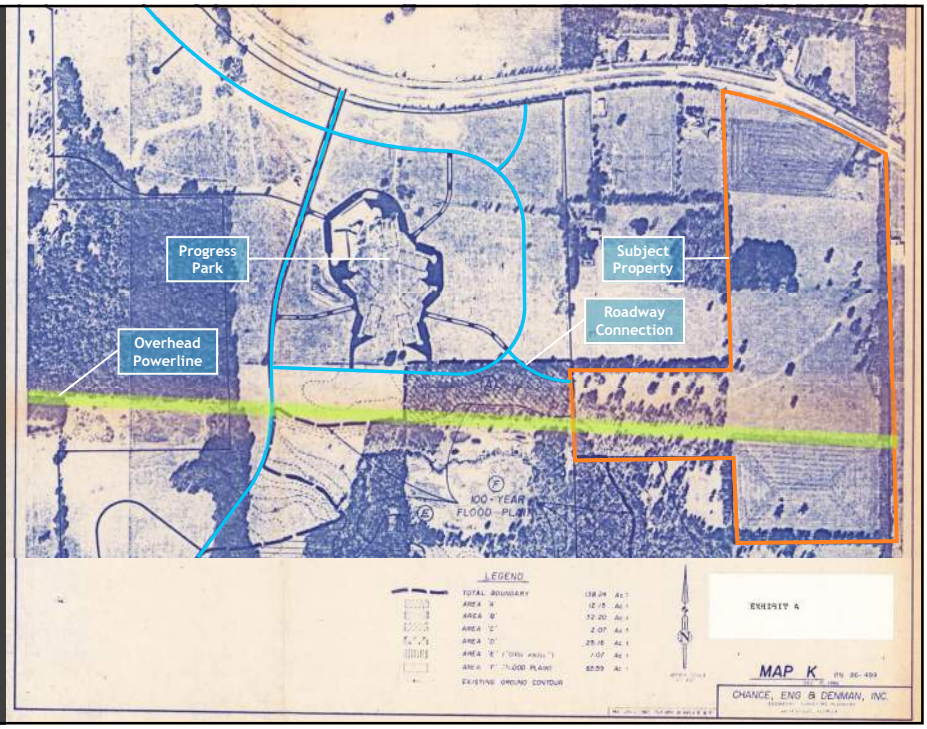
- Commercial: 150,000 SF
- Single-Family: 340 dwellings with 40'- and 50'-wide lots
- Conservation: None



12

Progress Center Development of Regional Impact (DRI) Map K (Master Plan)

The Progress Park (F/K/A Progress Center DRI) 1987 Master Plan illustrates an intended roadway connection east to the subject property.



13

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AN NV5 COMPANY

14

Neighborhood Meeting Materials

Sign-in Sheet

SIGN-IN SHEET

The Hammock

24-0413.03

Event: Neighborhood Meeting

Date/Time: August 14, 2024 @ 6:00 PM

Place: CHW (11801 Research Drive, Alachua, FL 32615)

Re: Large-scale Comprehensive Plan Amendment and Rezoning to Planned Development

	Print Name	Street Address	Signature
1	Terry Sagar	terryleesagar@gmail.com 14014 NW Hwy 441	
2	Robert Sagar	14014 NW Hwy 441	
3	Terri M. Sagar	14014 NW Hwy 441 angelswings86@gmail.com	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Neighborhood Meeting Materials

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

The Hammock

24-0413.03

Event	Neighborhood Meeting
Date:	August 14, 2024
Location:	CHW Office - 11801 Research Drive, Alachua FL 32615
RE:	**Large-scale Comprehensive Plan Amendment (LsCPA) & Rezoning to PD**

CHW Attendees: Gerry Dedenbach, AICP; Ryan Thompson, AICP; Braxton Linton
Public Attendees: 3 (See Sign-in Sheet)

CHW, on behalf of San Felasco Research Ventures, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics, and a conceptual site layout with proposed uses, densities, and intensities. Questions and comments from public attendees are described below, with agent responses.

Questions and comments from attendees are below, with agent (CHW) responses. Please note, the meeting summary is not a verbatim transcript of the meeting. In addition, the summary is sorted to present topics in a grouped manner, although there was a free-flowing dialogue during the meeting.

Comment: We live between the self-storage and subject property. We are concerned about wildlife and our well. Drilling at the City's water tank has caused sediment, which lasted a few weeks.

Question: What will access look like at CR 2054 with FDOT?
Answer: These applications are requesting land use and zoning. Construction cannot occur until a Final PD Plan is approved. We are meeting with FDOT to discuss modifications to US 441 and timing of the Traffic Impact Assessment (TIA). [Subsequently, FDOT informed the applicant the TIA should be completed when a Final PD Plan is proposed to determine roadway improvements that most accurately mitigate existing conditions. Completing a TIA today may identify required improvements prematurely, as it will likely take a year from now to receive an approved Final PD Plan.]

Question: Why are you building more residential units? What about jobs?
Answer: There is demand in the City and County for more housing. The site will have commercial uses along the frontage, providing jobs within the community and helping residents meet daily needs without leaving the property or using an automobile.

Question: What happened to plans Cellon Creek site and previous plan for this site?
Answer: Currently, we are focused on this site, not the Cellon Creek site. Our client diligently sought proprietors for the previously discussed RV park and other uses shared at the neighborhood meeting previous year. Interest has changed. All development programs are driven by market conditions that suggest a demand for residential units. Residential units will be a good fit with direct access to Progress Park and the San Felasco Parkway extension.

Question: What is the time frame for site construction?
Answer: Approximately two (2) years.

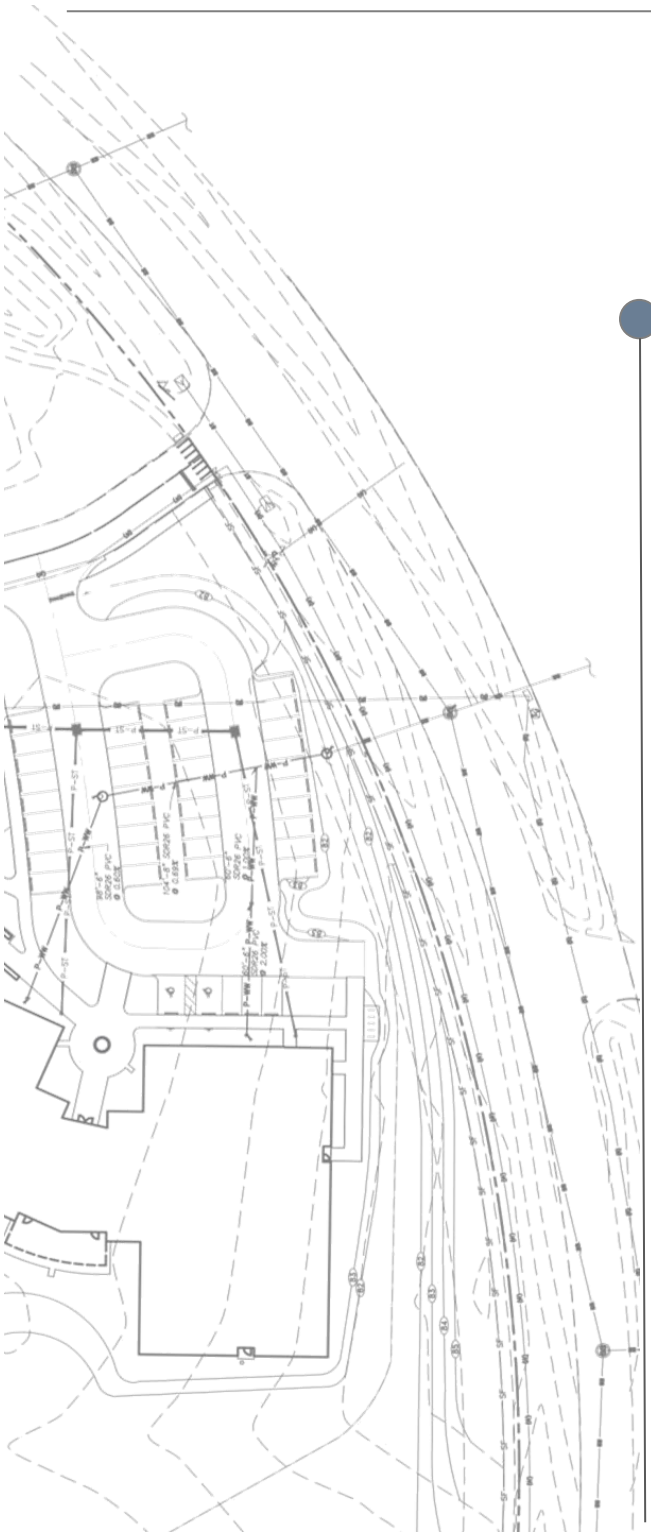
Question: Will this be a gated community?
Answer: No.

Question: How is this construction going to affect my well?
Answer: The homes and retail will be on City of Alachua water & sewer. Temporary disturbance with water quality may occur during construction. Please let us know and we will inform the City of your earlier comments.

The meeting concluded at 6:45 PM.

Application Package
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1. Response Letter
2. LsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. **Justification Report**
8. Public School Student Generation Form
9. Map Set



THE HAMMOCK

Large-scale Comprehensive Plan Amendment (Ls-CPA) – Justification Report

~~August 29, 2024~~
~~RESUBMITTED September 11, 2024~~
~~RESUBMITTED October 10, 2024~~
~~RESUBMITTED November 4, 2024~~
RESUBMITTED June 12, 2025

Prepared for:
City of Alachua
Planning and Community Development Office

Prepared on behalf of:
San Felasco Research Ventures, LLC

Prepared by:
CHW, an NV5 Company

PN# 24-0413
N:\2024\24-0413\Departments\02_Planning\Reports\Justification Report\RPT 250612 The Hammock LsCPA.docx

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1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Development Director
From: Gerry Dedenbach, AICP+LEED AP, CHW, Vice President of Infrastructure Florida
Date: ~~August 29, 2024,~~ RESUBMITTED June 12, 2025
Re: The Hammock Large-scale Comprehensive Plan Amendment (Ls-CPA) Application

Jurisdiction: City of Alachua, FL	**Development Intent:** Allow the development of a master planned community with a mix of housing and commercial retail options.
Location Description/Address: US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park.	
Parcel Number: 03957-000-000	**Site Acreage:** ±111.24 acres *(Source: CHW Survey)*
Existing Future Land Use: ***Commercial (±23.05 acres)*** The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category: retail sales and services; personal services; financial institutions; outdoor recreation and entertainment; tourist-related uses; hotels and motels; commercial shopping centers; auto-oriented uses; Traditional Neighborhood Planned Developments; Employment Center Planned Developments; commercial recreation centers; office/business parks; limited industrial services; and eating establishments. ***Industrial (±81.31 acres)*** This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region. ***Conservation (±7.40 acres)*** The Conservation land use category is established to provide for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and opportunities, depending on the nature and degree of vulnerability of the susceptible features present.	**Proposed Future Land Use:** ***Commercial (±14.04 acres)*** The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category: retail sales and services; personal services; financial institutions; outdoor recreation and entertainment; tourist-related uses; hotels and motels; commercial shopping centers; auto-oriented uses; Traditional Neighborhood Planned Developments; Employment Center Planned Developments; commercial recreation centers; office/business parks; limited industrial services; and eating establishments. ***Moderate Density Residential (0 to 4 du/ac) (±89.80 acres)*** The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category: Single family attached and detached dwelling units; accessory dwelling units; Manufactured or modular homes meeting certain design criteria; duplexes and quadplexes; Mobile homes only within mobile home parks; Residential Planned Developments; Townhomes; Supporting community services such as schools, houses of worship, parks, and community centers. ***Conservation (±7.40 acres)*** The Conservation land use category is established to provide for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood Plains…

1. Executive Summary

Existing Zoning District:	**Proposed Zoning District:**
A: Agriculture The A district is established and intended to *Support agriculture and agriculture supportive uses.* Support the primary use of land for agriculture and agriculture support uses to help maintain the agricultural and rural character of the district; *Ensure residential development consistent with rural and agricultural character.* Ensure that residential development is consistent with the rural and agricultural character of the district, by requiring either low-density residential development or encouraging residential cluster development, and subdivisions that are harmonious with the rural economy and agricultural uses, and *Consistent with Comprehensive Plan.* Be consistent with the areas designated as agriculture on the Comprehensive Plan. The A district is intended to provide areas primarily consisting of agriculture uses and agriculture support uses and allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged using the Conservation Subdivision option.	***PD-Comm: Planned Development- Commercial (±14.04 acres)*** The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses. ***PD-R: Planned Development-Residential (±89.80 acres)*** The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development. ***CSV: Conservation (±7.40 acres)*** The CSV district is established and intended to conserve the unique natural features and functions of sensitive environmental lands located within the district; Maintain the natural functioning and water quality of the hydrological systems in the district; Conserve the feeding and breeding areas of wildlife habitat located in the district; Allow low-intensity, natural resource-based, public recreational uses that can be designed and located in places that are consistent with the purpose of conserving unique natural features and the functions of sensitive environmental lands; and Limit urban development and require it to be designed and located in places that are consistent with the purpose of conserving unique natural features and the functions of sensitive environmental lands.
Existing Maximum Permitted Density/Intensity: Density: • Commercial: 23.05 ac * 15 du/ac = 345du • Industrial: 81.31 ac * 8 du/ac = 650 du • TOTAL: **995 du** Intensity[1]: • Commercial: 23.05 ac * 0.5 FAR = 502,029.00 sf • Industrial: 81.31 ac * 0.5 FAR = 1,770,931.80 sf • TOTAL: **2,272,960.80 sf** [1]Assumes ground floor commercial and industrial with upper-story units.	**Proposed Maximum Permitted Density/Intensity:** Density: • Moderate Density Residential: 89.80 ac * 4 du/ac = **359 du** Intensity: • Commercial: 14.04 ac * 0.5 FAR = **305,791.2 sf** **Total Density/Intensity Requested per Planned Development (PD) Rezoning:** • Residential : **340 du** (±3.8 du/ac) • Commercial: **150,000 sf**
Net Change: Approval of this application results in a potential ***net decrease*** **of 655 du** and a ***net decrease*** **of 2,122,960.80 sf** of non-residential uses compared to what is currently allowed by the onsite FLU categories.	

2. STATEMENT OF PROPOSED CHANGE

This Large-scale Comprehensive Plan (Ls-CPA) application requests to amend the City of Alachua Future Land Use (FLU) category on ±111.24 acres of land in the City of Alachua, Florida (Alachua County Tax Parcel 03957-000-000) ("Subject Property"). This Ls-CPA proposes changing the existing land use from City Commercial, Industrial, and Conservation FLU to City Commercial, Moderate Density Residential, and Conservation FLU. The Subject Property is located on US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

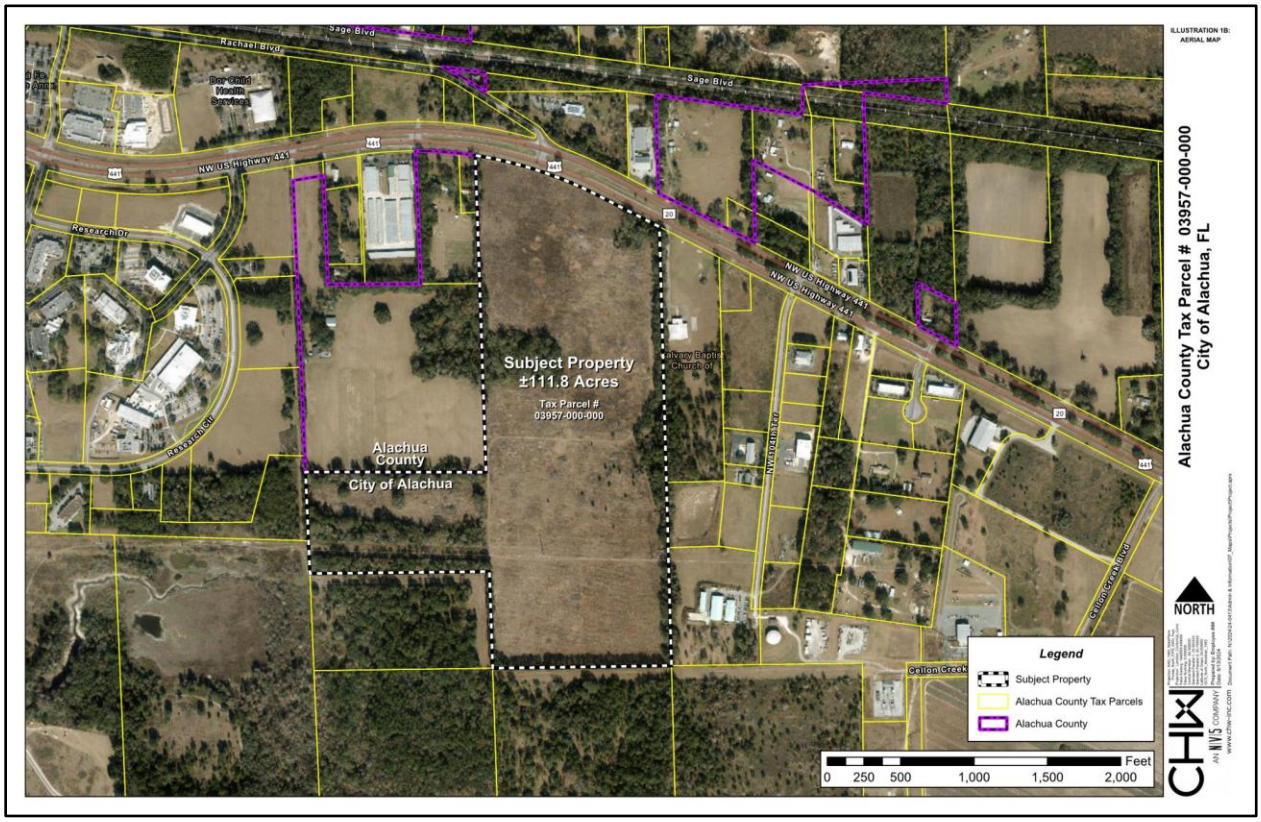


Figure 1: Aerial Map

This request is submitted as a companion to a Rezoning application to amend the site's zoning classifications from Residential Agriculture (A) to Planned Development-Commercial (PD-Comm), Planned Development-Residential (PD-R), and Conservation (CSV). The intent of this Ls-CPA application is to allow for a master planned development, inclusive of single-family detached dwelling units and community commercial uses. This FLU will be in accordance with the proposed Zoning classifications— Planned Development-Commercial (PD-Comm), Planned Development-Residential (PD-R), and Conservation (CSV) in the companion rezoning application.

Existing FLU and zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2 and 3**. Proposed FLU and zoning designations are illustrated in **Figures 4 and 5**.

Table 1. Surrounding and Future Land Use Designations

Direction	Future Land Use Designation	Zoning Designation
North	Commercial	Commercial Intensive (CI)
East	Rural/Agriculture (County); Industrial; Agriculture;	Agriculture (A)(County); R-1A (Single Family Residential); Agriculture (A); Planned Unit Development (PUD)
South	Agriculture	Agriculture (A)
West	Industrial	Industrial, Light and Warehousing (ILW)

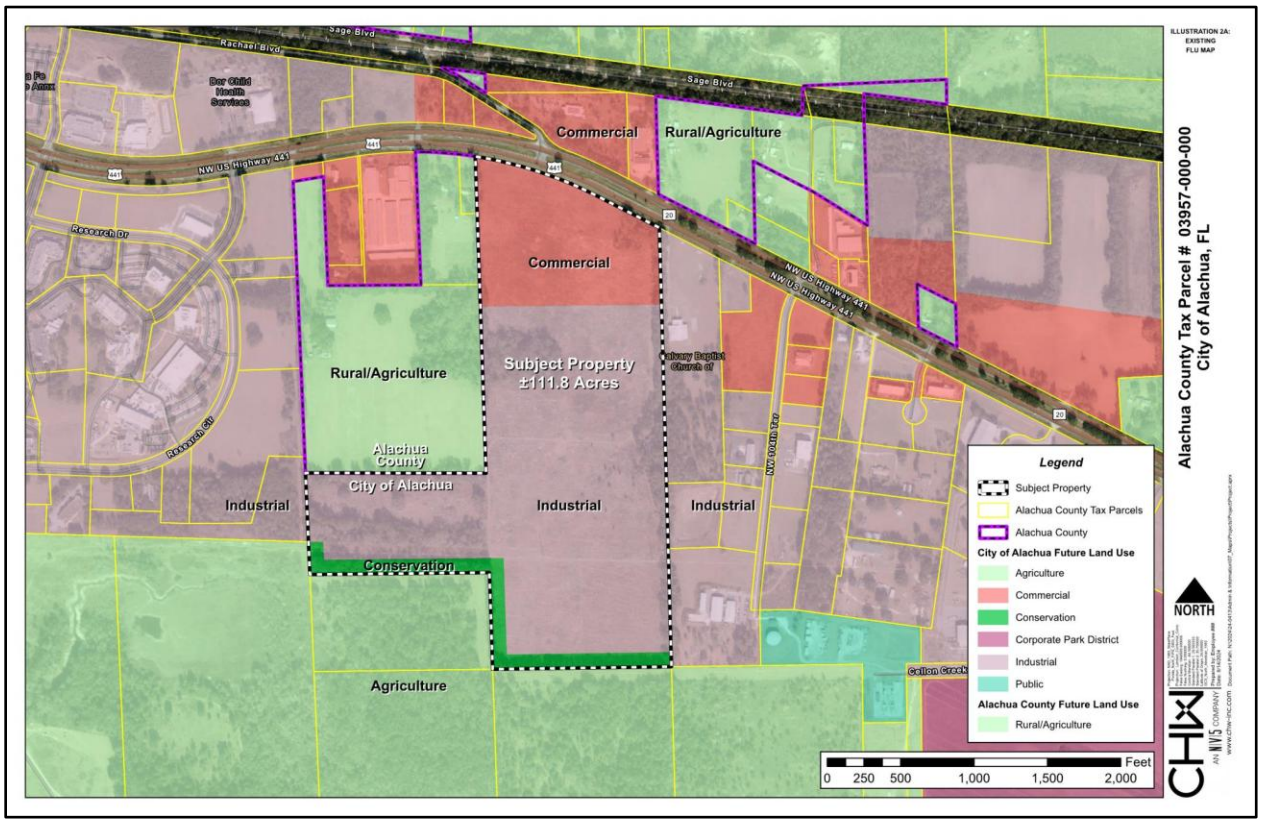


Figure 2: Existing Future Land Use Map

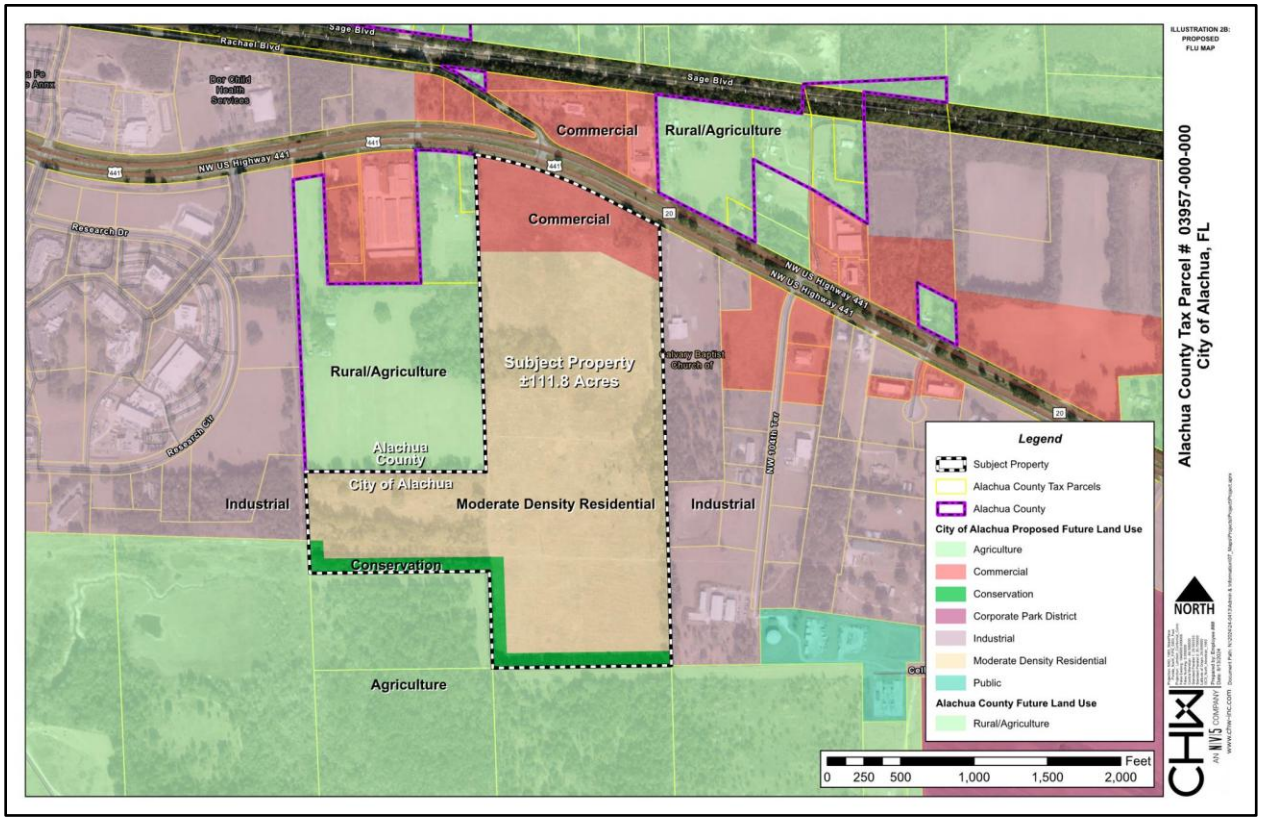


Figure 3: Proposed Future Land Use Map

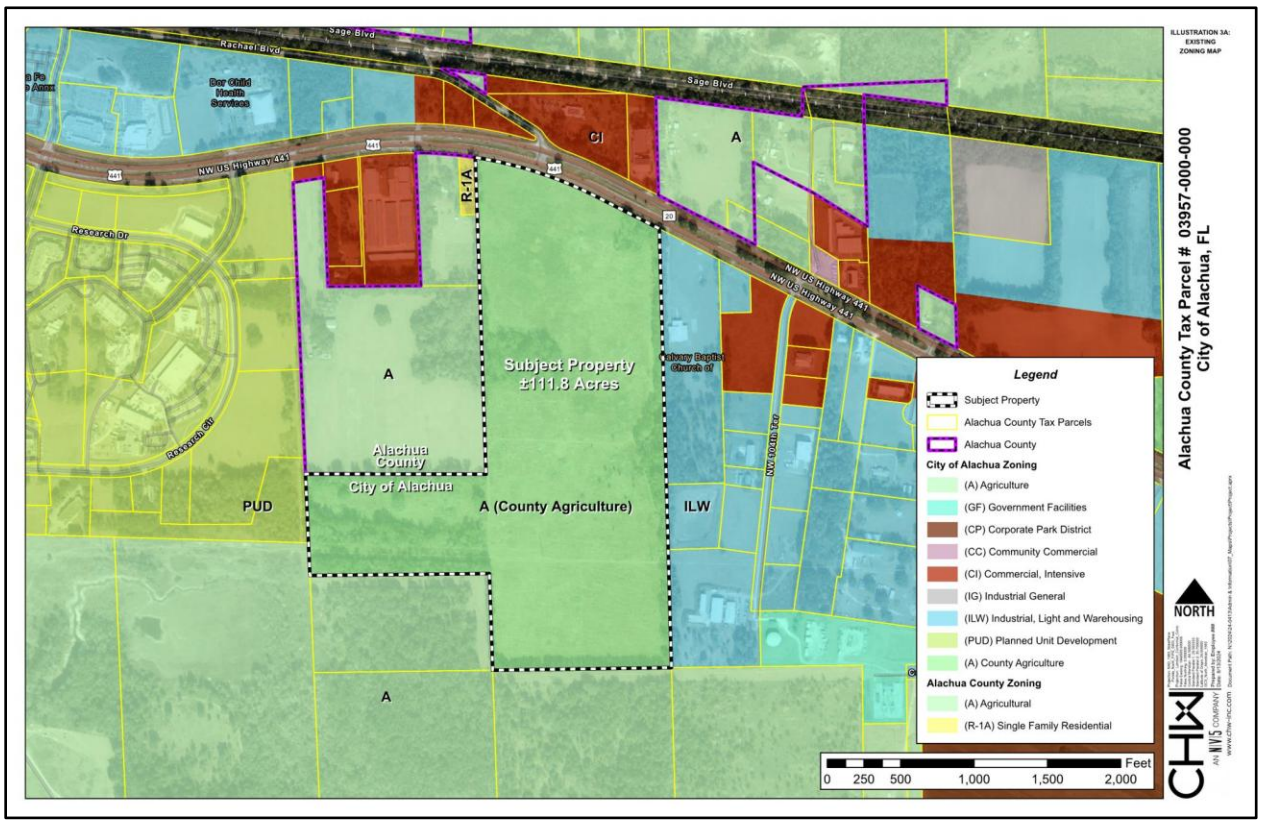


Figure 4: Existing Zoning Map

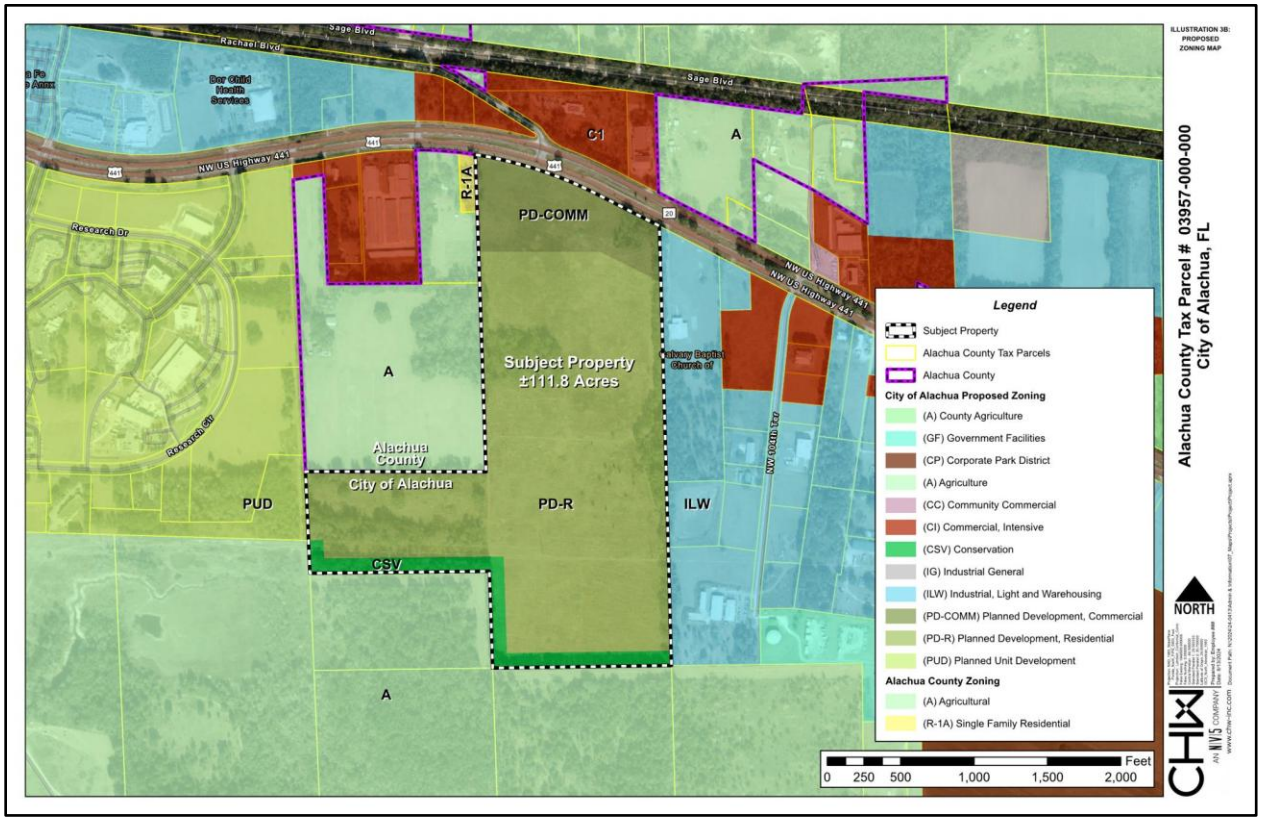


Figure 5: Proposed Zoning Map

3. IMPACT ANALYSIS

The existing Commercial and Industrial Future Land Use (FLU) categories permit both residential and non-residential entitlements, which could be realized in their entirety if commercial and industrial uses are on the ground floor with residential units above. Based on this development pattern, the maximum development potential for the existing FLU categories is as follows:

Density:
- Commercial: ±23.05 ac * 15 du/ac = ±345du
- Industrial: ±81.31 ac * 8 du/ac = ±650 du
- TOTAL: **±995 dwelling units** (**du)**

Intensity[1]:
- Commercial: ±23.05 ac * 0.5 FAR = ±502,029.00 sf
- Industrial[1]: ±81.31 ac * 0.5 FAR = ±1,770,931.80 sf
- TOTAL: **±2,272,960.80 square feet** (**sf)**

This Ls-CPA application requests to change the ±111.24 acre site's existing FLU designations from Commercial and Industrial to Commercial and Moderate Density Residential. The corresponding PD application further limits the site's maximum development potential with the following proposed entitlements:

- **340 du** (±3.8 dwelling units per acre (du/ac))
- **150,000 sf** of non-residential building coverage

Based on this analysis, approval of these applications will result in a potential ***net decrease*** **of 655 du** and a ***net decrease*** **of 2,122,960.80 sf** of non-residential uses compared to what is currently allowed by the onsite FLU categories.

A change in the FLU category designation does not create entitlements for the site. Approval of the rezoning shall create entitlements since the FLU category requires a corresponding zoning district to enable onsite development. Therefore, the impact analysis for this application is based on the companion PD application's requested entitlements.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Data for subsequent tables are from the City of Alachua July 2024 Development Monitoring Report and reflect standards contained within the City of Alachua's Comprehensive Plan and Florida Administrative Code (FAC).

Table 2a. Trip Generation Table – Proposed PD Entitlements

Land Use	ITE LU Code	Variable Type	Variable Size	Daily	AM Peak			PM Peak		
				Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	DU	340	3,111	227	57	170	314	198	116
Residential I.C. Trips - From ITE Spreadsheet				357	3	1	2	68	60	8
Residential External Trips - From ITE Spreadsheet				2,754	224	56	168	246	138	108
Shopping Plaza (40 to 150 KSF)	821	KSF	150.000	10,128	260	161	99	779	382	397
Retail I.C. Trips (Total) - From ITE Spreadsheet				494	3	2	1	67	8	59
Retail External Trips - From ITE Spreadsheet				9,634	257	159	98	712	374	338
Shopping Plaza pass-by trips (40% PM)[1]				3,854	103	64	39	285	150	135
Gross Total Trips				**13,239**	**487**	**218**	**269**	**1,093**	**580**	**513**
Total Trips with Internal Capture Reduction Applied				**12,388**	**481**	**215**	**266**	**958**	**512**	**446**
Total Trips with Internal Capture and Pass-by Reduction Applied				**8,534**	**378**	**151**	**227**	**673**	**362**	**311**

[1]The ITE Trip Generation 11th Edition does not provide pass-by rates for the daily and AM conditions for the Shopping Plaza land use. Therefore, the PM pass-by rate of 40% for the PM Shopping Plaza land use is used for these conditions.

Conclusion: Approval of this application results in a potential for **8,534 new average daily trips**. Per City of Alachua Land Development Regulations §2.4.14.(H)(2)(b), affected roadway segments for developments generating more than 1,000 external Average Daily Trips (ADT) are those on which the development's potential impacts are 5% or greater of the Maximum Service Volume (MSV) of the roadway, as well as all roadway segments located partially or wholly within one-half mile of the development's ingress/egress or nearest major intersection. Segments 4 and 15 are within one-half mile of the development's ingress/egress. Other affected roadway segments include 3, 8, and 9.

As previously outlined in this Section, the existing Commercial and Industrial FLU categories permit multi-family, commercial, and industrial entitlements. **When looking at all existing entitlements, the average daily trip generation is approximately two to three times (2-3x) more than the proposed.** When compared to only the existing Commercial FLU category's entitlements, the permitted non-residential square footage (502,029 sf) would generate nearly twice the average daily trips than the proposed, as demonstrated in Table 2b.

Table 2b. Trip Generation Table – Existing Commercial FLU Non-residential Entitlements

Land Use	ITE LU Code	Variable (Units, KSF)	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Shopping Center (>150kSF)	820	502.029	18,580	422	262	160	1707	819	888
Pass-by Trips (1)			3,530	80	50	30	324	156	169
Net New Trips (utilizing pass-by reduction)			15,050	342	212	130	1,383	663	719

[1]The ITE Trip Generation 11th Edition does not provide pass-by rates for the daily and AM conditions for the Shopping Plaza land use. Therefore, the PM pass-by rate of 40% for the PM Shopping Plaza land use is used for these conditions.

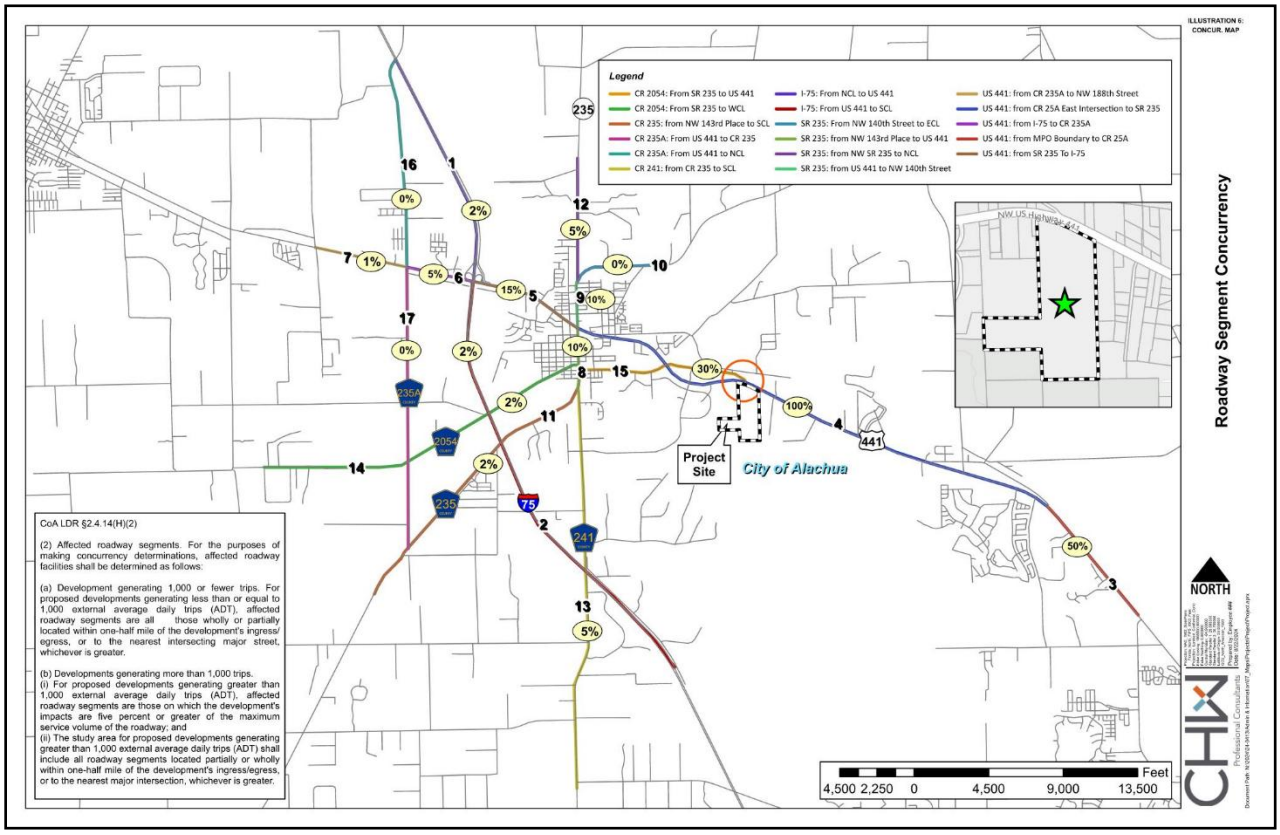


Figure 6: Projected Trip Distribution Map

Table 3a. Projected Impacts on Affected Roadway Segments 3, 4, and 8

AADT / PM Peak						
Traffic System Category	**Segment 3**		**Segment 4**		**Segment 8**	
	US 441		**US 441**		**SR 235**	
	From MPO Boundary to CR 25A East Intersection		From CR 25A East Intersection to SR 235		From NW 143rd Place to US 441	
Maximum Service Volume[1]	43,000	3,870	45,700	4,110	14,400	1,290
Existing Traffic [1]	22,194	2,127	19,134	1,767	10,178	809
Reserved Trips[1]	0	0	6,565	609	0	0
Available Capacity[1]	20,806	1,743	20,001	1,734	4,222	481
Projected Trip Generation[2]	4,267	337	8,534	673	853	67
Residual Capacity with Zoning Approval	**16,539**	**1,407**	**11,467**	**1,280**	**3,369**	**414**

1. Source: City of Alachua July 2024 Development Monitoring Report
2. Projected trip distribution percentage estimates: Segment 3: 50%; Segment 4: 100%; Segment 8: 10%

Table 3b. Projected Impacts on Affected Roadway Segments 9 and 15

AADT / PM Peak				
Traffic System Category	**Segment 9**		**Segment 15**	
	SR 235		**CR 2054**	
	From US 441 to NW 140th Street		From SR 235 to US 441	
Maximum Service Volume[1]	14,400	1,290	1,359	1,359
Existing Traffic [1]	8,624	691	395	395
Reserved Trips[1]	316	38	76	76
Available Capacity[1]	5,460	561	888	888
Projected Trip Generation[2]	853	67	2,560	202
Residual Capacity with Zoning Approval	**4,607**	**494**	**7,635**	**686**

1. Source: City of Alachua July 2024 Development Monitoring Report
2. Projected trip distribution percentage estimates: Segment 9: 10%; Segment 15: 30%

Conclusion: When considering the theoretical impact of development on affected roadway segments as they exist today, all segments maintain residual capacity. That cannot be said for Segment 4 if the site is developed to the existing maximum development potential.

Potable Water / Sanitary Sewer / Solid Waste

Table 4: Maximum Development Potential Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,548,250
Reserved Capacity[1]	**467,620**
Residual Capacity[1]	**284,130**
Percentage of Permitted Design Capacity Utilized[1]	**87.65%**
Projected Potable Water Demand from Proposed Project[2]	103,500
Residual Capacity after Proposed Project	**180,630**

1. *Source: City of Alachua July 2024 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C., and City of Alachua Comprehensive Plan*
    a. *Formulas used:*
        i. *Shopping Center: 0.1 gallons per day / sf of floor space*
            - *150,000 sf * 0.1 = 1,500 gallons*
        ii. *Residential: 275 gallons / day / dwelling unit*
            - *340 dwelling units * 300 = 102,000 gallons*

Conclusion: The project site will be served by the existing City of Alachua potable water infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for potable water. *Approval of this rezoning application does not reserve capacity for the applicant.*

Potable water demand based on existing FLU cateogry designations would significantly impact the City potable water system and potentially require additional system capacity. Based on the residential enetitlements alone, 995 dwelling units, the system would be at or near capacity.

Per Community Facilities Element Policy 4.1.c the existing demand and reserve capacity of the potable water facilities cannot exceed 85% of the permitted design capacity unless additional capacity becomes available or funds to increase capacity are committed. It should be reiterated that this application is not seeking a Certificate of Concurrency Compliance currently. Nor is concurrency reserved for Large-scale Comprehensive Plan Amendments. Any future application for a site plan or final PD plan must demonstrate sufficient potable water capacity for the development proposed to receive City of Alachua approval.

Table 5: Maximum Development Potential Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	764,000
Reserved Capacity[1]	435,759
Residual Capacity[1]	**300,241**
Percentage of Permitted Design Capacity Utilized[1]	**79.98%**
Projected Sanitary Sewer Demand from Proposed Project[2]	103,500
Residual Capacity after Proposed Project	**196,741**

1. *Source: City of Alachua July 2024 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Shopping Center: 0.1 gallons per day / sf of floor space*
            - *150,000 sf * 0.1 = 1,500 gallons*
        ii. *Residential: 250 gallons / day / dwelling unit*
            *340 dwelling units * 300 = 102,000 gallons*

Conclusion: The project site will be served by the existing City of Alachua sanitary sewer infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for sanitary sewer. However, if the site were to develop consistent with the existing FLU category degnation's maximum devleopment potential, additional system capcity would be required to serve the site.

Per Community Facilities Element Policy 4.1.c the existing demand and reserve capacity of the potable water facilities cannot exceed 85% of the permitted design capacity unless additional capacity becomes available or funds to increase capacity are committed. It should be reiterated that this application is not seeking a Certificate of Concurrency Compliance currently. Nor is concurrency reserved for Large-scale Comprehensive Plan Amendments. Any future application for a site plan or final PD plan must demonstrate sufficient potable water capacity for the development proposed to receive City of Alachua approval.

Table 6: Maximum Development Potential Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[1]	**39,428.48**	**7,195.70**
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]	**973.82**	**177.72**

1. *Source: City of Alachua July 2024 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
   a. *Formula used, residential: (340 du x 2.6 persons per du x .73 per capita) = **645.32 lbs.***
   b. *Formula used, nonresidential: (((12 lbs. / 1,000 ft^2/day * [150,000]) * 365)/2,000) = **328.5 lbs.***
   c. *Formula used, pounds per day to tons per year: ([lbs/day] * 0.0005) * 365 = **528.21 tons/year***

Conclusion: Solid waste facility capacity exists to adequately serve development of the Subject Property. Thus, the potential impacts from approval of this application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

The City of Alachua requires all rezoning applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 7.**

Table 7: Maximum Development Potential Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Single-family Residential	340	0.12	**41**	0.06	**20**	0.09	**31**

1. *Source: City of Alachua Public School Student Generation Calculation Form*

Conclusion: The potential impacts from approval of this application could yield 41 elementary school-age children; 20 middle school-age children; and 31 high school-age children. Concurrency will be determined by Alachua County Public Schools at the time of site plan / platting review.

Table 8: Maximum Development Potential Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	55.08
Reserved Capacity[1]	13.84
Available Recreation Acerage[1]	**66.57**
Proposed Recreational Impact[2]	4.42
Residual Recreational Capacity After Proposed Development	**62.15**

1. *Source: City of Alachua July 2024 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 340 units * 2.6 persons per du * (5 acres/1,000 persons)*

Conclusion: The City of Alachua and surrounding areas currently possess considerable acreage for local recreation activities. Thus, the intended mixed-use development is expected to have a minimal impact on the City's current recreational infrastructure.

4. CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this Large-scale Comprehensive Plan Amendment (Ls-CPA) application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Objective 1.2: Residential: The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Policy 1.2.b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Unit Developments;
8. Supporting community services such as schools, houses of worship, parks, and community centers

The Subject Property currently has the City of Alachua's Commercial, Industrial, and Conservation Future Land Use (FLU) categories assigned to portions of the property. This Ls-CPA application requests amending the FLU designations to allow a smaller portion of Commercial FLU on the site and to allow Moderate Density Residential FLU while maintaining the existing Conservation FLU area.

This Ls-CPA requests application of the City's Moderate Density Residential FLU on a ±89.80 acre portion of the site to allow a residential planned unit development providing ±340 single family dwelling units, resulting in a proposed maximum density of ±3.8 dwelling units per acre. This request is consistent with the City's Comprehensive Plan, Future Land Use Element (FLUE), Policy 1.2.b.

A companion Rezoning application, submitted for concurrent review, requests Planned Development Commercial (PD-Comm), Planned Development Residential (PD-R), and Conservation (CSV) zoning on the Subject Property. Consistent with Comprehensive Plan, FLUE Policy 1.2.b.(7) for Moderate Density Residential, Residential Planned Development is allowed in the City's Moderate Density Residential FLU category. The proposed Residential Planned Development, a residential community providing single-family detached dwelling units, aligns with the purpose and intent of both FLU categories as single-family dwelling units are allowed by the underlying FLU categories.

Objective 1.3: Commercial: The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order

to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. .Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. .Eating establishments.

This application requests the City's Commercial FLU on a ±14.04 acre portion of the Subject Property, proximal to US Highway 441. The proposed Commercial FLU is consistent with the City's Comprehensive Plan, Policy 1.3.b., as future development will provide residents and visitors with easy access to a range of goods and services along a major thoroughfare.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

Development of the Subject Property, facilitated by this Ls-CPA and companion Rezoning application, provide an opportunity to locate commercial uses proximal to

residential dwellings, allowing an integration of services benefiting residents as well as visitors to the City. Site planning will be based on design concepts that support innovative design to create a cohesive development and to ensure compatibility within and surrounding the site. Internal roadways and access points will be designed to allow safe and efficient flow of vehicular traffic traveling to or from US 441, as well as within the development.

Setbacks and landscaped buffering between the proposed commercial and residential areas will provide residents with visual screening and help to ensure continued compatibility between uses. Furthermore, site design will integrate pedestrian and bicycle pathways intended to provide residents and visitors with convenient access to the development while effectively reducing traffic volumes on the roadways.

Policy 1.3.f: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

2. The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

This Ls-CPA directly supports maximizing existing and future land use patterns through a redistribution of land uses on the Subject Property. Commercial uses on the ±14.04 acre portion will positively contribute to the City's economic development objectives by adding new opportunities for employment and establishments for residents and visitors to meet daily needs. Coordinated site development will also contribute to preserving US 441 as a Corporate Corridor Activity Center by locating commercial uses near the roadway for ease of access.

Objective 1.8: Conservation

Policy 1.8.a: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

The Subject Property contains ±7.40 acres of Conservation FLU along the southern property boundary. This application does not propose any change to or development in the existing Conservation FLU area.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. Residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category but shall be subject to the permitted uses as set forth in the Land Development Regulations or Ordinance adopting the PD. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

The proposed residential development will include a mix of single family, detached dwellings at different price points to satisfy a range of income levels and housing needs. Differing lot sizes will be blended throughout the residential area, resulting in a residential community with a proposed maximum density of ±3.8 dwelling units per acre. The proposed density remains below the maximum allowed density of four (4) dwelling units per acre, per Policy 1.2.b. for Moderate Density Residential FLU.

A companion Rezoning application, submitted for concurrent review, requests Planned Development Commercial (PD-Comm), Planned Development Residential (PD-R), and Conservation (CSV) zoning on the Subject Property. Consistent with Comprehensive Plan, FLUE Policy 1.2.b(7) for Moderate Density Residential, Residential Planned Development (PD-R) zoning is allowed in the City's Moderate Density Residential FLU category. The proposed Residential Planned Development, a residential community providing single-family detached dwelling units, aligns with the purpose and intent of both FLU categories as single-family dwelling units are allowed by the underlying FLU categories.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

The proposed development, facilitated by the Ls-CPA and companion Rezoning application, provide opportunities to improve quality of life by locating commercial uses near residential areas. Adherence to specific design criteria prioritizing integrated site design ensures future development will benefit residents by providing easy access to commercial opportunities along US 441.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

A minimum of ten percent (10%) open space will be provided, as indicated on the Planned Development Master Plan. Open space areas may be provided in any land use area and may contain low-intensity passive or active recreation opportunities including nature trails, wildlife viewing areas, other recreation opportunities, and stormwater management facilities.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

On site transportation facilities will be designed to ensure the efficient flow of traffic throughout the site and to limit interaction between vehicular and pedestrian traffic. Street design will utilize traffic calming measures as needed to ensure public safety. Sidewalks will be connected to form an internal network supportive of safe pedestrian travel within and between the commercial and residential land use areas.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

The Subject Property is served by City of Alachua electric, water, and wastewater infrastructure and abuts US 441 with nearby surrounding development. Proximity to a major thoroughfare and existing development directly supports efficient infrastructure design and construction by minimizing the distance required for connection, thereby

conserving materials and financial resources. Thus, the costly extension of utilities is not necessary.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high-density residential land use categories. Those regulations shall be developed to achieve the following:

1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

As shown in the residential PD Master Plan submitted with this application, commercial development on the Subject Property will include commercial retail space on a ±13.96 acre portion of the Subject Property, proximal to US Highway 441. The proposed Ls-CPA is consistent with the City's Comprehensive Plan, Policy 2.1.d., as future development will provide residents and visitors with easy access to a range goods and services along a major thoroughfare.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens and champion trees.

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.

Development of the property will adhere to all buffering standards as prescribed in Section 6.2 of the City's Land Development Regulations (LDRs). A 100-ft. conservation area along the southern portion of the property further ensures compatibility of the adjacent uses.

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.

As shown in the residential PD Master Plan submitted with this application, the proposed development will provide a minimum of ten percent (10%) common open space. This open space will include a range of uses, including nature trails, wildlife viewing, other recreation opportunities, and stormwater management facilities. The general location of open space and conservation area is illustrated on the PD Master Plan.

Objective 2.7: Discouragement of Urban Sprawl: The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

Approval of this Ls-CPA effectively avoids proliferation of urban sprawl by supporting compact growth through the integration of residential and commercial uses along US 441. This is evidenced in Section 5 of this Report.

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.

Adherence to the City's development standards, as shown on the accompanying PD Master Plan, and continued coordination with the City through the development review process, ensures the proposed development positively contributes to City's goal of safeguarding natural resources and public facility resources by employing innovative site planning to maximize utility of land. The compact development pattern integrates both residential and commercial uses on a property identified as suitable for development. The Subject Property's location along US 441 and near surrounding development also supports efficient infrastructure planning by limiting the distance required to connect to utilities infrastructure intended to serve residents.

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.

The Subject Property does not contain any National Wetlands Inventory (NWI)-delineated wetlands or Federal Emergency Management Area (FEMA) flood 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 nine (9) types of soils located onsite:

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

On site soils are conducive to the desired development program. The Florida Association of Environmental Soil Scientists does not consider any of the soil types associated with this property to be hydric.

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.

The Subject Property does not contain any FEMA flood areas.

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.

The Subject Property does not contain any NWI-delineated wetlands.

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.

Section 3 of this Report demonstrates the impacts this site will have on available facilities and services. As shown in Section 3, acceptance of this application will not cause City facilities to operate below adopted level of service standards.

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.

Section 3 of this Report demonstrates how the proposed plan for the Subject Property will impact the City of Alachua's level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation facilities.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be issued during the development plan review, following the approval of this Ls-CPA application.

Objective 7.1: Expansion and Extension of Utilities: The City shall make available, through easement or acquisition, suitable lands for utility facilities necessary to support existing and future development.

Policy 7.1.c: The City shall limit any extension of public centralized potable water and sanitary sewer geographic service areas to the corporate limits of the City unless issues of public safety arise.

This application supports Objective 7.1 and is consistent with Policy 7.1.c. in that the proposed development limits the extension of public facilities to suitable lands within the corporate limits of the City. The extension of utility facilities to serve future development along the US 441 corridor, where the Subject Property is located, reflects an efficient and compact growth pattern.

COMMUNITY FACILITIES ELEMENT

Goal 1: Wastewater. The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Future development will connect to the City's wastewater systems to ensure adequate facilities exist for proposed uses and to protect groundwater aquifer resources. Coordination with the City of Alachua during the site and development plan review process will further ensure thresholds for LOS are not exceeded, as indicated in Section 3 of this Report.

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

Wastewater System Levels of Service:

c) System capacity: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Future development will connect to the City's sanitary sewer system to ensure adequate facilities exist for proposed uses and to protect groundwater aquifer resources. Coordination with the City during the site and development plan review process will further ensure thresholds for LOS are not exceeded.

As demonstrated in Section 3 of this Report, the projected sanitary sewer demand from a full buildout of the Subject Property, as proposed, would increase the City's wastewater facility to beyond 85% of permitted capacity design. This scenario contemplates full buildout of the Subject Property in one phase.

In reality, development of the Subject Property will be phased over the span of multiple years. It is assumed that, over time, facilities will be expanded, and additional capacity will become available. Future expansion is anticipated to preclude the 85% threshold being exceeded.

This Ls-CPA application does not request the reservation of system capacity; such a request will come in subsequent engineering applications. It is understood that capacity must be available for development permits to be issued.

Objective 3.3: Stormwater Design Guidelines: The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.

Policy 3.3.a: Stormwater facility design shall incorporate the following features, where practicable:

1. Joint use of retention and detention basins for passive recreation, habitat, and open space.

2. Use of vegetation and landscaping in and around retention and detention basin to enhance stormwater management objectives and improve aesthetics.

3. Integration of on-site retention and detention facilities with other elements of the proposed development through aesthetically sensitive design and the use of landscaping.

4. Maintain and enhance the existing hydrological and ecological function of stream or drainage corridors or wetlands.

5. Where retention and detention basins are located along arterial or collector roads, the basin design shall comply with the Gainesville Urbanized Area Metropolitan Transportation Planning Organization's Urban Design Policy Manual.

Onsite stormwater management facilities will be installed and designed consistent with the City LDR to ensure that these systems are aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable. The Report demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Objective 3.4: Erosion Control: The City shall promote practices that minimize erosion, sedimentation, and stormwater runoff.

Policy 3.4.a: The City shall require development practices that minimize land disturbance, the clearing of vegetation, and the removal of topsoil. These practices shall be based on established construction best management practices such as the use of silt fences and sediment basins to retain sediment on-site.

The site will be designed to minimize disruption of topographic grade and site plans will be designed to work with the existing grade. Best management practices (BMPs) during construction will be employed to reduce erosion and minimize off site impacts.

Objective 3.5: Stormwater System Design in High Aquifer Recharge Areas: The City shall work with the Suwannee River Water Management District and the Florida Department of Environmental Protection criteria for karst stormwater management system design.

Policy 3.5.a: The following general requirements apply to stormwater management systems within high aquifer recharge areas:

1. Stormwater shall not be directly discharged to active sinkholes;

2. When soil and water table conditions allow, the use of offline retention systems for stormwater treatment shall be required;

3. Swale conveyances shall be used to the greatest extent possible and contextually appropriate;

4. Projects in areas zoned for industrial land uses shall not discharge industrial pollutants into the stormwater system or allow permit pollutants to come in contact with groundwater;

5. Natural depressions may be used for stormwater management only when hydrogeological evidence shows that the geologic structure and soils are stable and unlikely to form a direct connection to the groundwater. To verify geologic stability, the design professional shall provide soil boring information and/or supplemental data such as ground penetrating radar;

6. If the hydrogeological conditions are suitable and a natural depression is proposed for use as part of the stormwater management system, a spreader swale shall be employed at the inflow location;

7. Regular inspection shall be conducted by developer/ maintenance entity to visibly check for the indicators of or the existence of solution pipes; and,

8. Remedial plugging activities shall employ methodologies acceptable to the applicable regulatory agency (the Florida Department of Environmental Protection or the Suwannee River Water Management District.)

In accordance with City of Alachua, Water Management District, and State requirements applicable to stormwater management systems within high aquifer recharge areas, stormwater management systems will be designed to ensure post-development runoff does not exceed, nor otherwise negatively impact, pre-development levels. Stormwater will be managed onsite, with no off site storage or discharge into sinkholes.

Wholistic site planning, facilitated by approval of this application, will maximize efficiency of onsite stormwater management systems. The site will be designed to utilize dual purpose, or shared, stormwater management systems, designed and engineered for use by both residential and commercial areas.

Goal 4: Potable Water. The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1: Water System Level of Service Standards: The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

Future development will connect to the City's potable water system to ensure adequate facilities exist for proposed uses and to protect groundwater aquifer resources. Coordination with the City during the site and development plan review process will further ensure thresholds for LOS are not exceeded.

Policy 4.1.d: A wellfield protection area shall be established as a minimum of 500' around a community potable water facility wellhead, as shown on the City of Alachua Existing and Planned Water Wells Map in the Future Land Use Map Series.

The Subject Property is not within a wellfield protection area. The Subject Property's east boundary is approximately 650' from the nearest community potable water facility wellhead, which is outside of the 500' wellhead protection zone.

Objective 4.2: Water System Capital Improvements: The City shall prioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element, the Capital Improvements Program of this Plan, and Regional Water Supply Plans.

Policy 4.2.b: The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

This policy is acknowledged and understood by the applicant.

Policy 4.2.c: The City shall extend water service in a pattern consistent with the policies of the Comprehensive Plan, particularly the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.

Consistent with Policy 4.2.c, the proposed Ls-CPA promotes the extension of water service in a manner that facilitates compact urban growth along US 441 and discourages conversion of lands intended for rural and agricultural uses by relieving development pressure. Proximity to US 441 and surrounding development allow for efficient extension of utilities on a property the City has identified as suitable for development.

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 nine (9) types of soils located onsite:

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

On site soils are conducive to the desired development program. The Florida Association of Environmental Soil Scientists does not consider any of the soil types associated with this property to be hydric.

Objective 1.10: Wetlands. The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

There are no NWI-delineated wetlands on the Subject Property.

5. URBAN SPRAWL ANALYSIS

The approval of this Ls-CPA does not constitute urban sprawl. As defined in Florida Statutes, 'Urban Sprawl' means "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses" (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl formerly identified in Chapter 163.3177(6)(a)9.a, Florida Statutes states:

> "The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality…"

As demonstrated by the following analysis, the proposed Ls-CPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County. All indicators will be shown in normal font, while consistency statements will be provided in **bold**.

1. Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The Ls-CPA requests a combination of Commercial, Moderate Density Residential, and Conservation FLU designations that are intended to create an integrated development offering a mix of uses, including both residential and nonresidential uses.

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

The Subject Property is located within the corporate limits of the City of Alachua, along US 441; not in the rural area of unincorporated Alachua County. This application is being submitted to amend the FLU designations consistent with surrounding FLU and Zoning designations and is compatible with the surrounding development pattern. The site will be served by City of Alachua utilities.

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The Subject Property abuts US 441 and approval of this application will allow for a more interconnected US 441 corridor serving residents and visitors. The development will provide both residential and commercial uses, allowing residents to meet daily needs and commute to work wihtout relying on an automobile.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The Subject Property does not contain any National Wetland Inventory (NWI)-delineated wetlands or Federal Emergency Management Agency (FEMA) flood areas. However, a 100'-wide conservation area currently exists along the subject property's southern boundary, which shall remain undeveloped as part of this project. Stormwater

management systems will be designed to handle stormwater onsite with no offsite storage. Additionally, future development will connect to the City utilities systems to ensure protection of groundwater aquifer resources.

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The Subject Property will have buffering surrounding the perimeter and in accordance with City of Alachua development standards to further ensure compatibility, as indicated on the accompanying PD Master Plan.

6. Fails to maximize use of existing public facilities and services.

City of Alachua utilities are adjacent to the Subject Property, along US 441, and will serve the site.

7. Fails to maximize use of future public facilities and services.

This development will utilize future City of Alachua public facilities and services, further enhancing public services within the area. Development of this property is essential to help further the City's aim of providing parallel access to US 441, alleviating traffic demands on along 441.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The project site is adjacent to existing developments along US 441. Sufficient public facilities and services are available and will serve future development, aided by proximity to existing infrastructure.

9. Fails to provide a clear separation between rural and urban uses.

The Subject Property is located within the City of Alachua abutting US 441. The site is master planned with a transition of intensity and density by situating commercial uses nearest US 441 and residential to the south where surrounded by agricultural lands. This transition of density and intensity sets a clear boundary of rural and urban areas and ensures long-term compatility among uses.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

To the maximum extent practicable, the proposed development follows urban design principles, and the property will be developed consistent with urban form utilizing existing public facilities infrastructure.

11. Fails to encourage a functional mix of uses.

Approval of this Ls-CPA application will further diversify the residential and commercial uses within this area, allowing residents to have single-family detached housing and range of goods and services within a single development.

12. Results in poor accessibility among linked or related land uses.

Approval of this application will allow the development of a master planned community that is essential to future plans to create parallel access intended to alleviate traffic congestion along US 441.

13. Results in the loss of significant amounts of functional open space.

The Subject Property is privately owned and does not function as public open space. Future development plans for the property incorporate natural areas while enhancing native landscaping and removing invasive exotics. Common open spaces shall be easily accessible by community residents.

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet a minimum of four (4) criteria as identified in §163.3177(6)(a)9.b.

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The Subject Property is located in an area that already has surrounding development. By placing a variety of residential and commercial options within a single development and in close proximity to existing developments, this Ls-CPA will reduce development pressure on lands less suitable for development.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The Subject Property is adjacent to City of Alachua public facilities and City of Alachua and/or Alachua County services that will serve the development. Proximity of existing infrastructure serving surrounding development ensures future phases will also make efficient use of public facilities and services and, where possible, enhance the overall public utility systems.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Approval of this application allows both residential and commercial uses on a single development, while maintaining moderate density and intensity. The proposed amendment will allow for development in a compact efficient manner that maximizes onsite natural features, provides interconnectivity for multiple transportation modes, and a variety of single-family housing options near commercial retail. Residents can also walk or bike to work, as internal roadways will connect to Progress Park.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

The Subject Property contains, a 100'-wide conservation area (approximately 7.40 acres with a Conservation FLU designation) along the subject property's southern boundary. This application does not propose any change to or development in the existing Conservation FLU area. In fact Conservation (CSV) zoning is proposed for this portion of the subject property to further ensure it's protection.

(VII) Creates a balance of uses based upon demands of the residential population for the nonresidential needs of an area.

The site is located along US 441, which is characterized as a major commercial corridor. Within walking or biking distance to this site are developed commercial and residential areas. Approval of this Ls-CPA application will diversify the commercial uses and provide more housing options to the residents of the City.

6. NEEDS ANALYSIS

This Needs Analysis demonstrates the necessity for the proposed Future Land Use Map (FLUM) Designation amendment. The requested Large-scale Comprehensive Plan Amendment (LS-CPA) seeks to remove the more intensive Industrial Future Land Use (FLU) category and reduce the existing, more intensive Commercial FLU category in favor of Moderate Density Residential FLU. This is effectively a downzoning, through the removal and reduction, of Industrial and Commercial FLU-designated lands, respectively, from the City of Alachua's FLUM. The proposed Ls-CPA permits much-needed Moderate Density Residential FLU proximate to Progress Park, a major employment center within the City of Alachua.

Currently, there are approximately one-hundred and forty-two (142)[1] residential properties listed for sale in the City of Alachua's 36.56 square mile area.[2] Zillow's data is produced through a compilation of the Multiple Listing Service (MLS) used across the industry and is illustrated geographically within the City of Alachua in **Figure 7**. The listings vary in cost from $1,900,000, on the highest end, down to $147,000 for a 450 square foot home, on the lowest end. Most homes that would be constructed within the proposed Moderate Density Residential FLU, housing characteristic of a four dwelling units per acre (4 du/ac) density, are generally on the market for a few days to few weeks prior to transacting. This indicates a rapid absorption in the geographic market.

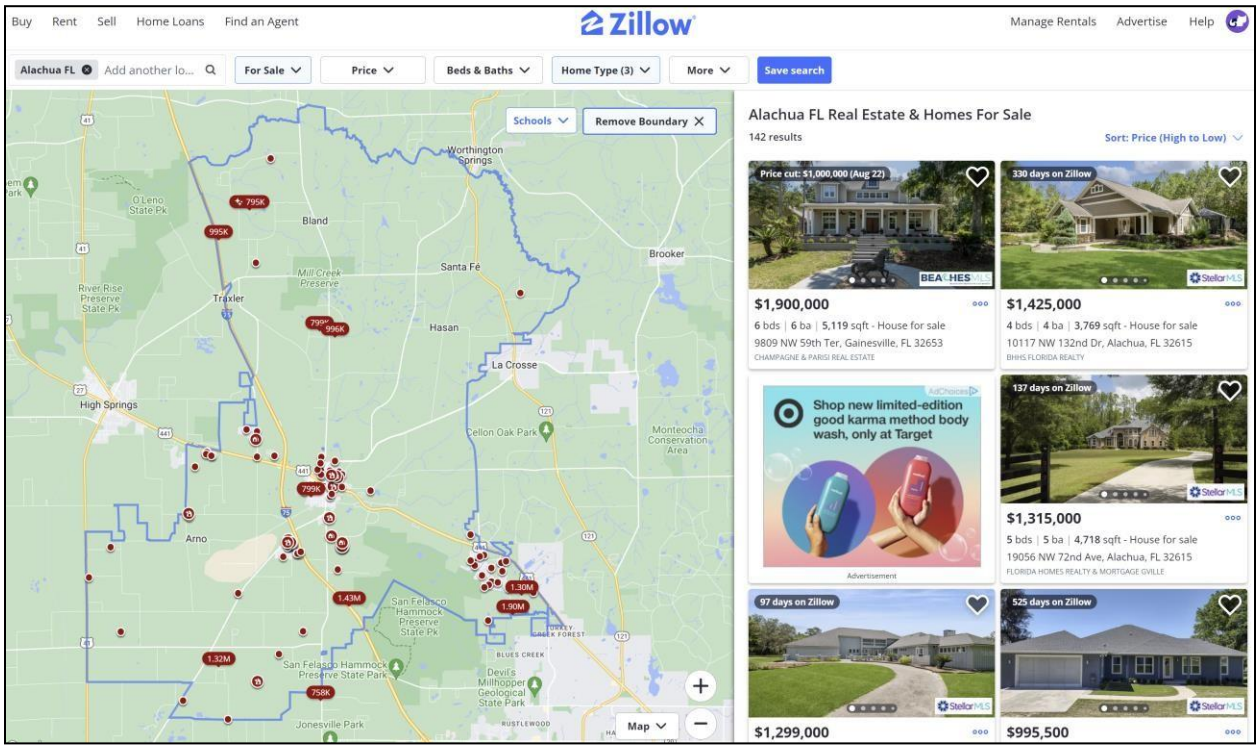


Figure 7: Zillow MLS Listing within the City of Alachua, FL

The shortage of housing is further substantiated by current planning data, which indicates the State of Florida has a deficiency of 344,000 total housing units, according to Florida's Housing Coalition. The growing demand must be met Statewide and locally in our region.

[1] Zillow Residential Search, based on Stellar Multiple Listing Service (MLS) data.
[2] 2020 U.S. Gazetteer Files". United States Census Bureau. Retrieved October 31, 2021.

The City of Alachua, which is the second largest city in Alachua County, has experienced significant growth according to the 2020 census. The City's population is 10,574 persons, an increase from 9,059 persons in the 2010 census.[1] This increase of 1,515 persons over the most recent decade 2010- 2020 represents a 16.72% increase in residential population within the City. Additional housing must be added to help the City to meet the future needs of its growing residential population.

The State of Florida has seen the second largest numeric population change in the nation, and is the second fastest growing state in the United States, according to the US Census Bureau:

"Texas experienced the largest numeric change in the nation, adding 473,453 people, followed by Florida, which added 365,205 residents. South Carolina and Florida were the two fastest-growing states in the nation, growing by 1.7% and 1.6%, respectively, in 2023."[2]

Table 9, which is derived from US Census Bureau data and the University of Florida's Bureau of Economic and Business Research (BEBR), shows that Alachua County is the 28th fastest growing of Florida's 67 counties. The City of Alachua grew by 2.55% over the period of April 1, 2020 to the US Census Bureaus' 2022 estimate, which shows an additional 270 persons added to the City in the short timeframe. With 2.48 persons per household, over one hundred and eight (108) homes would be necessary just to accommodate the demand created in the last two (2) years.

Table 9: City of Alachua Population Estimates

Jurisdiction	2022 Estimate	April 1, 2020	Population Change	
Alachua County	287,872	278,468	9,404	3.38%
Alachua	10,844	10,574	270	2.55%
Archer	1,151	1,140	11	0.96%
Gainesville	145,879	141,085	4,794	3.40%
Hawthorne	1,480	1,478	2	0.14%
High Springs	6,741	6,215	526	8.46%
LaCrosse	288	316	-28	-8.86%
Micanopy	656	648	8	1.23%
Newberry	8,066	7,342	724	9.86%
Waldo	875	846	29	3.43%
Unincorporated	111,892	108,824	3,068	2.82%

As the State's population and that of North Central Florida continue to grow, there has been a significant shift into the region from inside the State. **Figure 8**, which is from the US Census Bureau, clearly illustrates that Florida's Metropolitan Statistical Areas (MSAs) are growing. Correspondingly, the cities and communities within the MSA are also experiencing growth, especially those cities that have robust municipal infrastructure. The Cities of Alachua and Newberry, which have robust potable water and sanitary sewer systems capable of accommodating the cities' urban cores, exemplify and underscore this trend within Alachua County.

[1] https://data.census.gov/

[2] www.census.gov/newsroom/press-releases/2023/population-trends-return-to-pre-pandemic-norms.html

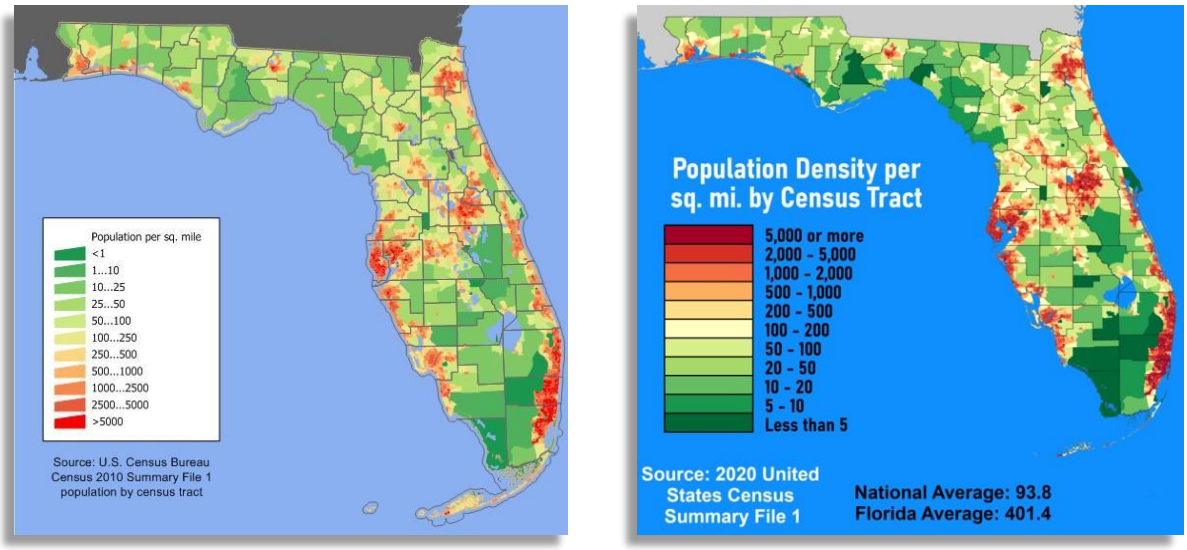


Figure 8: Population Density per Square Mile by Census Tract, 2010 and 2020

The proposed Ls-CPA represents a needed reallocation of the Moderate Density Residential FLU category near one of the City's largest jobs/employment centers, specifically Progress Park. The reallocation of residential land use proximate to established employment center represents and reinforces sound planning principles in the form of supporting multi-modal transportation options, which are also needed in the City of Alachua.

This Needs Analysis looks beyond population growth and also demonstrates the need for more resilient and sustainable land use forms in the City. Too many existing and proposed residential communities house or place residents in areas where the only option to meet daily, weekly, and occasional needs are using single-occupant vehicles.

Through the proposed Ls-CPA, onsite residents can procure both employment and goods without the need to drive personal vehicles. Reducing the reliance on vehicles for every need external to the residence also reduces Vehicle Miles Traveled (VMT), thereby promoting more sustainable energy practices and reducing the reliance on fossil fuel. Therefore, in the demonstration of need, the land use form requested is consistent with the City's Comprehensive Plan Vision Element, where Goal 3 states: [emphasis added]

GOAL 3: Transportation Mobility: The City of Alachua transportation system includes a heavily traveled U.S. 441 corridor and a walkable downtown Main Street. The City will promote a safe, convenient and aesthetically pleasing transportation environment that provides for various modes of transportation. The City will encourage multi-modal enhancements and trail systems. The expansion of sidewalks and sidewalk continuity will be directed to areas where pedestrian walkability is desirable, with particular focus upon providing greater pedestrian connectivity within and between the downtown commercial and residential areas. The City will continue to pursue the interconnectivity of development in order to reduce negative impacts upon transportation infrastructure.

The Vision Element's Goal 4 speaks to Housing, specifically housing options and choice. The requested Ls-CPA and accompanying Rezoning applications, which seek both a Planned Development - Residential (PD-R) and Planned Development - Commercial (PD-Comm) will create a mixed-use community as directed in Goal 4, which states: [emphasis added]

GOAL 4: Housing: The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe,

affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

The proposed Ls-CPA responds to many of the needs expressed in the City's Vision Element. The homes that would be enabled through the proposed Moderate Density Residential FLU are clearly in the range of affordable or attainable housing, scaled to meet workforce housing demand, and sized for empty nesters or senior housing. Housing for the disabled is also possible and probable with smaller footprints and accessible, single-story residences.

As is evidenced by the FLUM's land use pattern, the City has its main industrial core west of Interstate 75 (I-75) with large-scale distribution, logistics, and manufacturing & production businesses thriving in that area. Along the US Highway 441 (US 441) corridor limited pockets of Industrial FLU exist, with many vacant or underutilized properties and a trend of land use changes to less intense commercial or employment uses occurring. Given the length of time the Subject Property has been designated Industrial, yet undeveloped, this too speaks to the need for a different FLU category in this specific location within the City. Removal of the unnecessary or inappropriately placed Industrial is a sound and logical direction for the City's continued growth.

Lastly, reducing the existing Commercial FLU category on the property to a smaller scale proportion, more aligned with the site's location and character makes good planning sense. A smaller allocation is more likely to sponsor the development of community supportive services typically associated with the requested Moderate Density Residential FLU. This Ls-CPA facilitates the creation of new appropriately scaled businesses with an opportunity to locate along the US 441 corridor to service existing residents and other complementary non-residential properties.

Application Package
Table of Contents

1. Response Letter
2. LsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. **Public School Student Generation Form**
9. Map Set

CERTIFICATION

PROJECT NAME : The Hammock **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 09.14.2022 Capacity Table)

Elementary SCSA Northwest Capacity Required 41

- ☑ Capacity Available — Available Capacity 368
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane Capacity Required 20

- ☑ Capacity Available — Available Capacity 406
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe 31

- ☑ Capacity Available — Available Capacity 142
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: 09.20.2024

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

*163.3180(6)(g), F.S. (2023)

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9. **Map Set**

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

Gerald Criswell Park
Burnetts Lake Blvd
NW 150th Ave
NW 103rd Ter
NW 99th St
NW 89th St
NW 107th Ter
Martin Luther King Blvd
Rachael Blvd
UF Livestock Testing Site
Santa Fe College Annx
Dor Child Health Services
Sage Blvd
NW Nano Ct
Preacher Copeland Park
Sid Martin Biotechnology Bldg
441
Subject Property
Calvary Baptist Church of
Alachua County
City of Alachua
NW 104th Ter
NW US Highway 441
Sewage Treatment Facility
Research Cir
Progress Blvd
Cellon Creek Blvd
NW 123rd Pl
NW 129th Ter

Legend

- Subject Property
- Alachua County

0 600 1,200 2,400 3,600 4,800 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
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Datum: D_North_American_1983

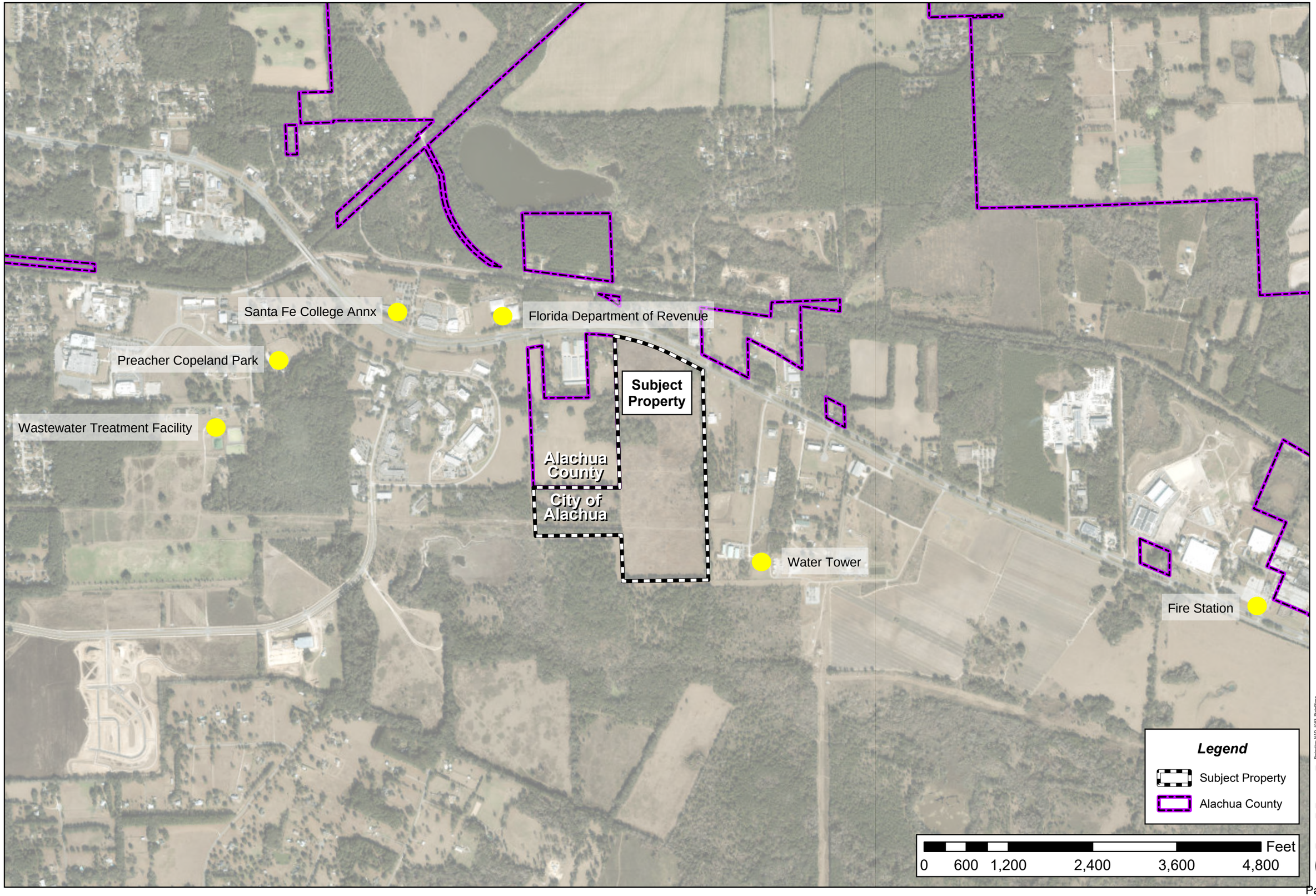
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Date: 10/10/2024

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CHW
AN NV5 COMPANY
www.chw-inc.com

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL



NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Linear Unit: Foot_US (0.304801)
Geographic Coordinate System: GCS_North_American_1983

Prepared by: Employee ###
Date: 8/29/2024

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\ProjectProject.aprx

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ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

Sage Blvd
Rachael Blvd
Sage Blvd
Dor Child Health Services
441
NW US Highway 441
441
441
20
Research Dr
NW US Highway 441
NW US Highway 441
Calvary Baptist Church of
20
441
NW 104th Ter
Research Cir
Subject Property
±103.84 Acres
A Portion of
Tax Parcel #
03957-000-000
Alachua County
City of Alachua
Cellon Creek Blvd
Cellon Creek

Legend

- Subject Property
- Alachua County Tax Parcels
- Alachua County

0 250 500 1,000 1,500 2,000 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1,000,000.0000
False Northing: 1,000,000.0000
Central Meridian: -84.5000000
Latitude Of Origin: 29.0000000
Standard Parallel 1: 30.7500000
Standard Parallel 2: 29.5833333
GCS_North_American_1983
Datum: D_North_American_1983

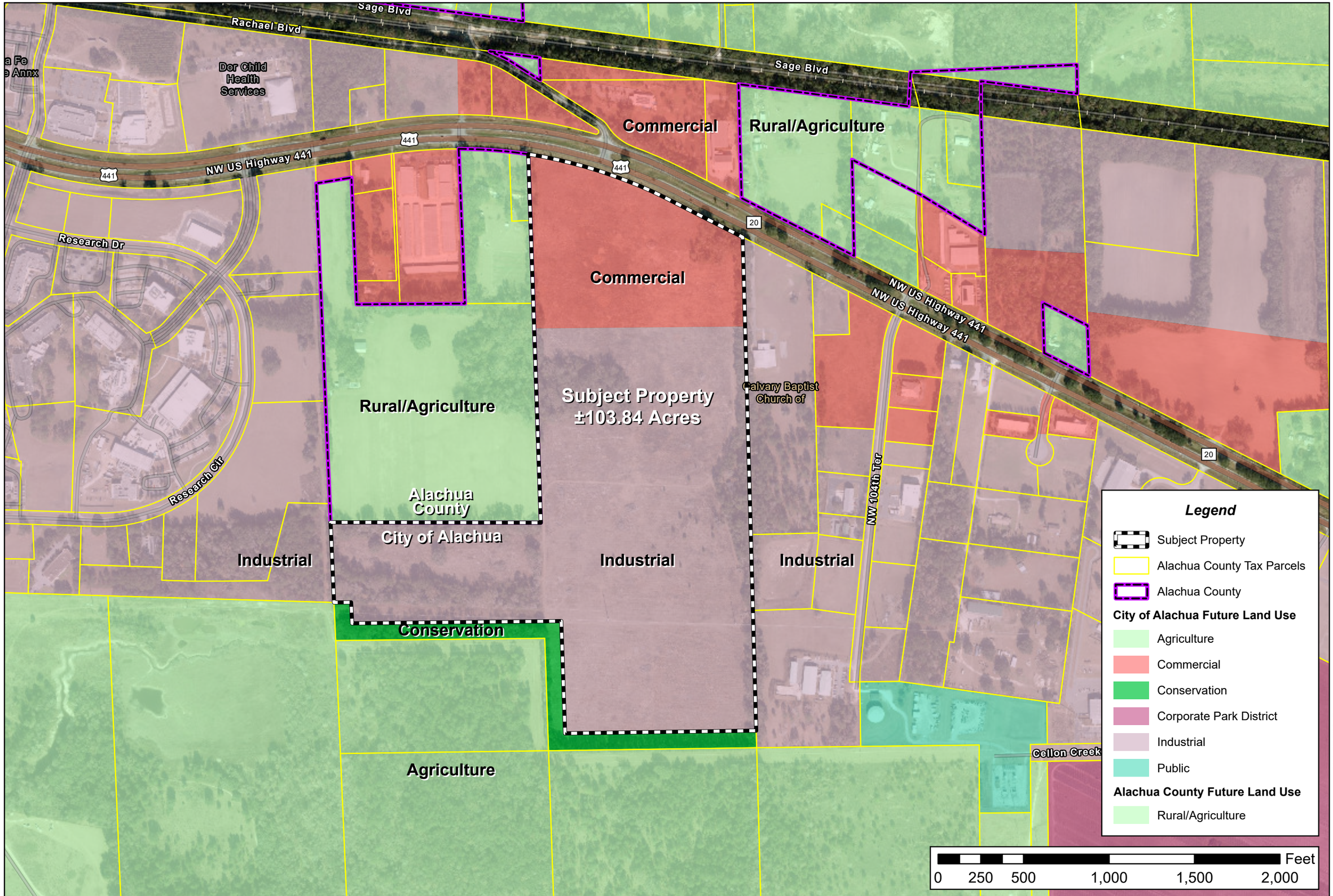
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Date: 10/10/2024

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ILLUSTRATION 2A:
EXISTING
FLU MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL



NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Linear Unit: Foot_US
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/10/2024

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ILLUSTRATION 2B:
PROPOSED
FLU MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

Sage Blvd
Rachael Blvd
Sage Blvd
Dor Child Health Services
Commercial
Rural/Agriculture
441
NW US Highway 441
441
441
20
Research Dr
Commercial
NW US Highway 441
NW US Highway 441
Rural/Agriculture
Subject Property
±103.84 Acres
Calvary Baptist Church of
NW 104th Ter
20
Research Cir
Alachua County
City of Alachua
Industrial
Moderate Density Residential
Industrial
Conservation
Agriculture

Legend

- Subject Property
- Alachua County Tax Parcels
- Alachua County

City of Alachua Proposed Future Land Use

- Agriculture
- Commercial
- Conservation
- Corporate Park District
- Industrial
- Moderate Density Residential
- Public

Alachua County Future Land Use

- Rural/Agriculture

0 250 500 1,000 1,500 2,000 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
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False Easting: 1968500.000000000000
False Northing: 0.000000000000
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Latitude of Origin: 29.000000000000
Standard Parallel 1: 30.750000000000
Standard Parallel 2: 29.583333333333
Linear Unit: Foot_US
GCS: North_American_1983

Prepared by: Employee ###
Date: 10/10/2024

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ILLUSTRATION 3A:
EXISTING
ZONING MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

Sage Blvd
Rachael Blvd
Sage Blvd
Dor Child Health Services
CI
A
441
NW US Highway 441
441
441
R-1A
20
NW US Highway 441
NW US Highway 441
Research Dr
Research Cir
A
Subject Property
±103.84 Acres
Calvary Baptist Church of
NW 104th Ter
Alachua County
City of Alachua
PUD
A (County Agriculture)
ILW
A

Legend

- Subject Property
- Alachua County Tax Parcels
- Alachua County

City of Alachua Zoning

- (A) Agriculture
- (GF) Government Facilities
- (CP) Corporate Park District
- (CC) Community Commercial
- (CI) Commercial, Intensive
- (IG) Industrial General
- (ILW) Industrial, Light and Warehousing
- (PUD) Planned Unit Development
- (A) County Agriculture

Alachua County Zoning

- (A) Agricultural
- (R-1A) Single Family Residential

0 250 500 1,000 1,500 2,000 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
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False Northing: 0.000000
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Datum: D_North_American_1983

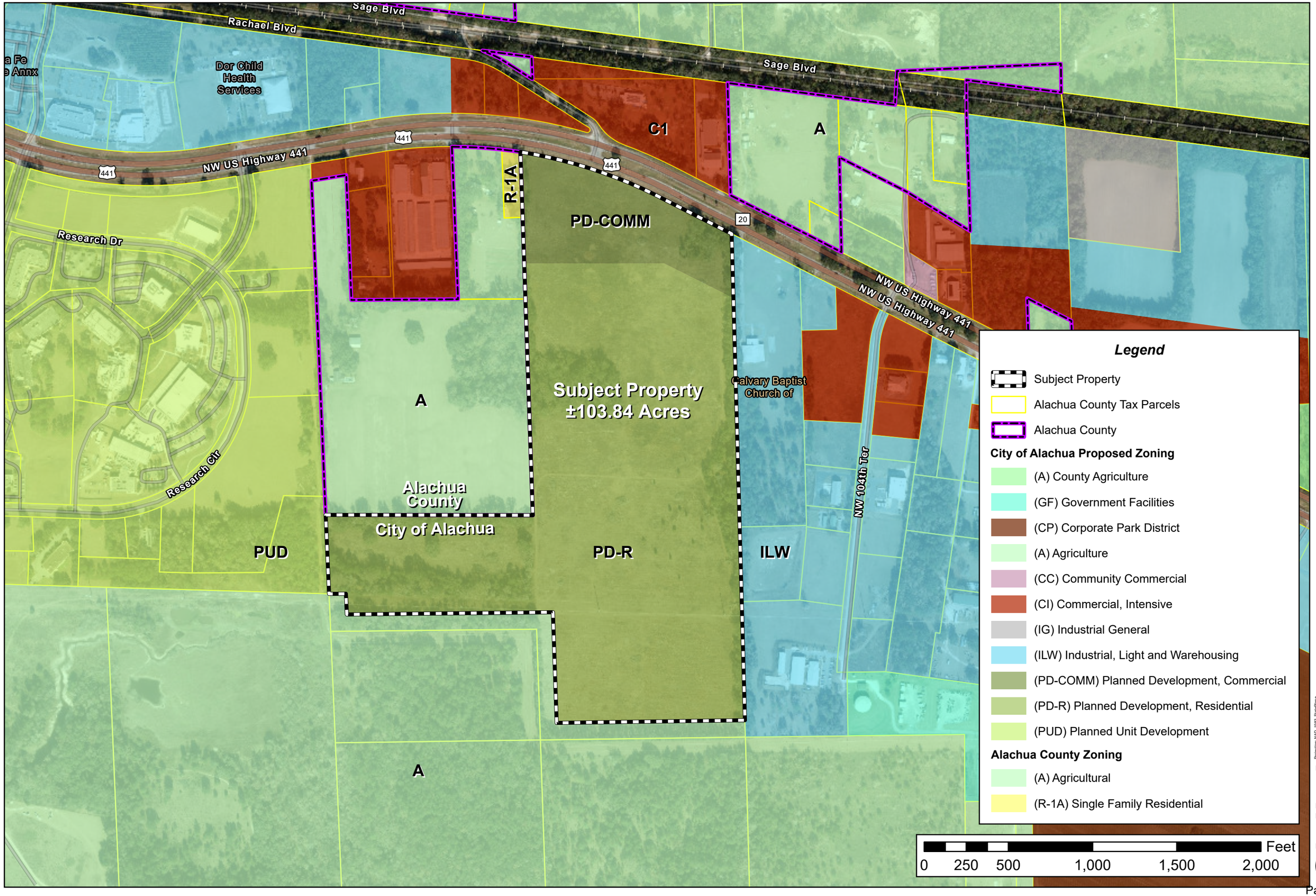
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Date: 10/10/2024

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ILLUSTRATION 3B:
PROPOSED
ZONING MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL



NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
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Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983
Prepared by: Employee ###
Date: 10/10/2024
Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project.aprx

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ILLUSTRATION 4:
ENV. MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

Subject Property
±103.84 Acres

FLOOD ZONE: X

Sage Blvd
Rachael B vd
Por Child Health Services
NW US Highway 441
Research Dr
Calvary Baptist Church of
NW 104th Ter
Cellon Creek

Legend

- Subject Property
- Alachua County Tax Parcels
- 2 ft. Contours
- 10 ft. Contours

Flood Hazard Zone

- A

National Wetlands Inventory

- Permanently Flooded
- Semipermanently Flooded
- Seasonally Flooded

0 250 500 1,000 1,500 2,000 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
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Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/10/2024

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ILLUSTRATION 5:
SOILS MAP

MUSYM	MUNAME	HYDRGRP
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	A
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	A
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	A
14	POMONA SAND, 0 TO 2 PERCENT SLOPES	A/D
29	LOCHLOOSA FINE SAND, 2 TO 5 PERCENT SLOPES	A
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	B
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	A
71	MILLHOPPER SAND, 5 TO 8 PERCENT SLOPES	A
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	B

Sage Blvd
Research Dr
Research Cir
NW US Highway 441
NW 104th Ter
Cellon Creek Blvd
Cellon Creek
Calvary Baptist Church of
441
20

Subject Property
±103.84 Acres

3
72
8
30
3
3
30
71
3
8
14
29
3
5
30
35

Legend
- Subject Property
- Alachua County Tax Parcels

0 250 500 1,000 1,500 2,000 Feet

NORTH

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

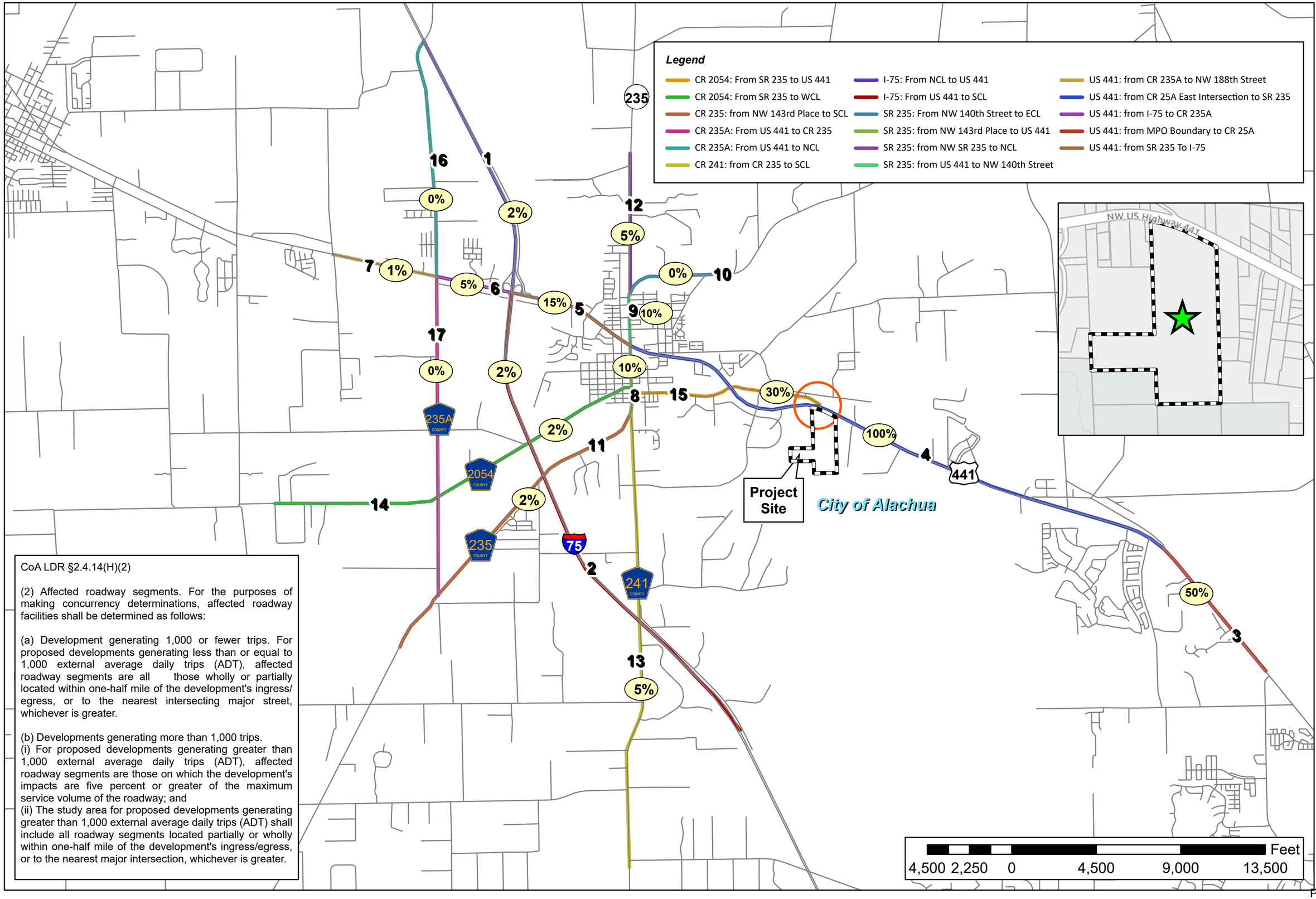
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Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983
Datum: D_North_American_1983

Prepared by: Employee ###
Date: 10/10/2024

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Roadway Segment Concurrency



CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) 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.

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Projection: Lambert_Conformal_Conic
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Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 8/22/2024

Professional Consultants

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project\Project.aprx

the FDLE's investigatory narrative. One implication that could be surmised is that the criminal probe was never independent at all, but

A Verdict on Incomplete Information

This means that the jury's verdict rested on

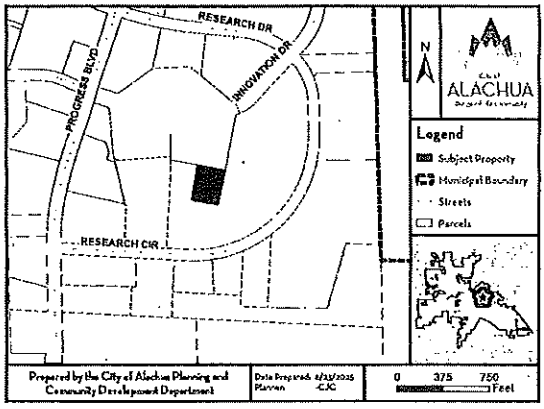
City of ALACHUA

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 July 8, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PSP25-0005 – Evergen Site Plan Application

A request by NV5, Inc. (applicant/agent) on behalf of RTI Surgical, Inc. (property owner) for a site plan which proposes the construction of a ± 3,393 square foot metal storage building with associated site improvements on a ± 0.13-acre of a 17-acre subject property generally located at 11631 Research Circle; tax parcel: 03956-010-008; FLU: Industrial; Zoning: Planned Unit Development (PUD).



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 - June 26, 2025)

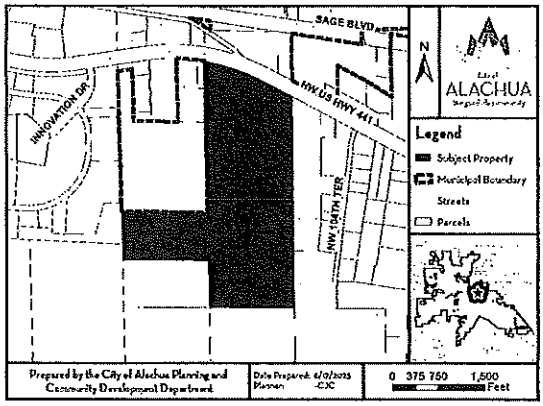
City of ALACHUA

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Application #: PLSC24-0001 – The Hammock Large-Scale Comprehensive Plan Amendment

A request by CHW, LLC, applicant and agent on behalf of San Felasco Research Ventures, LLC, property owner, for a large-scale Comprehensive Plan amendment which proposes to amend the future land use (FLU) categories of a ± 111.25-acre subject property from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Commercial (± 14.04-acres), Moderate Density Residential (± 89.80-acres), and Conservation (± 7.40-acres). The subject property is generally located to the south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054); tax parcel 03957-000-000; Existing FLU: Commercial, Industrial, Conservation; Existing Zoning: Agricultural (County).



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 - June 26, 2025)

City of ALACHUA
the good life community

MAILED
JUN 2 3 2025

RODOLFO VALLADARES
INTERIM CITY MANAGER

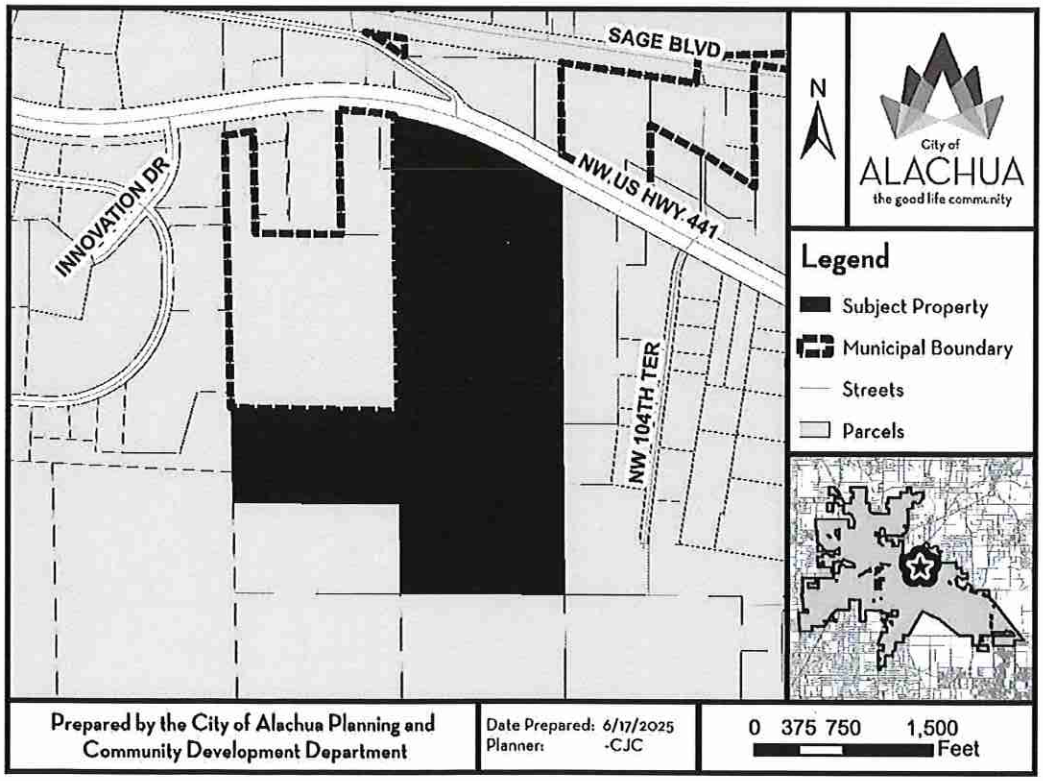
PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN THOMAS, AICP

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 July 8, 2025, 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:

Application #: PLSC24-0001 – The Hammock Large-Scale Comprehensive Plan Amendment

A request by CHW, LLC, applicant and agent on behalf of San Felasco Research Ventures, LLC, property owner, for a large-scale Comprehensive Plan amendment which proposes to amend the future land use (FLU) categories of a ± 111.25-acre subject property from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Commercial (± 14.04-acres), Moderate Density Residential (± 89.80-acres), and Conservation (± 7.40-acres). The subject property is generally located to the south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054); tax parcel 03957-000-000; Existing FLU: Commercial, Industrial, Conservation; Existing Zoning: Agricultural (County).



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.

03953-000-000
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03953-001-001
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03953-002-000
AMSDELL STORAGE VENTURES 59 LLC
20455 EMERALD PARKWAY DR SW STE
CLEVELAND, OH 44135

MAILED
JUN 2 3 2025

03953-004-000
PRUITT EDGAR LEE JR LIFE ESTATE
PO BOX 894
ALACHUA, FL 32616

03953-004-001
SAGAR ROBERT G & TERRY
PO BOX 1809
ALACHUA, FL 32616

03956-000-000
STATE OF FLORIDA IIF
TIITF/REC & PARKS, SAN FELASCO STA
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03956-010-000
CONCEPT DEVELOPMENT INC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

03956-010-038
PROGRESS CENTER PROPERTY OWNE
PO BOX 969
ALACHUA, FL 32616

03957-000-000
SAN FELASCO RESEARCH VENTURES
PO BOX 238
LAKE BUTLER, FL 32054

03958-000-000
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03961-000-000
MCMILLAN EULA LOLE LIFE ESTATE
PO BOX 1011
ALACHUA, FL 32616

03961-001-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03962-000-000
SCENTWORX INC
PO BOX 253
ALACHUA, FL 32616

03962-001-000
HILLMAN SUPPLY COMPANY INC
PO BOX 2339
ALACHUA, FL 32616

03964-001-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

05949-004-000
CALVARY BAPTIST CHURCH OF ALACH
PO BOX 1227
ALACHUA, FL 32616

05949-009-000
STATE OF FLORIDA IIF
TIITF REC & PARKS, SAN FELASCO HAM
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399

05949-011-002
STARLINE LLC
30 NORTH GOULD ST R
SHERIDAN, WY 82801

05949-011-003
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05949-011-005
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05949-014-000
GEOLINE HOLDINGS LLC
13430 NW 104TH TER #A
ALACHUA, FL 32615

05949-015-000
ALACHUA 441 LLC
12801 NW 56TH AVE
GAINESVILLE, FL 32653

05949-016-000
WOODSCAPES INTERIORS INC
26509 W US HWY 27
HIGH SPRINGS, FL 32643

05949-017-000
DCB GABLES LC
110 NW 2ND AVE
GAINESVILLE, FL 32601

05949-019-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05971-000-000
CHAMBERS & LEE TRUSTEES
1225 NW FRONTIER DR
LAKE CITY, FL 32055

Soorya Lindberg
16630 NW 173rd ter
Alachua, Fl 32615

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160
Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rabat Easy Peel
Go to avery.com/templates
Use Avery Template 5160
Easy Peel Address Labels
Bend along line to expose Pop-up Edge
AVERY 5960

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160
Étiquettes d'adresse Easy Peel
Replacez à la fonction afin de créer le rebord Pop-up
Pat. avery.com/patents

03962-000-000
SCENTWORX INC
10912 RACHAEL BLVD
Alachua FL 32615

03961-000-000
MCMILLAN EULA LOLE LIFE ESTATE
14060 NW US HWY 441
Alachua FL 32615

03953-004-001
SAGAR ROBERT G & TERRY
14014 NW US HWY 441
Alachua FL 32615

MAILED
JUN 23 2025

03953-004-000
PRUITT EDGAR LEE JR LIFE ESTATE
14018 NW US HWY 441
Alachua FL 32615

03962-001-000
HILLMAN SUPPLY COMPANY INC
13935 NW US HWY 441
Alachua FL 32615

05971-000-000
CHMABERS & LEE TRUSTEES
13925 NW US HWY 441
Alachua FL 32615

05949-015-000
ALACHUA 441 LLC
13450 NW 104TH TER
Alachua FL 32615

03953-002-000
AMSDELL STORAGE VENTURES 59 LLC
14024 NW US HWY 441
Alachua FL 32615

05949-004-000
CALVARY BAPTIST CHURCH OF ALA
13920 NW US HWY 441
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, Environmental Protection Department
14 NE 1st Street
Gainesville, FL 32601

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Pat. avery.com/patents
Easy Peel Address Labels
Bend along line to expose Pop-up Edge
5960
AVERY

AFFIDAVIT FOR POSTED LAND USE SIGN

I, C. Ryan Thompson, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 6/20/25 FOR THE Hammock Large-Scale CPA
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

4
(Number of signs)

PLSC 24-0001
The Hammock LSCPA

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 WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 125 250 500 Feet

Legend

Sign Locations



Prepared by the City of Alachua
Planning & Community Development Department

Date Prepared: 6/17/2025
Planner: -CJC

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timelineness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: The Hammock **APPLICATION NO.:** PLSC24-0001

APPLICATION TYPE: LSCPA **CURRENT ZONING:** Agricultural (A)(County)

NATURE/SCOPE OF PROPOSAL: Amending the future land use categories from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation

DATE OF PUBLIC HEARING(S):

7/8/2025 **AT** 6:00 PM **PM**

7/28/2025 **AT** 6:00 PM **PM**

_____ **AT** _____ **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), 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 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(S).

CITY OF ALACHUA

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CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION


ADOPT-A-HIGHWAY




CITY OF ALACHUA



Carson J. Crockett, AICP
Planner
Planning and Community Development Department

Carson J. Crockett, AICP is a Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and the Built Environment
Graduated: Apr 2022
Master of Urban and Regional Planning
Graduated: May 2023

St. Petersburg Collegiate High School
High School Diploma
Graduated: May 2019

WORK EXPERIENCE

City of Alachua, Florida | Planner | Jun 2023-Present
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6121

George F. Young, Inc. | Planning Intern | May-Aug 2021 and 2022
299 Dr. Martin Luther King Jr. St N, Saint Petersburg, Fl 33701 | (727) 822-4317

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Member | Nov 2020-Present
Student Planning Association | University of Florida
Member | Aug 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel

Robert's Rules of Order | Proficient
Public Speaking | Proficient

Board Agenda Item

MEETING DATE: July 8, 2025

SUBJECT: PSP25-0005 - Evergen Site Plan Application - A request by NV5, Inc., applicant and agent on behalf of RTI Surgical, Inc., the property owner, for a site plan which proposed the construction of a ± 3,393 square foot metal storage building with associated site improvements on a ± 0.13-acre portion of a ± 17-acre subject property generally located at 11631 Research Circle; Tax Parcel 03956-010-008; Quasi-Judicial Hearing.

PREPARED BY: Bernadette Fisher, Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the site plan application for RTI Surgical, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with City of Alachua Land Development Regulations and approve the site plan subject to the four conditions found in exhibit "A" and located on page 22 of the July 8, 2025, staff report.

Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for RTI Surgical, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the four conditions found in exhibit "A" and located on page 22 of the July 8, 2025, staff report.*

Summary

This application is a request by NV5, Inc. (applicant/agent), on behalf of RTI Surgical Inc. (property owner), for a site plan which proposes the construction of a ± 3,393 square foot storage metal building with associated site improvements on a ± 0.13-acre portion of a ± 17-acre subject property. The subject property is generally located south of US 441 and east of Progress Boulevard. The site plan proposes ingress/egress points, will be via Innovation Drive to the east, Progress Boulevard to the west and Research Circle to the south and east entry by way of U.S. 441. The said parcel is within Progress Corporate Park.

This is a master-planned development that was approved originally in 1984. The site will be required to comply with all Alachua County stormwater level of service requirements. Additionally, the requirements of Suwannee River Water Management District, Florida Department of Environmental Protection, and Alachua County Environmental Protection Department. The retention of stormwater is anticipated to continue to meet or exceed the

adopted level of service standard for drainage established within the City of Alachua Comprehensive Plan.

The development is proposing to connect to the existing master stormwater system for the Progress Corporate Park. The master plan has an existing Environmental Resource Permits (ERP97-0031 and 25370-6), which gives allowance of up to 65% of the property to install impervious surface. Accordingly, adding the proposed 3,393 SF improvement is only +/- 53%, which is less than the 65% granted, in return this enables a sufficient amount of storage for both Water Quality Treatment Volume and flood attenuation. Based on this information, the Level of Service (LOS) for stormwater facilities will not be degraded to an unacceptable level. To ensure the LOS remains compliant, existing Long Leaf Pine trees are requiring replacement in means of resolving potential conflicts with stormwater piping that is proposed within 10-feet of its placement.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report
2. Application Materials
3. Site Plan
4. Public Notice Materials

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: July 08, 2025
Quasi-Judicial Hearing **Application #: PSP25-0005**

SUBJECT:	A request for a site plan which proposes the construction of a ± 3,393 square foot metal storage building with associated site improvements on ± 0.13 acres of a 17-acre property.
APPLICANT/AGENT:	NV5, Inc.
PROPERTY OWNER:	RTI Surgical Inc.
LOCATION:	Generally located south of US 441 and east of Progress Boulevard
PARCEL ID NUMBER:	03956-010-008
FLUM DESIGNATION:	Industrial
ZONING:	Planned Unit Development (PUD)
OVERLAY:	N/A
ACREAGE:	± 0.13
PROJECT PLANNER:	Bernadette Fisher Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the site plan application for RTI Surgical, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approve the site plan subject to the four conditions found in exhibit "A" and located on page 22 of the July 08, 2025, staff report.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for RTI Surgical, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the four conditions found in exhibit "A" and located on page 22 of the July 08, 2025, staff report.*

SUMMARY

This application is a request by NV5, Inc. (applicant/agent), on behalf of RTI Surgical Inc. (property owner), for a site plan which proposes the construction of a ± 3,393 square foot storage metal building with associated site improvements on a ± 0.13-acre portion of a ± 17-acre subject property. The subject property is generally located south of US 441 and east of Progress Boulevard. The site plan proposes ingress/egress points, will be via Innovation Drive to the east, Progress Boulevard to the west and Research Circle to the south and east entry by way of U.S. 441. The said parcel is within Progress Corporate Park.

This is a master planned development that was approved originally in 1984. The site will be required to comply with all Alachua County stormwater level of service requirements. Additionally, the requirements of Suwannee River Water Management District, Florida Department of Environmental Protection, and Alachua County Environmental Protection Department. The retention of stormwater is anticipated to continue to meet or exceed the adopted level of service standard for drainage established within the City of Alachua Comprehensive Plan.

The development is proposing to connect to the existing master stormwater system for the Progress Corporate Park. The master plan has an existing Environmental Resource Permits (ERP97-0031 and 25370-6), which gives allowance of up to 65% of the property to install impervious surface. Accordingly, adding the propose 3,393 SF improvement is only +/- 53%, which is less than the 65% granted, in return this enables a sufficient amount of storage for both Water Quality Treatment Volume and flood attenuation. Based on this information, the Level of Service (LOS) for stormwater facilities will not be degraded to an unacceptable level. To ensure the LOS remains compliant, existing Long Leaf Pine trees are requiring replacement in means of resolving potential conflicts with stormwater piping that is proposed within 10-feet of its placement.

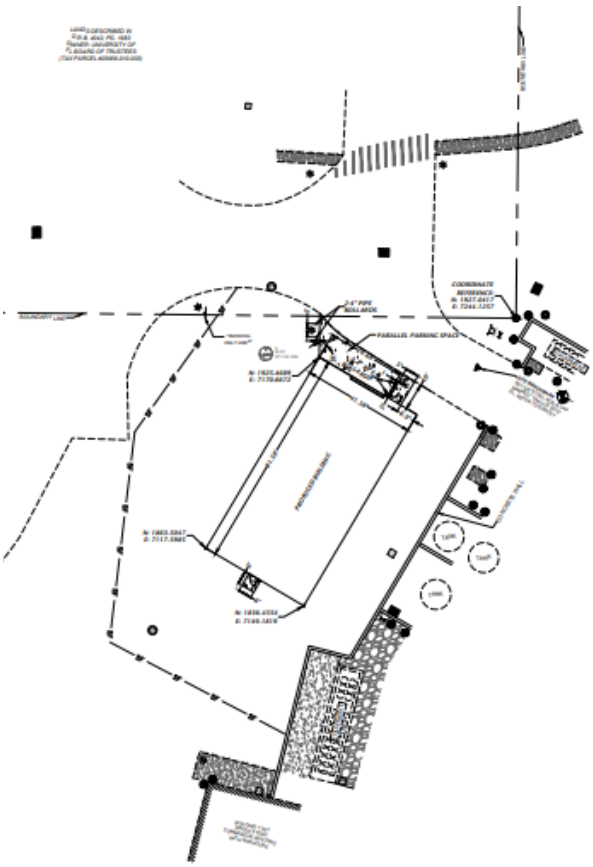


Figure 1. Proposed Site Plan Overview

EXISTING USES

The subject property currently consists of the existing Evergen office complex and manufacturing facility totaling approximately 129,851 SF, permitted in 2000.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 2 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. The information below 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	Eating Establishment (The Kookaburra Alachua)	Industrial	Planned Unit Development (PUD)
South	Office (Research Circle, LLC)	Industrial	Planned Unit Development (PUD)
East	Vacant	Industrial	Planned Unit Development (PUD)
West	Vacant	Industrial	Planned Unit Development (PUD)

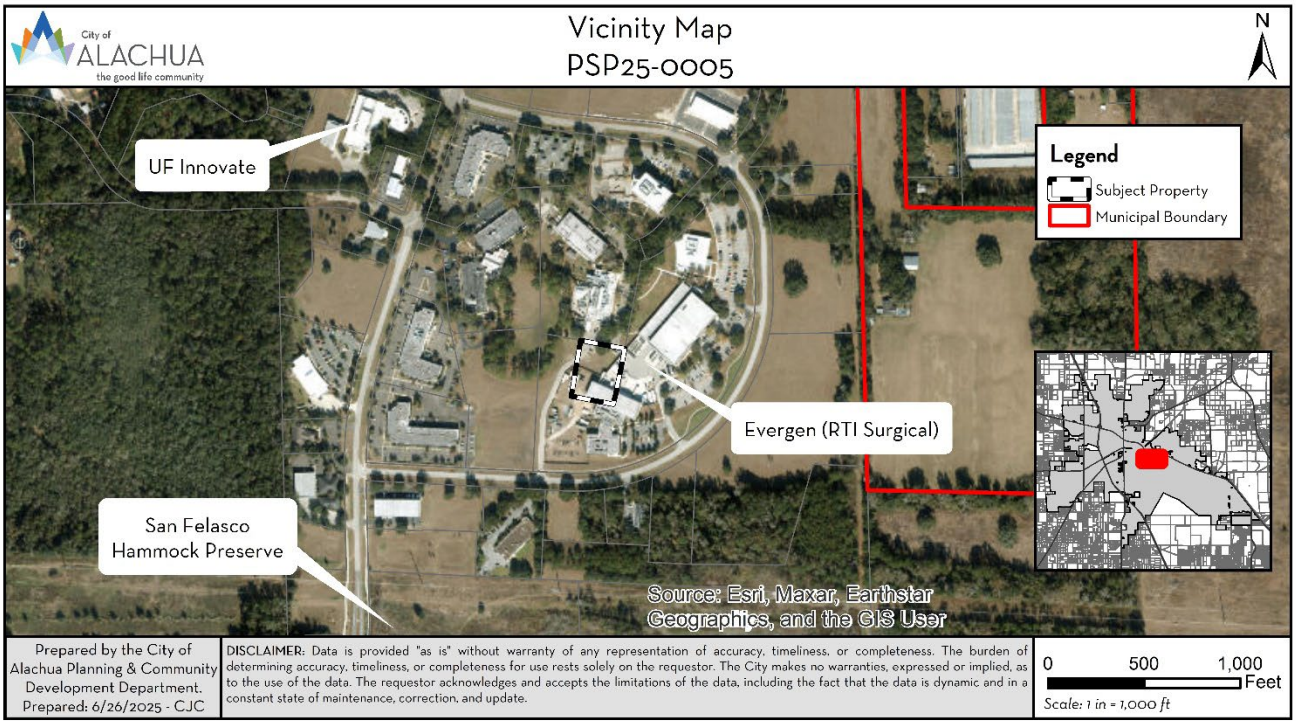


Figure 2. Vicinity Map

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. Neighborhood meetings are required for site plan applications.

A neighborhood meeting was held on March 19, 2025 at NV5 Office, 11801 Research Drive, Alachua, Florida 32615. As required by Section 2.4.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by no members of the public; therefore, it was adjourned after the 15-minute grace period.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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 2035*

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 1.5: *Industrial*

The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: *Industrial*: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Maximum Building Size	Maximum Area: Manufacturing	Maximum Building Area Coverage
Regional Warehouse	100,000 sq.ft.	None permitted	50%
Bulk Warehouse	1.5 million sq.ft.	None permitted	50%
Heavy Distribution	500,000 sq.ft.	None permitted	40%

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Manufacturing/ Assembly	300,000 sq.ft.	75% of total area	No Maximum	40%

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	No Maximum	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing/ 20% retail Showroom	50%
Multitenant	120,000 sq.ft.	None permitted	60%retail/ 40%warehousing	50%

Policy 1.5.b: The Industrial land use category may include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, live/work uses, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Evaluation & Findings: The subject property's future land use category is Industrial. The proposed use of a 3,396 square foot metal storage building as an extension of the existing innovative regenerative biomaterials establishment is an allowed use in the Industrial future land use category. The use supports the objective of the Industrial future land use categories by providing a range of clean industry, warehousing research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.d: The City shall develop performance standards for uses in the Industrial 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;

Evaluation & Findings: The proposed site plan includes two vehicular ingress/egress points from Progress Boulevard and Research Circle, with access primarily by way of U.S. 441 to provide for safe and efficient vehicular movements. The approved Progress Park Master Plan included pedestrian connections to the sidewalk adjacent to Progress Boulevard, Research Circle and internal to the overall development which is to provide for safe pedestrian access.

2. Buffering from adjacent existing/potential uses;

Evaluation & Findings: The proposed site plan has demonstrated compliance with the required buffer standards as established in Section 6.2.2 and Section 6.2.3 of the City's Land Development Regulations.

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

Evaluation & Findings: The proposed site plan has demonstrated compliance with the minimum required open space standards as established in Section 6.7 of the City's Land Development Regulations.

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

Evaluation & Findings: The proposed site plan has demonstrated compliance with the maximum allowable impervious area standard as established in Table 5.1-3. Of the City's Land Development Regulations. Additionally, all stormwater will be conveyed to an onsite stormwater management facility in Progress Corporate Park that is specifically draining into Stormwater Basin 2.

5. Placement of signage;

Evaluation & Findings: Commercial signage is to be permitted separately from the proposed site plan and the applicant has been notified of such requirement under Section 2.4.11. All existing incidental signage and signage required for traffic control currently in place has not caused interference with visibility, landscaping, utilities, or site circulation.

6. Adequacy of site lighting and potential impacts of lighting upon 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 in 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;

Evaluation & Findings: The site has 13 100-watt and 17-inch Lithonia Lighting at a height of 15 feet. The lighting was depicted on the original plans approved by the Planning and Zoning Board on October 09, 2012.

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

Evaluation & Findings: The existing access is controlled by a right in/right out on to Progress Boulevard and there are two access point entries from Research Drive. The subject property gains primary access from U.S. 441. The proposed storage building will add one parallel parking space for purposes of loading/unloading as allowed in Section 6.1 of the LDRs. Additionally, the existing internal on-site circulation appears to be satisfactory as there are parking and sidewalk areas located in close proximity to the existing principal building.

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

Evaluation & Findings: The proposed site plan has demonstrated compliance with the tree protection and landscaping standards as established in Section 6.2 of the City's Land Development Regulations.

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

Evaluation & Findings: According to the data available, there are no wetlands, lakes, streams, sinkholes, champion trees, or pits and spoil areas located on the subject property. Additionally, the site does not contain any strategic ecosystems, historic structures or markers. The site is located in the Flood Zone X, which is an area located outside of the 500-year flood zone.

The soil type located on the subject property is Arredondo Fine Sand, 0 to 5 percent slopes, a soil characterized as gently sloping and well drained. Based on findings, this indicates the soil properties and site features are favorable for the proposed site improvement.

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

Evaluation & Findings: Development that occurs in the Progress Corporate Park is governed by the Planned Unit Development (PUD) Ordinance No. 00-05. The proposed Site Plan is consistent with the regulations of the PUD.

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.

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.

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

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 permits when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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 Suwannee River Water Management District.

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.

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to environmental features, topography, soils, flood prone areas, wetlands, or habitat on the subject property.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Policy 9.1.a: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, 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 City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation & Findings: The proposed site plan is located with the City's potable water and wastewater service areas and will connect to these City services as required.

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 & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of any affected roadway segment.

Policy 1.4.d: The City shall require pedestrian paths within subdivision and within new developments to be connected to paths outside the development.

Evaluation & Findings: The original Progress Corporate Park Master Plan shows pedestrian walkways and crossing areas throughout the development, which includes the subject property.

Policy 1.5.c: The City shall require new development and redevelopment which is compatible with an adjacent existing development(s) to interconnect with existing development (s) through one or more of the following methods:

1. Through the extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

Evaluation & Findings: Ingress and egress access will be controlled by way of primary access to US 441. Furthermore, the Progress Park Master Plan has established – and continues to improve as new development occurs – the interconnectivity between uses, which will provide safe and efficiently vehicular movement.

Community Facilities Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

Wastewater System Levels of Service

a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.

c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of the City's wastewater facilities.

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 & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of the City's solid waste facilities.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

2. *Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
3. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity f the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed site plan is not anticipated to degrade the level of service of the City's potable water facilities.

Conservation and Open Space Element

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.

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to listed species or their habitat on the subject property. As such, a listed species inventory is not required prior to development approval.

Objective 1.10: *Wetlands*

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrological disturbances.

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to wetlands on the subject property.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: There are no delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

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 & Findings: The subject property is not located within or adjacent to a strategic ecosystem; therefore, the development will have no impact upon any strategic ecosystems identified within the ecological inventory report.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region.

Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the subject property have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

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 a lower infiltration rate and therefore a higher runoff potential.

There is one soil type found within the subject property, shown in Table 2.

Table 2. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo Fine Sand; 0 - 5% Slopes	A	Well Drained	Slight	Slight	100%

Evaluation & Findings: The soil type present on the subject property does not pose any significant limitations for development.

Flood Potential

Panel 12001C0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: Since the subject property is located in Flood Zone X, 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.

Evaluation & Findings: The subject property is not located within an area of high aquifer recharge as identified on the Suwannee River Water Management District's high aquifer recharge potential (HARP) map. No potential sink holes are known to exist on the site. No new stormwater management facilities are proposed.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

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

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not within the City's Historic Overlay District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

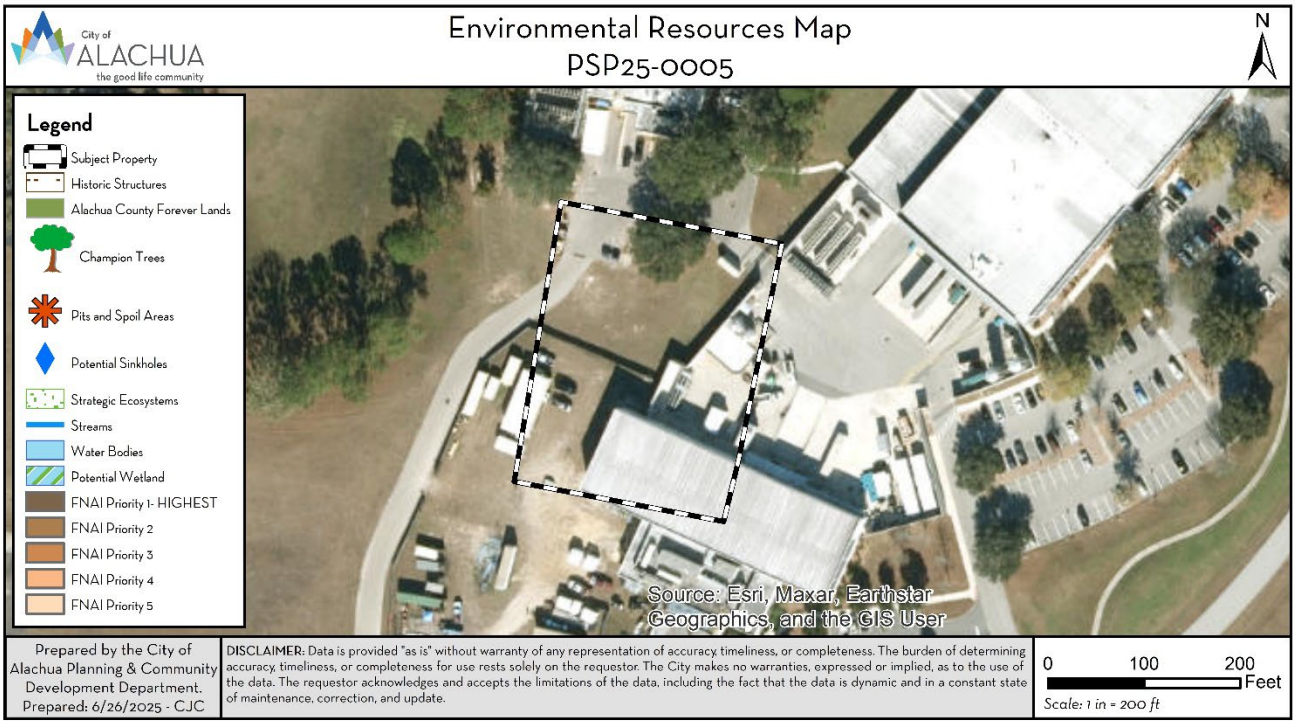


Figure 3. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Site Plan Standards

Section 2.4.9(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E)(1). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.9(E)(1) is provided below.

(1) *Minor site plan and site plan standards*. A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all the following requirements are met:

(a) *Consistency with the Comprehensive Plan*. The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.

Evaluation & Findings: An evaluation of the application's consistency with the Comprehensive Plan has been included within this report. Staff has found the application to be consistent with the City of Alachua Comprehensive Plan.

(b) *Use allowed in zone district*. The use is allowed in the zone district in accordance with Article 4, Use Regulations.

Evaluation & Findings: The use proposed is accessory to the principal use on the property of light manufacturing, which is a permitted use in the Planned Unit Development (PUD) zone district associated with Ordinance No. 00-05 as it relates to allowable uses within the Progress Corporate Park.

(c) *Zone district use specific standards*. The development and uses proposed by the minor site plan or site plan comply with Section 4.3, Use specific standards.

Evaluation & Findings: There are no use specific standards for light manufacturing; therefore, this standard is not applicable.

(d) *Development and design standards*. The development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.

Evaluation & Findings: The application has been reviewed for compliance with all relevant standards of Article 6, including Section 6.1, *Off-street parking and loading standards*, Section 6.2, *Tree protection and landscaping standards*, Section 6.3, *Fencing standards*, Section 6.4, *Exterior lighting standards*, Section 6..6, *Infill standards*, Section 6.7, *Open space standards*, Section 6.8, *Design standards for business uses*, and Section 6.9, *Environmental protection standards*. Staff has included recommended conditions to address minor outstanding comments from outside technical review and City of Alachua Public Services.

(e) *Subdivision standards*. In cases where a subdivision has been approved or is pending, the development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 7, Subdivision Standards.

Evaluation & Findings: No subdivision of land is proposed as part of this application; therefore, this standard is not applicable.

(f) *Complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations*. The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.

Evaluation & Findings: The application complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations.

Design Standards for Business Uses

Section 6.8.2 of the City's Land Development Regulations (LDRs) establishes the standards with which all business uses, unless exempted by Section 6.8.1, must be found compliant. The application has been reviewed for compliance with the standards of Section 6.8.2. An evaluation of the findings of the applicant's compliance with the standards of Section 6.8.2 is provided below.

(A) *Façade and material design*.

Evaluation & Findings: Per Section 6.8.1(B) of the City's LDRs, light manufacturing is exempt from the requirements of Section 6.8.2(A) unless all or a portion of a building utilized for such use is within 500 feet of the right-of-way of US Highway 441; therefore, these standards are not applicable.

(B) *Connections to sidewalk system*.

(1) When a sidewalk system exists within a right-of-way which is contiguous to the development, a minimum of one pedestrian connection to the sidewalk system shall be provided. On-site pedestrian circulation patterns shall be configured to provide safe and convenient access from the off-site sidewalk system to the main entrance(s) of the building(s). Sidewalks shall be constructed in accordance with Subsection 7.3.2(B), Configuration.

Evaluation & Findings: A sidewalk system is present along the right-of-way of Research Circle; however, an existing sidewalk connection to the subject property exists and satisfies this requirement.

(C) *Interconnectivity with adjacent business uses.*

(1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:

(a) Through extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or

(b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross-access corridor.

Evaluation & Findings: Cross access and shared parking areas are present on the existing site and satisfy this requirement. No new driveways are proposed as part of this site plan.

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a Certificate of Concurrency Compliance which applies to all development orders unless exempted by Section 2.4.14(C). The application has been reviewed for impacts to roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities to ensure the application's potential impacts do not negatively impact the level of service (LOS) for those public facilities.

Traffic Impact

Table 3-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	U.S. Hwy 441 From CR 25A East Intersection to SR 235	4/D	Principle Arterial	Urban	D
15	CR 2054 From SR 235 to US 441	2/U	Major Collector	Comm	D

1 City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and those segments on which the development's impacts are five percent or greater of the Maximum Service Volume (MSV) of the roadway segment. [Section 2.4.14(H)(2)(b)of the LDRs].

Table 3-2. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	Segment 4 US 441		Segment 15 CR 2054	
	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	45,700	4,110	15,120	1,359
Existing Traffic[2]	17,700	1,559	3.211	286
Reserved Trips[3]	4,419	442	387	61
Available Capacity[3]	23,581	2,109	11,522	1,012
Increase/Decrease in Trips Generated by Development[4]	63	3	63	3
Residual Capacity	23,518	2,106	11,459	1,009
Residual Percentage of Permitted Design Capacity Utilized	48.52%	48.76%	24.21%	25.75%

1 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.
2 Florida Department of Transportation. (2025). *2024 Count Data*. Accessed via Florida Traffic Online April 2025.
3 Source: City of Alachua May 2025 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition, ITE Code 110; Trip Distribution: Segment 4 – 50%; Segment 15 – 50%.

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of the affected roadway segments; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,565,500
Reserved Capacity[2]	391,367
Available Capacity	343,133
Increase/Decrease in Potable Water Demand from Application	0
Residual Capacity	391,367
Residual Percentage of Permitted Design Capacity Utilized	85.08%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua May 2025 Development Monitoring Report

Evaluation & Findings: *De minimis impacts are expected.* The proposed structure is an accessory use to the existing principal use, and as such, is not expected to increase potable water demand. The proposed site plan application is not anticipated to adversely impact the level of service of the City's potable water facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

Sanitary Sewer Impacts

Table 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Flows[1]	813,000
Reserved Capacity[2]	362,123
Available Capacity	324,877
Increase/Decrease in Sanitary Sewer Demand from Application	0
Residual Capacity	324,877
Residual Percentage of Permitted Design Capacity Utilized	78.34%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua May 2025 Development Monitoring Report

Evaluation & Findings: *De minimis impacts are expected.* The proposed structure is an accessory use to the existing principal use, and as such, is not expected to increase sanitary sewer demand. The proposed site plan application is not anticipated to adversely impact the level of service of the City's potable water facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,184.00	8,246.08
Reserved Capacity[2]	28,637.84	5,226.41
Increase/Decrease in Demand Generated by Application[3]	7.08	1.28
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2024); Policy 2.1.a, Community Facilities Element. Formula: 11,296 Persons x 0.73 tons per year.
2 City of Alachua May 2025 Development Monitoring Report
3 Formula: Per Sincero and Sincero (1936). Environmental Engineering: A Design Approach. *Princeton Hall, New Jersey.* Formula: 12lbs/day per 1,000 square feet x 3,200 square feet
4 New River Solid Waste Association, April 2025

Evaluation & Findings: The proposed site plan application is not anticipated to adversely impact the level of service of solid waste facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

Recreation Facilities

The proposed site plan application is a nonresidential development; therefore, there are no impacts to recreation facilities. The site plan will have no impact to the level of service of recreation facilities.

Public School Facilities

The proposed site plan application is a nonresidential development; therefore, there are no impacts to public school facilities. The site plan will have no impact to the level of service of public school facilities.

Stormwater Management Facilities

The development is proposing to connect to the existing master stormwater system for the Progress Corporate Park. The master plan has an existing Environmental Resource Permits (ERP97-0031 and 25370-6), which gives allowance of up to 65% of the property to install impervious surface. Accordingly, adding the propose 3,393 SF improvement is only ± 53%, which is less than the 65% granted, in return this enables a sufficient amount of storage for both Water Quality Treatment Volume and flood attenuation. Based on this information, the level of service for stormwater facilities will not be degraded.

EXHIBIT "A"
TO
PSP25-0005
EVERGEN SITE PLAN
STAFF REPORT

CONDITIONS

1. The applicant acknowledges and agrees that any proposed tree planting (canopy and understory) shown on the landscape plan that is located within 10' of stormwater infrastructure will be relocated to be a minimum distance of 10' from stormwater infrastructure and a revised landscape plan sheet will be submitted demonstrating compliance with this condition. The applicant further agrees that administrative approval of the revision must be obtained prior to the issuance of a building permit for any building activity associated with this development order. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
2. The applicant acknowledges and agrees it shall address all comments provided by Sergio Reyes, P.E., President of eda consultants, inc. in a letter dated June 3, 2025, and Tom Ridgik, P.E., Engineering Supervisor, in a letter dated June 23, 2025 and located in exhibit "B" of the July 8, 2025, Staff Report. The applicant further agrees that a verification by City Staff in the Planning & Community Development Department that all comments have been sufficiently addressed shall be required prior to the issuance of a building permit for any building activity associated with this Development Order. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
3. The applicant acknowledges and agrees that it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
4. The applicant acknowledges and agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 –4 as stated herein.

EXHIBIT "B"
TO
PSP25-0005
EVERGEN SITE PLAN
STAFF REPORT

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

June 26, 2025

Submitted electronically to Walker.Owen@nv5.com

Walker Owen
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSP25-0005

RE: Notice of Hearing to be Scheduled for Evergen Site Plan Application

Dear Walker Owen,

On April 1, 2025, the Planning & Community Development Department received your site plan application for the Evergen project, which proposes the construction of a ± 3,200 square foot accessory storage building with associated site improvements on a ± 17.00-acre subject property (tax parcel 03956-010-008). Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **July 8, 2025,** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site 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.org no later than ***Monday, June 30, 2025***. Materials may be submitted earlier than this date.

Posted notice signs have already been placed on the property.

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 to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, July 7, 2025***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,



Carson J. Crockett, AICP
Planner

CC: Rodolfo Valladares, Interim City Manager *(by electronic mail)*
Marian Rush, City Attorney *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

June 03, 2025

Carson J. Crocket, Planner
Office of Planning and Community Development
ccrockett@cityofalachua.org | 386-418-6137
City of Alachua, Florida.

Ref: Site plans for Evergreen Storage Facility Pemb

Dear Mr. Crockett:

The following are our comments to the site plans for Evergreen Storage Facility Pemb.

1. **Sheet C0.00**
    a. Please provide impervious calculations for the entire parcel to justify the 53% stated in the Drainage Memo.
2. **Sheet C0.21**
    a. Please update the legend to only have relevant items.
3. **Sheet C1.10**
    a. It appears a portion of the driveway will be constructed on the adjacent parcel. Is that permitted/intended? It appears the parcel owners are different.
4. **Sheet C2.10**
    a. The existing 30" storm pipe's centerline is only ~3.5' away from the building footprint, which means the exterior of the pipe is ~2' away from the South corner of the building. We suggest re-routing that pipe or relocating the building to allow for more separation.
5. **Stormwater Memo**
    a. Please provide a map/table of existing vs proposed impervious for the entire parcel to justify the 53% stated.
    b. Please attach excerpts from ERP 97-0031 and/or 25370-6 to justify the 65% figure.

Please do not hesitate to contact me if you have any questions/comments.
Sincerely,

Claudia S. Vega, P.E.
Director of Engineering
cvega@edafl.com
edafl.com

City of
ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
INTERIM CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **June 23, 2025**

TO: **Bryan Thomas**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 6/23/2025

RE: **Evergen Storage Facility PEMB Site Plan**

Public Services has reviewed the subject project (June 2025 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Sub Comment on June 2025 Submittal** Please confirm that there is neither potable water nor sewage service to this facility. Thus, utility plans that show the water and wastewater infrastructure are not required. Please **submit** confirming statement.
2	**Sub Comment on June 2025 Submittal** The reviewer assumes that electrical service will be required for this facility. Will any electrical modifications be required for the primary service and transformer? Is any electrical work required by COA? This reviewer assumes that modifications to the existing electric service (primary and transformers) will NOT be required. Thus electrical sheets are not required. Please **submit** statement addressing the above issues.

NO.	COMMENTS
3.	**Sub Comment on June 2025 Submittal** **Sheet LS-2** The reviewer assumes that PP (Long-Leaf Pine) are canopy trees. Three PP trees appear to be within 10 feet of existing stormwater piping. See markup. Please resolve this issue using approaches such as: Move these PP trees so there is 10-foot min clearance. Remove these PP trees. Replace these PP trees with understory trees, whose min distance requirement with infrastructure piping is 7.5 feet. Please **resubmit** this sheet.
END OF COMMENTS	

Please advise if you have any questions or require additional information.

(1)

THESE 3 TREES APPEAR TO BE WITHIN 10 FEET OF STORM WATER TIPING. PLEASE RESOLVE.



N

GRAPHIC SCALE
0 10 20 40

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

8129 SW 75TH STREET
GAINESVILLE, FLORIDA 32608
352-354-6775
www.supralandscape.design

NIV15
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com
LA0007049

REGISTERED LANDSCAPE ARCHITECT JOHN MICHAEL SUPRA LA0007429 STATE OF FLORIDA

EVERGEN STORAGE FACILITY PEMB

11611, 11621, 11631 RESEARCH CIRCLE, ALACHUA, FL 32615

REVISIONS

DRAWING STATUS: CONSTRUCTION DOCUMENTS
ISSUE DATE: 3/31/2025
DRAWN BY: LR
CHECKED BY: JMS
PROJECT NUMBER: 25-0011
DRAWING TITLE: LANDSCAPE PLAN
SHEET NO.: LS-2
DATE/TIME STAMP:

City of ALACHUA
the good life community

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT

INTER-OFFICE COMMUNICATION

Date: June 2, 2025

To: Tom Ridgik, P.E.
Engineering Supervisor

Through: Josiah Serravalle
Engineering Technician

From: Carson J. Crockett, AICP Candidate
Planner

Application #: PSP25-0005

RE: PAT Review of Evergen Site Plan Application

The Planning & Community Development Department has received an application for the following project: **PSP25-0005 Evergen Site Plan**

Please provide written comments concerning the application no later than:

5:00 PM on June 12, 2025

If comments cannot be completed by this deadline, please contact the project planner.

The plans can be accessed via the X-Drive at: X:\Planning and Community Development\Planning Division\Development Applications\PSP-Site Plans\PSP25-0005_Evergen_SP\Submittals\2025_04_01

PAT meetings will be scheduled for this application.

Your comments will be transmitted to the applicant by the Planning & Community Development Department. The applicant will be provided a date certain by which to respond to all comments. Once a revised application has been received, it will be forwarded to you for verification that all application deficiencies have been sufficiently addressed.

Received By:

Josiah Serravalle Josiah Serravalle — 6/3/25

Sign and print name here — Date

City of ALACHUA
the good life community

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT

June 2, 2025

Submitted electronically to Walker.Owen@nv5.com

Walker Owen
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSP25-0005

RE: Evergen Site Plan Application Completeness

Dear Walker Owen,

On April 1, 2025, the Planning & Community Development Department received your site plan application for the Evergen project, which proposes the construction of a ± 3,200 square foot accessory storage building with associated site improvements on a ± 17.00-acre subject property (tax parcel 03956-010-008).

According to Section 2.6.6 of the City's 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 & Community Development Department has reviewed the aforementioned application for completeness and finds that **the application is complete.**

A full review of the application will now be undertaken by the City, with the findings transmitted to you and a Project Assistance Team (PAT) meeting scheduled under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP Candidate
Planner

CC: Brenda Flieger, Planning Assistant *(by electronic mail)*

City of ALACHUA
THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: Evergen PEMB Storage Building
2. Pre-Application Conference Date: February 27, 2025
3. Neighborhood Meeting Date: March 19, 2025
4. Address of Subject Property: near 11631 RESEARCH CIR
5. Parcel ID Number(s): 03956-010-008
6. Existing Use of Property: Office buildings
7. Future Land Use Map Designation: Industrial
8. Zoning Designation: Planned Unit Development (PUD)
9. Acreage: 0.13
10. Total Existing Building Square Footage, if applicable: N/A
11. Total Existing Impervious Area (not including existing building area), if applicable: _____
12. Total Building Square Footage Proposed: 3,393
13. Total New Impervious Area Proposed (not including building area): 435

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Walker Owen, PE Title: Project Manager
   Company (if applicable): NV5, Inc.
   Mailing address: 11801 Research Dr
   City: Alachua State: FL ZIP: 32615
   Telephone: 352-331-1976 FAX: _____ e-mail: walker.owen@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): RTI Surgical Inc.
   Mailing Address: 11621 Research Circle
   City: Alachua State: FL ZIP: 32615

** Must provide an executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) authorizing 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: _____
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. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

   Site Plan shall include:

   a. Name and location of project.
   b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
   c. Zoning of the subject property.
   d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
   e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   f. Complete legal description of the subject property.
   g. Statement of proposed uses.
   h. Location of the subject property in relation to adjacent properties.
   i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
   j. Area and dimensions of the subject property.
   k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
   l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
   m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
   n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
   o. Location of all existing and proposed fire hydrants.
   p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
   q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
   r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
   s. Location of all bicycle parking areas and specifications of bicycle racks.
   t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
   u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
   v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
   w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
   x. Striping and signage for all traffic control devices.
   y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
      i. Location, identification of the species, and size of all existing trees.
      ii. Required perimeter buffer areas.
      iii. Parking lot perimeter landscaping.
      iv. Parking lot interior landscaping.
      v. Building façade landscaping.
      vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
      vii. Calculation of open space provided (see Section 6.7 of the LDRs).
      viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
      ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
      x. If tree removal is proposed, a tree survey, showing:
         (a) Each tree proposed for removal;
         (b) Each tree proposed for retention;
         (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
         (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).
aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.
cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
    i. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    ii. Calculation of the area of all façades subject to glazing.
    iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
    iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
    i. Color plans depicting the color of all materials used in the façade.
    ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
    iii. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    iv. Calculation of the area of all façades subject to glazing.
    v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
    vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.
ee. For development consisting multi-family residential uses and/or a mobile home park:
    i. Gross acreage.
    ii. Number of dwelling units proposed.
    iii. Density.
    iv. Location and percentage of total open space and recreation areas.
    v. Floor area of each dwelling unit.
    vi. Number of proposed parking spaces.
    vii. Street layout, if applicable.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
    a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of all buildings.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
    a. Plans prepared by a professional engineer licensed in the State of Florida.

b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
c. Documentation from the water purveyor stating the available flow to the subject property.

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

5. 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).

   For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   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;
   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 intrusiveness of lighting upon the surrounding area;
   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 of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 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 to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set 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).
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: 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).

7. 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 LDRs;
   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 a 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.

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

10. Proof of payment of taxes.

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

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

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

16. **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 hearing(s) 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

Signature of Co-applicant

WALKER FAIN OWEN, PE, PROJECT MANAGER
Typed or printed name *and title* of 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 day of March, 2025, by Walker Fain Owen who executed the same and has ✓ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

Print Name: Shannon W. Braddy
Notary Public, State of Florida
My Commission Expires:

SHANNON W BRADDY
MY COMMISSION # HH 281731
EXPIRES: October 28, 2026

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: near 11631 RESEARCH CIR

Parcel ID Number(s): 03956-010-008

Acreage: 0.13

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: _____ Title: Project Manager

Company (if applicable): NV5, Inc.

Mailing Address: 11621 Research Circle

City: Alachua State: FL ZIP: 32615

Telephone: 352-331-1976 FAX: _____ e-mail: walker.owen@nv5.com

C. AUTHORIZED AGENT

Name: Walker Owen, PE Title: Project Manager

Company (if applicable): NV5, Inc.

Mailing address: 11801 Research Dr

City: Alachua State: FL ZIP: 32615

Telephone: 352-331-1976 FAX: _____ e-mail: walker.owen@nv5.com

D. REQUESTED ACTION:

site plan approval

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 Signature of Co-applicant

_____ _____

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

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

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

NOTARY SEAL

_____

Signature of Notary Public, State of _____

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3268031 5 PG(S)
7/2/2020 10:59 AM
BOOK 4790 PAGE 1157
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 956885
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $271,040.00
Intang. Tax: $0.00

Prepared by and after recording return to:
Robert A. Warram
HOLLAND & KNIGHT LLP
100 N. Tampa Street, Suite 4100
Tampa, Florida 33602

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 1st day of July 2020 by and between RTI SURGICAL, INC., a Delaware corporation, formerly known as RTI Biologics, Inc., formerly known as Regeneration Technologies, Inc., whose address is 11621 Research Circle, Alachua, FL 32615 ("*Grantor*"), and RTI OEM, LLC, a Delaware limited liability company, whose address is 11621 Research Circle, Alachua, FL 32615 ("*Grantee*").

(Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee and Grantee's heirs, successors, and assigns forever, the parcel of land situate, lying, and being in the County of Alachua, State of Florida, and more particularly described as follows (the "*Property*"):

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

SUBJECT TO the Permitted Exceptions contained in Exhibit B attached hereto and made a part hereof.

AND Grantor, for itself and its successors, hereby covenants with Grantee and Grantee's heirs, successors, and assigns that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor only.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized corporate officer on the date stated above.

NOTE: This is a conveyance of encumbered real property by the sole owner of the property to a wholly owned affiliate for no monetary consideration received by the Grantor, although the deed is subject to a mortgage that the Grantee is not assuming on which recovery by the lender is capped at $38,720,000. Based on discussions with a senior representative of the Technical Assistance and Dispute Resolution Group of the Florida Department of Revenue, the base for the documentary stamp tax imposed by Section 201.02 is limited to that monetary recovery limitation amount of $38,720,000. Accordingly, the deed is subject to tax of $271,040.00.

Signed, sealed and delivered
in the presence of:

Andrew A. Morey
(Witness Signature)
Andrew A. Morey
(Print Name)

Jonathan C. Foster
(Witness Signature)
Jonathan C. Foster
(Print Name)

RTI SURGICAL, INC., a Delaware corporation, formerly known as RTI Biologics, Inc., formerly known as Regeneration Technologies, Inc.

By: Lana Wilson
Print Name: Lana Wilson
As its: Authorized Person

STATE OF Florida

COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 26th day of June 2020 by Lana Wilson, as the Authorized Person of RTI SURGICAL, INC., a Delaware corporation, formerly known as RTI Biologics, Inc., formerly known as Regeneration Technologies, Inc., on behalf of the corporation, who is personally known to me.

(SEAL)

AMELIA AI HOON SIM
Notary Public – State of Florida
Commission # GG 065735
My Comm. Expires Jan 24, 2021
Bonded through National Notary Assn.

Notary Public

Sign:
Print Name: AMELIA AI HOON SIM
State and County Aforesaid
My commission expires: Jan. 24, 2021

Exhibit A
Legal Description

A PORTION OF GOVERNMENT LOTS 1 AND 2, IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING A PORTION OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALL LYING AND BEING IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL "C" OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 87 DEGREES 15 MINUTES 29 SECONDS EAST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 135.00 FEET; THENCE SOUTH 49 DEGREES 23 MINUTES 12 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 100.76 FEET TO THE POINT OF BEGINNING (#1); THENCE CONTINUE SOUTH 49 DEGREES 23 MINUTES 12 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 279.24 FEET; THENCE NORTH 70 DEGREES 36 MINUTES 48 SECONDS EAST, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 23.73 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INNOVATION DRIVE (100 FOOT RIGHT-OF WAY), SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "A" AND BEING ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 27 DEGREES 56 MINUTES 18 SECONDS, AN ARC DISTANCE OF 97.52 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 56 DEGREES 38 MINUTES 39 SECONDS EAST, 96.56 FEET; THENCE NORTH 42 DEGREES 40 MINUTES 31 SECONDS EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 377.75 FEET TO A POINT AT THE INTERSECTION OF SAID NORTHWESTERLY RIGHT OF WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (80 FOOT RIGHT-OF-WAY), SAID POINT BEING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 32 DEGREES 05 MINUTES 54 SECONDS, AN ARC DISTANCE OF 313.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 68 DEGREES 29 MINUTES 48 SECONDS WEST, 309.64 FEET; THENCE NORTH 84 DEGREES 32 MINUTES 45 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 256.00 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2264, PAGES 2522, ET SEQ., OF SAID PUBLIC RECORDS; THENCE SOUTH 05 DEGREES 27 MINUTES 15 SECONDS WEST, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL (OR 2264, PAGES 2522, ET SEQ.), A DISTANCE OF 296.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT POINT "A" AS DESCRIBED ABOVE AND RUN THENCE SOUTH 19 DEGREES 23 MINUTES 12 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL "C" OF REPLAT OF PROGRESS CENTER, AND ALONG THE SOUTHWESTERLY END OF THE RIGHT-OF-WAY OF INNOVATION DRIVE (100 FOOT RIGHT OF WAY), A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE AND THE POINT OF BEGINNING (#2); THENCE SOUTH 70 DEGREES 36 MINUTES 48 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 23.73 FEET; THENCE SOUTH 10 DEGREES 36 MINUTES 48 SECONDS WEST ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 478.17 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID PARCEL "C"; THENCE NORTH 79 DEGREES 23 MINUTES 12 SECONDS WEST ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 64.00 FEET; THENCE NORTH 13 DEGREES 16 MINUTES 55 SECONDS WEST ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 86.41 FEET; THENCE NORTH 79 DEGREES 23 MINUTES 12 SECONDS WEST, A DISTANCE OF 290.65 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL "C";

THENCE SOUTH 02 DEGREES 55 MINUTES 52 SECONDS WEST, A DISTANCE OF 624.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (80 FOOT RIGHT-OF-WAY), AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 2213, PAGES 2412 ET SEQ., OF SAID PUBLIC RECORDS; THENCE SOUTH 87 DEGREES 04 MINUTES 08 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 155.06 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 810.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY AND WESTERLY RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE THROUGH A CENTRAL ANGLE OF 94 DEGREES 23 MINUTES 11 SECONDS, AN ARC DISTANCE OF 1334.36 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 45 DEGREES 44 MINUTES 17 SECONDS EAST, A DISTANCE OF 1188.51 FEET; THENCE NORTH 01 DEGREES 27 MINUTES 18 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 217.62 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 410.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 41 DEGREES 54 MINUTES 28 SECONDS, AN ARC DISTANCE OF 299.89 FEET TO A POINT AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF WAY LINE WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 22 DEGREES 24 MINUTES 33 SECONDS WEST, A DISTANCE OF 293.25 FEET; THENCE SOUTH 42 DEGREES 40 MINUTES 31 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 379.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 27 DEGREES 56 MINUTES 18 SECONDS, AN ARC DISTANCE OF 146.28 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 56 DEGREES 38 MINUTES 39 SECONDS WEST, A DISTANCE OF 144.84 FEET.

ALSO

A PORTION OF GOVERNMENT LOTS 1 AND 2, IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING A PORTION OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; ALL LYING AND BEING IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF PARCEL "C" OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A NAIL AND DISK (STAMPED "LB 2389") AT THE SOUTHEASTERLY MOST CORNER OF PARCEL "C" OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 79 DEGREES 23 MINUTES 12 SECONDS WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 64.00 FEET TO A 5/8 INCH REBAR AND CAP (STAMPED "LB 2389"); THENCE NORTH 13 DEGREES 16 MINUTES 55 SECONDS WEST, ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 86.41 FEET TO A 5/8 INCH REBAR AND CAP (STAMPED "LB 2389); THENCE SOUTH 79 DEGREES 23 MINUTES 12 SECONDS EAST, 99.00 FEET TO A 5/8 INCH REBAR AND CAP (STAMPED "LB 2389") ON THE EAST BOUNDARY OF SAID PARCEL "C"; THENCE SOUTH 10 DEGREES 36 MINUTES 48 SECONDS WEST, ALONG SAID EAST BOUNDARY, 79.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE RIGHTS OF INGRESS AND EGRESS AS GRANTED IN THAT CERTAIN CROSS INGRESS-EGRESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2283, PAGE 642, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Exhibit B
Permitted Exceptions

1. Taxes and assessments, including delinquent real estate taxes, for the year 2020 and subsequent years.

2. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Official Records Book 1588, Page 2207, Joinder in Official Records Book 1588, Page 2205, together with First Amendment in Official Records Book 1762, Page 1883, and Second Amendment in Official Records Book 2161, Page 1701, together with Designation and Assumption by Successor Developer recorded in Official Records Book 2283, Page 613, and Official Records Book 2283, Page 632, as affected by Third Amendment to Progress Center Unit 1 Declaration of Covenants and Restrictions recorded in Official Records Book 3916, Page 445, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Progress Center, recorded in Plat Book M, Page 82 and 83, inclusive, of the Public Records of Alachua County, Florida.

4. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Replat of Progress Center, recorded in Plat Book P, Page 48 and 49, inclusive, of the Public Records of Alachua County, Florida.

5. Agreement between Apalachee Development Company, a Florida corporation, and the State of Florida Department of Community Affairs recorded in Official Records Book 1605, Page 1374, as amended in Official Records Book 1617, Page 613.

6. Notice of Development Order Approving The Development of Regional Impact known as Progress Center recorded in Official Records Book 1692, Page 1378, as Amended in Official Records Book 1863, Page 331 and Second Amendment in Official Records Book 2232, Page 2867.

7. Notice of Preliminary Development Agreement recorded in Official Records Book 2198, Page 2845.

8. Cross Ingress-Egress Easement Agreement recorded in Official Records Book 2283, Page 642.

9. Grant of Easement for Ingress, Egress and Public Utilities recorded in Official Records Book 3873, Page 1565.

10. Non-Exclusive Public Utility Easement recorded in Official Records Book 4157, Page 2088.

11. Mortgage and Security Agreement executed by RTI Surgical, Inc., a Delaware corporation, Mortgagor, in favor of JPMorgan Chase Bank, N.A., a national banking association, Mortgagee, dated June 5, 2018, recorded June 6, 2018 in Official Records Book 4604, Page 436.

12. UCC-1 Financing Statement recorded June 6, 2018, in Official Records Book 4604, Page 586.

Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign Up for Property Watch

Parcel Summary

Parcel ID	03956-010-008
Prop ID	15710
Location Address	
	⊞ **See more addresses...**
Neighborhood/Area	233223.51
Subdivision	PROGRESS CENTER REPLAT
Legal Description	PROGRESS CENTER PB M-82 REPLAT PB P-48 COM INT ELY COR PARCEL C & SLY R/W INNOVATION DR POB S 70 DEG W 23.73 FT S 10 DEG W 478.17 FT N 79 DEG W 64 FT N 13 DEG W 86.41 FT N 79 DEG W 290.65 FT S 2 DEG W 624.31 FT ELY ALG R/W 1489.42 N 217.62 FT NWLY ALG R/W (Note: *The Description above is not to be used on legal documents.)
Property Use Code	OFF MULTISTORY (01800)
Sec/Twp/Rng	24-08-18
Tax Area	ALACHUA (1700)
Acres	17.01
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.5726

Owner Information

RTI SURGICAL INC
11621 RESEARCH CIRCLE
ALACHUA, FL 32615

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	$18,236,624	$13,624,408	$13,696,041	$17,827,500	$10,916,223
Land Value	$2,593,345	$2,593,345	$2,593,345	$2,740,360	$2,740,360
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$20,829,969**	**$16,217,753**	**$16,289,386**	**$20,567,860**	**$13,656,583**
Assessed Value	$17,811,382	$16,217,753	$16,289,386	$20,567,860	$13,656,583
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$17,811,382	$16,217,753	$16,289,386	$20,567,860	$13,656,583
Maximum Save Our Homes Portability	$3,018,587	$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

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1700		17.01	740955.6	0	0	PUD

Building Information

Type	OFFICE LOW RISE	**Heat**	ELECTRIC
Total Area	25,730	**HC&V**	FORCED AIR
Heated Area	22,930	**HVAC**	ROOF TOP AIR
Exterior Walls	TILE/WD STUCCO	**Bathrooms**	
Interior Walls	DRYWALL	**Bedrooms**	
Roofing	TAR & GRAVEL	**Total Rooms**	29-Rooms
Roof Type	RIGID FR/JOIST	**Stories**	1.0
Frame	STEEL	**Actual Year Built**	2001
Floor Cover	CARPET; SHEET VINYL	**Effective Year Built**	2001

Type	OFFICE LOW RISE	**Heat**	ELECTRIC
Total Area	84,682	**HC&V**	FORCED AIR
Heated Area	64,928	**HVAC**	ROOF TOP AIR
Exterior Walls	TILE/WD STUCCO	**Bathrooms**	
Interior Walls	DRYWALL	**Bedrooms**	
Roofing	TAR & GRAVEL	**Total Rooms**	80-Rooms
Roof Type	RIGID FR/JOIST	**Stories**	2.0
Frame	STEEL	**Actual Year Built**	2002
Floor Cover	CARPET; SHEET VINYL	**Effective Year Built**	2002

Type	LABORATORY	**Heat**	ELECTRIC
Total Area	23,193	**HC&V**	FORCED AIR
Heated Area	23,193	**HVAC**	ROOF TOP AIR
Exterior Walls	PRECAST PANEL	**Bathrooms**	
Interior Walls	DRYWALL	**Bedrooms**	
Roofing	TAR & GRAVEL	**Total Rooms**	53-Rooms
Roof Type	RIGID FR/JOIST	**Stories**	1.0
Frame	REINFORCED CONC	**Actual Year Built**	2014
Floor Cover	CARPET; CLAY TILE	**Effective Year Built**	2014

Type	LABORATORY	**Heat**	NONE
Total Area	18,800	**HC&V**	NONE
Heated Area	18,800	**HVAC**	NONE
Exterior Walls	PRECAST PANEL	**Bathrooms**	
Interior Walls	MINIMUM/MASON	**Bedrooms**	
Roofing	TAR & GRAVEL	**Total Rooms**	0-Rooms
Roof Type	RIGID FR/JOIST	**Stories**	1.0
Frame	STEEL	**Actual Year Built**	2001
Floor Cover	FIN CONCRETE	**Effective Year Built**	2014

Type	NSOH MISC	**Heat**	
Total Area	227,160	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	

Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	2001
Floor Cover		**Effective Year Built**	2001

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	22,930	2001	2001	3	4900	OFFICE LOW RISE
CAN	CANOPY (NO SIDES)	2,800	2001	2001	3	4900	OFFICE LOW RISE

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	64,928	2002	2002	3	4900	OFFICE LOW RISE
CAN	CANOPY (NO SIDES)	424	2002	2002	3	4900	OFFICE LOW RISE
CLP	LOADING PLATFORM	1,400	2002	2002	3	4900	OFFICE LOW RISE
FAT	FINISHED ATTIC	17,930	2002	2002	3	4900	OFFICE LOW RISE

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	23,193	2014	2014	GOOD	8010	LABORATORY

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	18,800	2001	2014	GOOD	8010	LABORATORY

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
3800	DRIVE/WALK	9,403	2002	2002		C1	COMM
3882	FENCE CB	8,864	2002	2002		C1	COMM
3900	FIRE PRO/COMM-INTERIOR	23,913	2014	2014		C1	COMM
3900	FIRE PRO/COMM-INTERIOR	18,800	2014	2014		C2	COMM
3900	FIRE PRO/COMM-INTERIOR	80,580	2001	2001		C2	COMM
4440	LOAD DOCK	1,520	2002	2002		C1	COMM
4682	PAVING 2	80,580	2002	2002		C1	COMM
4682	PAVING 2	3,500	2014	2014		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
7/1/2020	$38,720,000	SD	4790	1157	Unqualified (U)	Improved	RTI SURGICAL INC	RTI SURGICAL INC	Link (Clerk)
10/31/2003	$100	QD	4042	1987	Unqualified (U)	Improved	* THE UNIVERSITY OF FLORIDA BO	RTI SURGICAL INC	Link (Clerk)
3/24/2000	$4,224,600	SD	2283	637	Unqualified (U)	Vacant	* HELLER AFFORDABLE HOUSING OF	* THE UNIVERSITY OF FLORIDA BO	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.

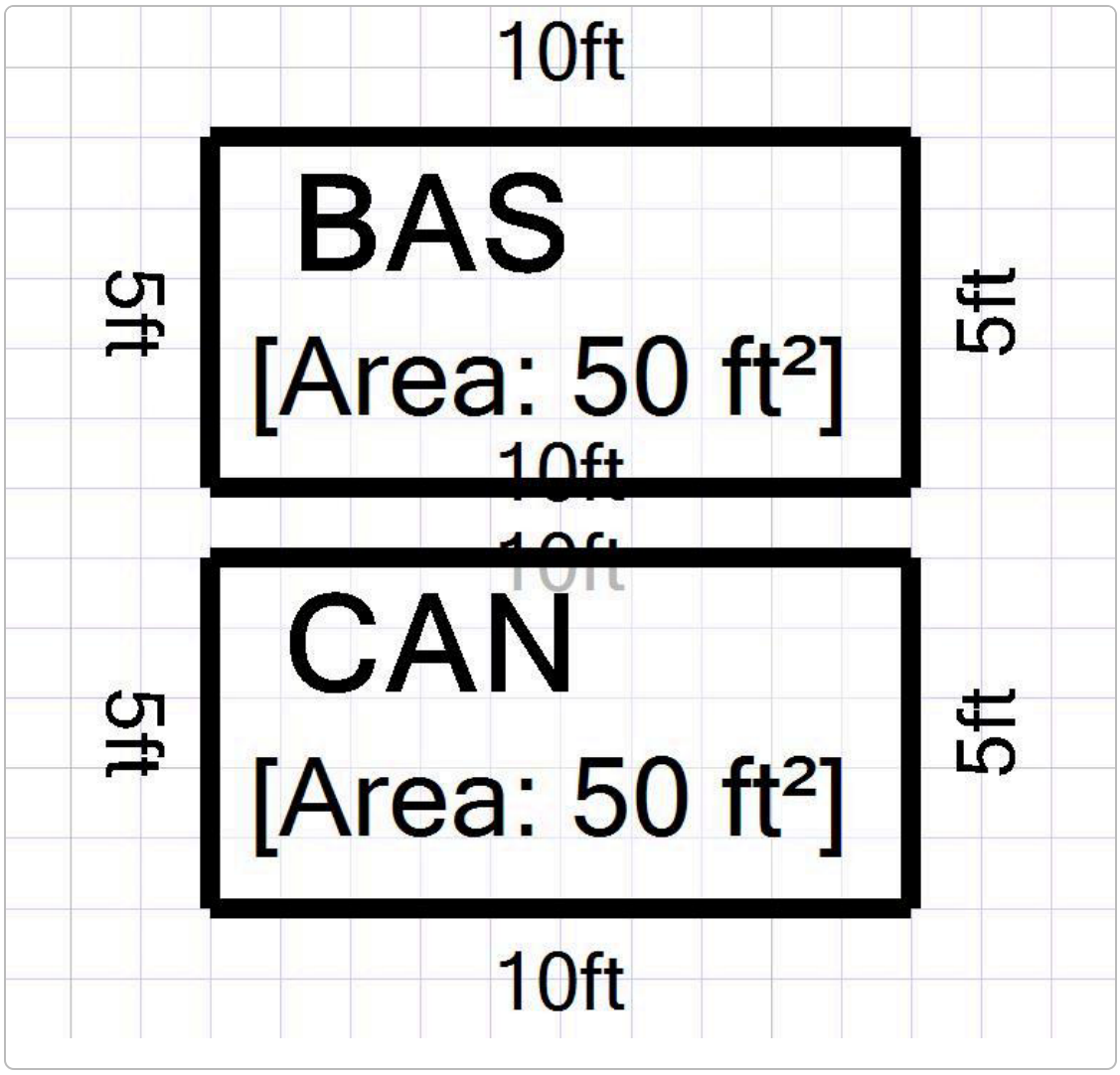
Permits

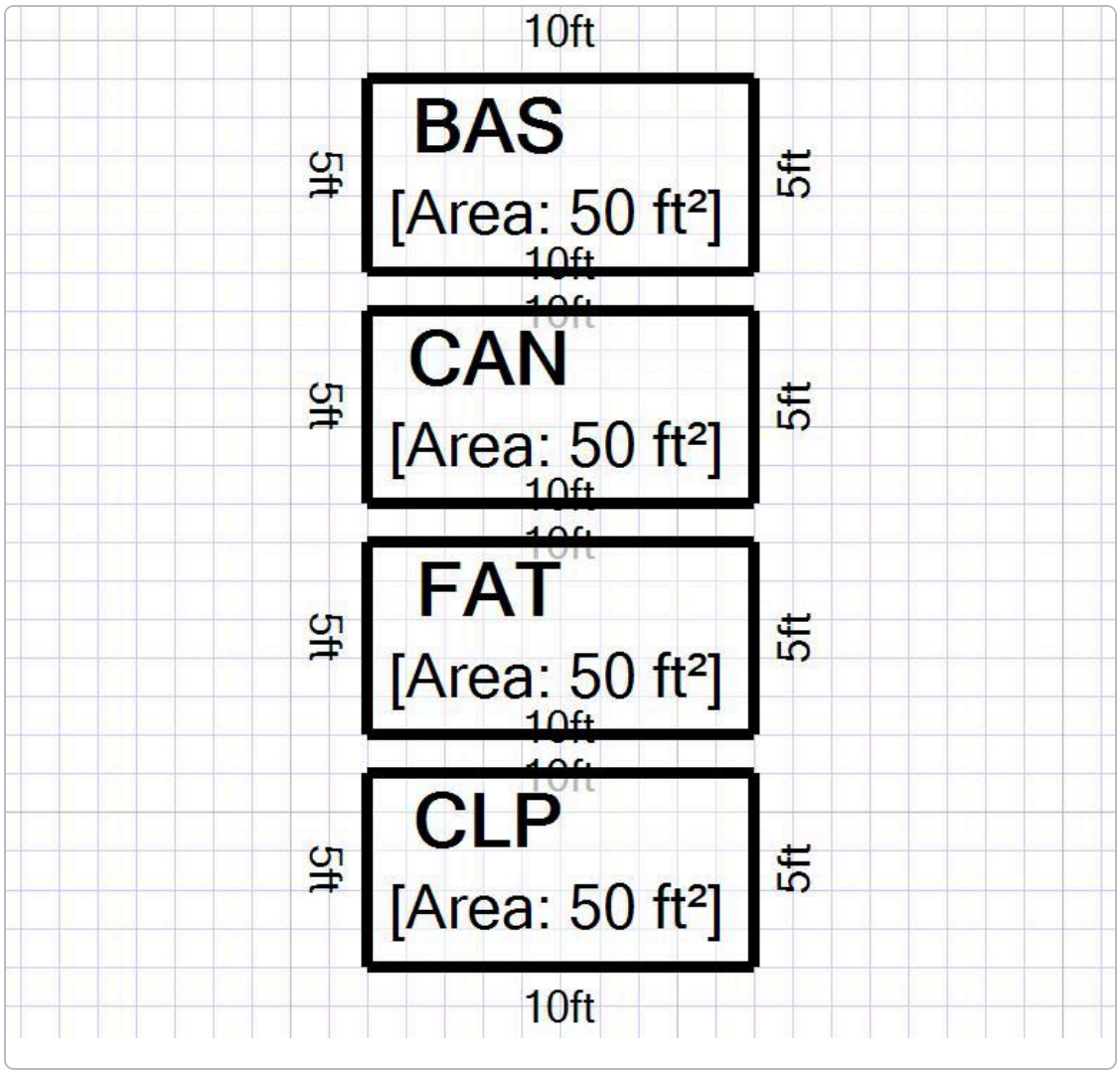
Permit Number	Type	Primary	Active	Issue Date	Value
P10-24-2920	ROOFING	Yes	No	10/16/2024	$234,669
P06-24-2512	ROOFING	Yes	No	6/12/2024	$204,973
P10-23-1943	MECHANICAL	Yes	No	10/30/2023	$224,751
P04-23-1240	FIRE SPR. SYS.	Yes	No	4/4/2023	$1,000
P02-23-1080	COMM REMODEL PERMIT	Yes	No	2/7/2023	$545,550
P10-22-9788	FIRE SPR. SYS.	Yes	No	10/18/2022	$100
P09-22-9691	FIRE SPR. SYS.	Yes	No	9/20/2022	$1,000
P06-22-9471	COMM REMODEL PERMIT	Yes	Yes	7/5/2022	$99,396
P09-21-8741	COMM REMODEL PERMIT	Yes	No	4/28/2022	$8,667,598
P10-19-7165	COMM REMODEL PERMIT	Yes	No	10/24/2019	$50,326
P12-18-6552	COMM REMODEL PERMIT	Yes	No	1/7/2019	$0
P03-18-6018	COMM REMODEL PERMIT	Yes	No	3/28/2018	$0
9-17-5698	MECHANICAL	Yes	No	9/14/2017	$1,000
9-13-2017	COMM REMODEL PERMIT	Yes	No	9/13/2017	$0
9-17-5687	FIRE SPR. SYS.	Yes	No	9/7/2017	$2,987
9-17-5688	FIRE SPR. SYS.	Yes	No	9/7/2017	$2,387

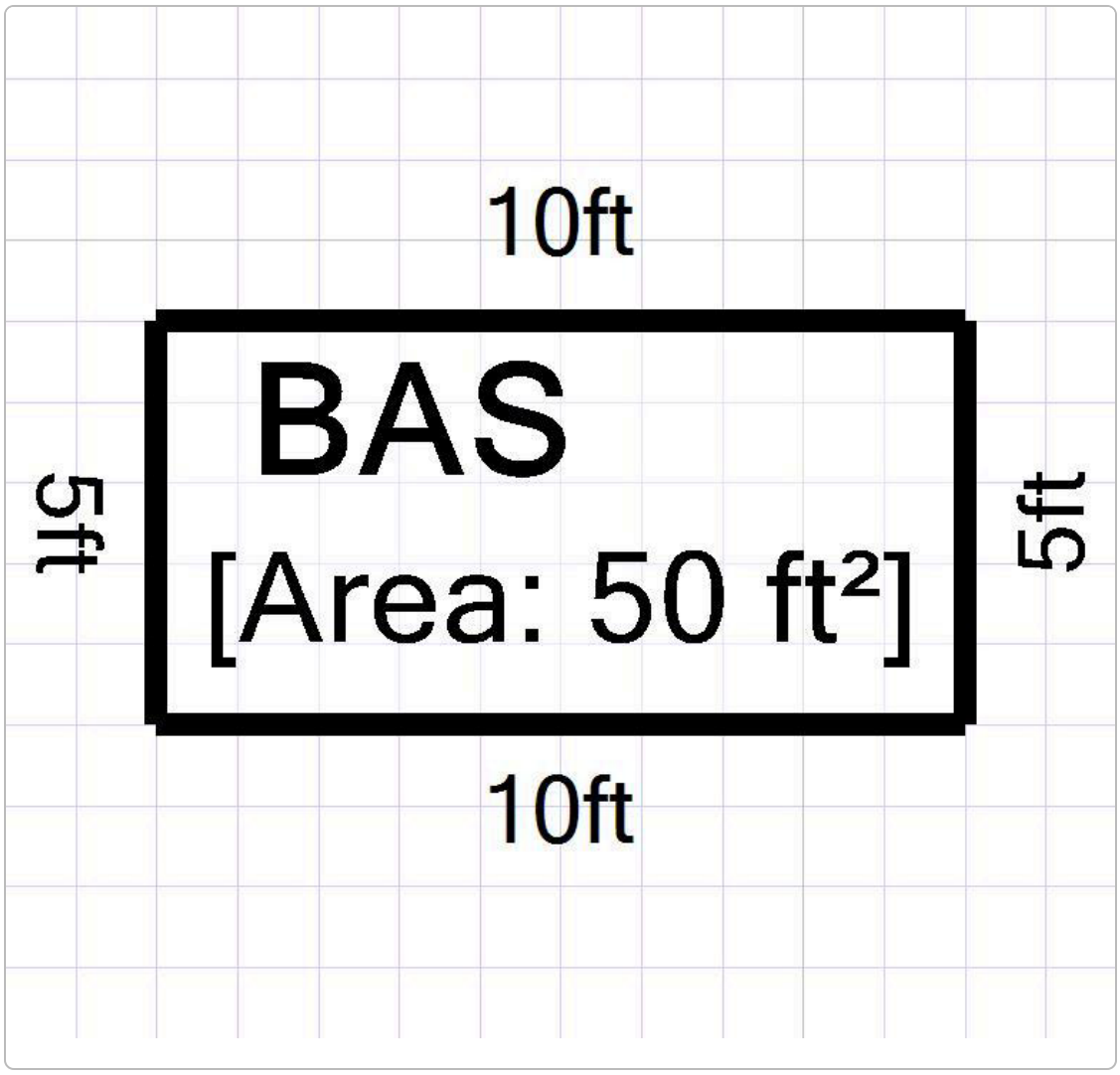
Permit Number	Type	Primary	Active	Issue Date	Value
8-17-5642	COMM REMODEL PERMIT	Yes	No	8/28/2017	$58,000
1-17-5263	COMM REMODEL PERMIT	Yes	No	1/24/2017	$0
12-16-5219	COMM REMODEL PERMIT	Yes	No	1/5/2017	$0
12-16-5204	MECHANICAL	Yes	No	12/8/2016	$0
9-16-5083	FIRE SPR. SYS.	Yes	No	10/4/2016	$36,000
6-16-4903	COMM REMODEL PERMIT	Yes	No	6/14/2016	$200,000
3-16-4701	ROOFING	Yes	No	3/1/2016	$81,450
1-16-4635	MECHANICAL	Yes	No	1/21/2016	$42,500
12-15-4581	FIRE SPR. SYS.	Yes	No	12/8/2015	$2,987
11-15-4564	ROOFING	Yes	No	11/24/2015	$74,500
11-15-4557	COMM REMODEL PERMIT	Yes	No	11/18/2015	$63,605
9-15-4457	COMM REMODEL PERMIT	Yes	No	9/30/2015	$19,864
A7-14-3682	FIRE SPR. SYS.	Yes	No	7/2/2014	$500
6-14-3661	MECHANICAL	Yes	No	6/19/2014	$100
5-14-3622	COMM REMODEL PERMIT	Yes	No	6/4/2014	$90,884
11-13-3347	FIRE SPR. SYS.	Yes	No	12/10/2013	$2,850
11-13-3322	COMM REMODEL PERMIT	Yes	No	11/12/2013	$654,700
11-13-3329	MECHANICAL	Yes	No	11/12/2013	$329,500
A6-13-3135	FIRE SPR. SYS.	Yes	No	6/27/2013	$1,800
A3-13-2971	FIRE SPR. SYS.	Yes	No	3/21/2013	$12,500
A2-13-2935	MECHANICAL	Yes	No	2/7/2013	$2,819,596
11-12-2844	COMMERCIAL BUILDING	Yes	No	1/9/2013	$2,577,110
12-12-2858	MANUFACTURED HOUSING	Yes	No	12/11/2012	$400
12-12-2856	MECHANICAL	Yes	No	12/3/2012	$4,600
10-09-1503	FIRE SPR. SYS.	Yes	No	10/26/2009	$31,568
08-11471	FIRE ALARM	Yes	No	5/15/2008	$1,500
08-11473	FIRE SPR. SYS.	Yes	No	5/15/2008	$0
08-11456	COMM REMODEL PERMIT	Yes	No	4/29/2008	$275,000
07-11203	SIGN PERMIT	Yes	No	10/12/2007	$0
05-00000	OVER THE COUNTER INSPECT	Yes	No	10/14/2004	$0
03-0000	OVER THE COUNTER INSPECT	Yes	No	5/9/2003	$0
8422	SIGN PERMIT	Yes	No	10/16/2002	$10,000
200208364	COMMERCIAL BUILDING	Yes	No	8/22/2002	$76,800
8120	REMODEL COMMERCIAL	Yes	No	2/14/2002	$10,000
8047	COMMERCIAL MECHANICAL	Yes	No	11/28/2001	$20,000
8042	FIRE SPR. SYS.	Yes	No	11/20/2001	$2,545
8013	BLDG. (COM)	Yes	No	10/12/2001	$0
7884	FIRE SPR. SYS.	Yes	No	6/26/2001	$212,000
7864	FIRE SPR. SYS.	Yes	No	6/12/2001	$0
7682	FIRE ALARM	Yes	No	1/10/2001	$29,897
7631	COMM BLDG - SHELL ONLY	Yes	No	11/14/2000	$1,258,560
7618	BLDG. (COM)	Yes	No	11/2/2000	$761,200
7619	ADDITION COMMERCIAL	Yes	No	11/2/2000	$448,540
00-7539	MISCELLANEOUS	Yes	No	9/13/2000	$11,000
7454	COMM BLDG - SHELL ONLY	Yes	No	7/12/2000	$0
7454	COMM BLDG - SHELL ONLY	Yes	No	7/12/2000	$2,532,000
00-7426	COMM BUILDING PERMIT	Yes	No	6/19/2000	$0

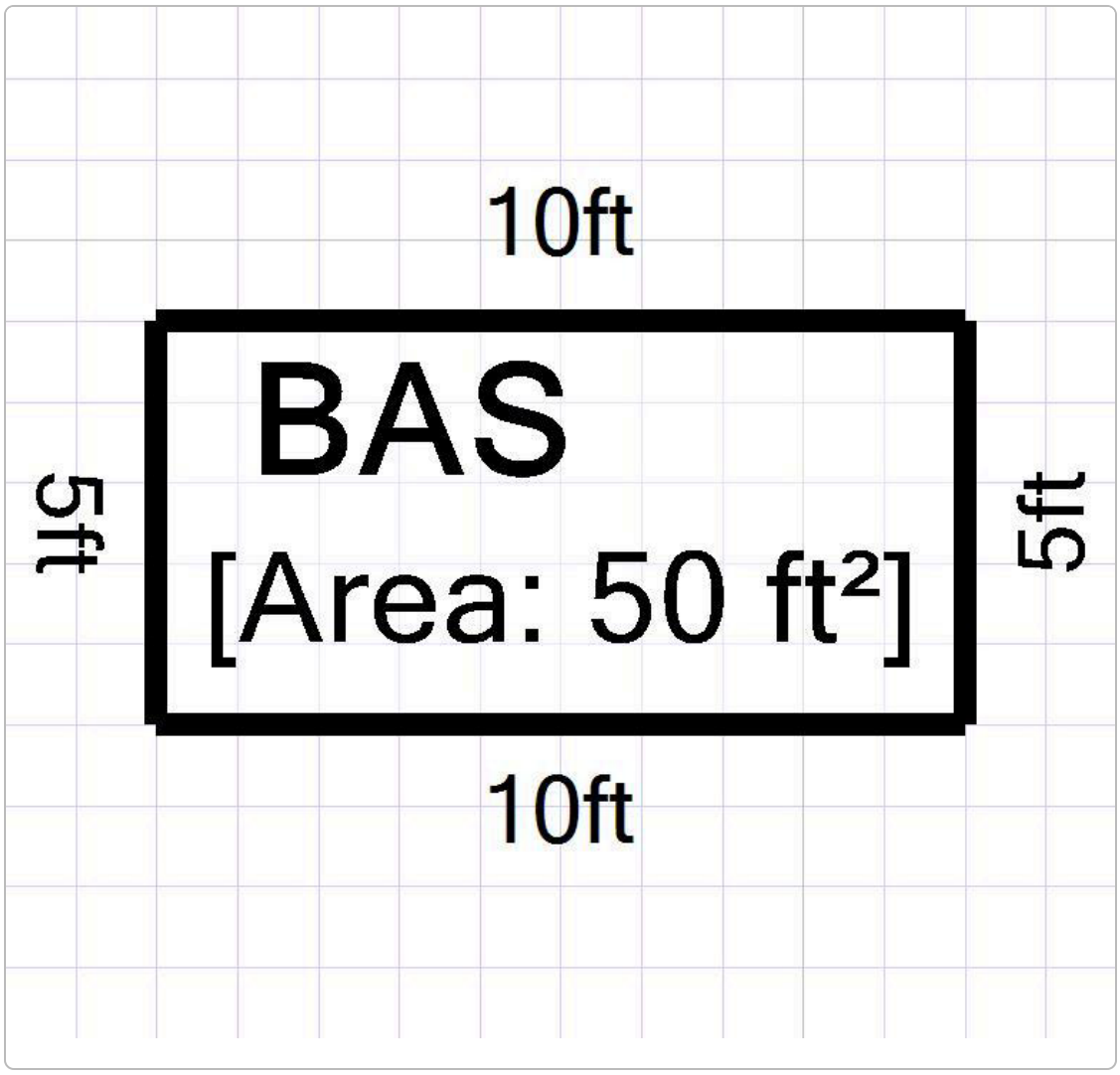
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches


10ft
BAS
[Area: 50 ft²]
5ft
5ft
10ft
10ft
CAN
[Area: 50 ft²]
5ft
5ft
10ft


10ft
BAS
[Area: 50 ft²]
5ft
5ft
10ft
CAN
[Area: 50 ft²]
5ft
5ft
10ft
FAT
[Area: 50 ft²]
5ft
5ft
10ft
CLP
[Area: 50 ft²]
5ft
5ft
10ft


10ft
BAS
[Area: 50 ft²]
5ft
5ft
10ft



Map



No data available for the following modules: Working in Progress Parcel, Extra Features, 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
Last Data Upload: 1/4/2025, 8:56:17 PM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL



Detail by Entity Name

Foreign Profit Corporation
RTI SURGICAL, INC.

Filing Information

Document Number	F20000004715
FEI/EIN Number	84-4049000
Date Filed	10/23/2020
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/04/2023

Principal Address

11621 RESEARCH CIR.
ALACHUA, FL 32615

Mailing Address

11621 RESEARCH CIR.
ALACHUA, FL 32615

Registered Agent Name & Address

UNITED CORPORATE SERVICES, INC.
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

Name Changed: 10/04/2023

Address Changed: 05/26/2021

Officer/Director Detail

Name & Address

Title President & Director

VISA, OLIVIER
11621 RESEARCH CIR.
ALACHUA, FL 32615

Title CFO & Director

Phillps, Jody
11621 RESEARCH CIR.
ALACHUA, FL 32615

Title Controller

Kirkpatrick, Randy
11621 RESEARCH CIR.
ALACHUA, FL 32615

Annual Reports

Report Year	Filed Date
2023	10/04/2023
2024	02/01/2024
2025	02/12/2025

Document Images

02/12/2025 -- ANNUAL REPORT	View image in PDF format
02/01/2024 -- ANNUAL REPORT	View image in PDF format
10/04/2023 -- REINSTATEMENT	View image in PDF format
04/01/2022 -- ANNUAL REPORT	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
10/23/2020 -- Foreign Profit	View image in PDF format

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03956 010 008	11611 RESEARCH CIR	1700

RTI SURGICAL INC
11621 RESEARCH CIRCLE
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	17,811,382	0	17,811,382	135,687.11
LIBRARY GENERAL	1.0000	17,811,382	0	17,811,382	17,811.38
SCHOOL CAP PROJECT	1.5000	20,829,969	0	20,829,969	31,244.95
SCHOOL DISCRNRY & CN	0.7480	20,829,969	0	20,829,969	15,580.82
SCHOOL GENERAL	3.0130	20,829,969	0	20,829,969	62,760.70
SCHOOL VOTED	1.0000	20,829,969	0	20,829,969	20,829.97
CHILDREN'S TRUST	0.4500	17,811,382	0	17,811,382	8,015.12
SUWANNEE RIVER WATER MGT DIST	0.2936	17,811,382	0	17,811,382	5,229.42
CITY OF ALACHUA	5.9500	17,811,382	0	17,811,382	105,977.72

TOTAL MILLAGE 21.5726 — AD VALOREM TAXES $403,137.19

LEGAL DESCRIPTION

PROGRESS CENTER PB M-82 REPLAT PB P-48 COM INT ELY COR PARCEL C & SLY R/W INNOVA
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
805 BOCC SOLID WASTE MGMT	1.000	@ 336.7600	336.76
550 COUNTY FIRE SERVICES	1.000	Varies	30,397.26

NON-AD VALOREM ASSESSMENTS $30,734.02

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $433,871.21

IF PAID BY	Nov 30, 2024				
PLEASE PAY	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03956 010 008	11611 RESEARCH CIR

RTI SURGICAL INC
11621 RESEARCH CIRCLE
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2024	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 24-0003980 $416,516.36 Paid 11/05/2024

GLAZING CALCULATIONS:

GLAZING REQUIREMENT NORTH- 0% **GLAZING REQUIREMENT SOUTH- 0%**	**GLAZING REQUIREMENT EAST- 0%** **GLAZING REQUIREMENT WEST- 0%**
NORTH ELEVATION FACADE AREA BETWEEN 3' AND 8' ABOVE GRADE: 208 SQ. FT. GLAZING AREA BETWEEN 3' AND 8' ABOVE GRADE: 0 SQ. FT. GLAZING PERCENTAGE: 0%	**EAST ELEVATION** FACADE AREA BETWEEN 3' AND 8' ABOVE GRADE: 408 SQ. FT. GLAZING AREA BETWEEN 3' AND 8' ABOVE GRADE: 72 SQ. FT. GLAZING PERCENTAGE: 17.6%
SOUTH ELEVATION FACADE AREA BETWEEN 3' AND 8' ABOVE GRADE: 208 SQ. FT. GLAZING AREA BETWEEN 3' AND 8' ABOVE GRADE: 0 SQ. FT. GLAZING PERCENTAGE: 0%	**WEST ELEVATION** FACADE AREA BETWEEN 3' AND 8' ABOVE GRADE: 408 SQ. FT. GLAZING AREA BETWEEN 3' AND 8' ABOVE GRADE: 72 SQ. FT. GLAZING PERCENTAGE: 17.6%

Mailed Memorandum

NEIGHBORHOOD WORKSHOP NOTIFICATION

PN 25-0011

To: Neighbors of US HWY 441 and Progress Blvd

From: Romy Garraud, Project Planner

Date: Thursday, February 27, 2025

RE: Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a Major Site Plan application for a ±3,200-square-foot pre-engineered steel metal storage building on Alachua County tax parcel 03956-010-008.

The subject property is located in the City of Alachua. The Future Land Use classification is Industrial. The property's zoning district is Planned Unit Development (PUD). The property is located west of US HWY 441 and east of Progress Blvd.

Meeting Details

Date: Wednesday, March 19, 2025

Time: 6:00 p.m.

Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Walker Owen, PE
11801 Research Drive
Alachua, FL 32615
(386) 518-5126
Walker.Owen@nv5.com

This is not a public hearing. The purpose of the Neighborhood Workshop is to inform the public about the nature of the proposal and seek their comments on the project.

If you are unable to attend the meeting, please contact NV5 using the information above. Meeting materials can be provided after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the number above.

N:\2025\25-0011\Admin & Information\06_NHWS\Ad and Mailing\MAIL RTI PEMB 250220.docx

Mailing Labels

ALACHUA COPELAND PARK INVESTMEI
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

BRAMMER BIO LLC
C/O THERMO FISHER SCIENTIFIC INC
168 THIRD AVE
WALTHAM, MA 02451

CONCEPT DEVELOPMENT INC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

FTA ALACHUA L C
4423 NW 6TH PL STE A
GAINESVILLE, FL 32607

HW REAL ESTATE HOLDINGS LLC
7524 SW 116TH TER
GAINESVILLE, FL 32608

HYDROSPHERE RESEARCH ENVIRONM
16714 NE 124TH AVE
WALDO, FL 32694

NUCLEIC ACIDS LICENSING LLC
1501 NW 68TH TER
GAINESVILLE, FL 32605

PONCE INLET GROUP LLC
8408 A1A S
ST AUGUSTINE, FL 32080

PROGRESS CENTER PROPERTY OWNE
PO BOX 969
ALACHUA, FL 32616

RD PROGRESS LLC
13301 US HIGHWAY 441
ALACHUA, FL 32615

RESEARCH CIRCLE PROPERTY LLC
530 S ASBURY ST
MOSCOW, ID 83843

RTI SURGICAL INC
11621 RESEARCH CIRCLE
ALACHUA, FL 32615

TUCKER-DAVIS TECHNOLOGIES INC
11930 RESEARCH CIR
ALACHUA, FL 32615

TUCKER-DAVIS TECHNOLOGIES INC
11930 RESEARCH CIRCLE
ALACHUA, FL 32615

UNIVERSITY OF FL BOARD OF TRUSTE
PO BOX 113100
GAINESVILLE, FL 32611

Name	Company	Street Address	City	State	Zip
Mike DaRoza	City Manager	PO Box 9	Alachua	FL	32615
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Joseph & Phyllis Strickland		14103 NW 156th Place	Alachua	FL	32615
Jean Calderwood		14095 NW 174th Ave	Alachua	FL	32615
Lynn Horton		19005 NW 138th Avenue	Alachua	FL	32615
Stephen Hofstetter	Director, Environmental Protection Department	14 NE 1st Street	Gainesville	FL	32601

Newspaper Advertisement

PUBLIC NOTICE

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The property is located in the City of Alachua. The Future Land Use classification is Industrial. The property's zoning district is Planned Unit Development (PUD). The property is located south of US HWY 441 and east of Progress Blvd.

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 pm on March 19, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Walker Owen, PE
Phone Number: (386) 518- 5126
Email: Walker.Owen@nv5.com

East Gainesville offers free rides to health care visits

Gainesville Sun
USA TODAY NETWORK – FLORIDA

Door-to-door shuttle service is now being provided for free to get east Gainesville residents to clinic visits, health screenings and other essential community resources.

Provided by the city's "Mobility on Demand (MOD)" service through the Regional Transit System (RTS), the free rides are meant to serve residents who can't walk to an RTS bus stop or need additional support to reach their destinations reliably and affordably, according to a press release.

Research shows limited transportation options continue to affect families in need of healthcare in communities across the United States. A 2023 study by the Urban Institute found 1 in 5 adults without access to a vehicle or public transit missed receiving needed medical care due to transportation barriers. The MOD solution from the city is expected to help bridge that gap, according to the press release.

"This initiative is about making sure everyone in our community has access to the services they need to stay healthy and thrive," Gainesville Mayor Harvey L. Ward is quoted as saying in the press release. "By offering free, on-demand transportation, we are removing barriers and making vital resources more accessible to our neighbors in East Gainesville."

The service is provided weekdays from 5:30–8:30 a.m. and 4:30–8 p.m. They take passengers to any destination within the East Gainesville MOD zone.

The service is a refresh of the First Mile/Last Mile program, with the goal of supporting the transit needs of young families, neighbors with limited incomes and anyone lacking reliable transportation for daily activities, including attending medical appointments, according to the press release.

Residents can schedule a ride up to seven days in advance using the RTS Connect app, which is available for download on both iOS and Android devices. After the ride request is received, an RTS vehicle will pick them up at their home and take them directly to their destination at no cost. Those without access to a smartphone can also schedule rides by calling RTS Connect at 352-393-7433.

Important locations that can be visited through MOD include the new UF Health Urgent Care Center – Eastside at 457 SE 20th St., Florida Department of Health in Alachua County at 224 SE 24th St., Partnership for Strong Families Family Resource Center at 1734 SE Second Ave. and Cone Park branch of the Alachua County Library at 2801 E. University Ave. The service is funded through the Local Option Gas Tax, according to the press release.

For more information on MOD, including service hours and eligibility, visit www.go-rts.com or call RTS customer service at 352-334-2600.

Advocates seek funding for prison air-conditioning

Elena Barrera
Tallahassee Democrat | USA TODAY NETWORK – FLORIDA



Florida State Prison in Raiford. Advocates are turning to the yearly appropriations process in hopes this route will be successful in establishing air-conditioning in more of Florida's prisons.
ALAN YOUNGBLOOD/TALLAHASSEE DEMOCRAT

Advocates are turning to the yearly appropriations process in hopes this route will be successful in establishing air-conditioning in more of Florida's prisons.

After a failed attempt to get bills passed that would've required the installation of air-conditioning in all prisons, among other things, Connie Edson knew a general bill couldn't be her approach this year.

Edson, who has been one of the leaders pushing for air-conditioning in prisons the last five years, is pairing up with Horizon Communities Corp. Executive Director Nathan Schaidt to get funds for a pilot program into the state budget for 2025-26.

The duo said they asked Sen. Ana Maria Rodriguez, R-Miami, and Rep. Jim Mooney Jr., R-Islamorada, to back their initiative during budget talks. Rodriguez and Mooney have not yet responded to interview requests.

The goal is to start small by getting enough funding to install air-conditioning units in the prisons where Horizon Communities Corp. operates its faith and character program. The organization's employees and volunteers work directly in the dorms with inmates at the Calhoun, Dade, Everglades, Franklin, Hamilton, Homestead, Lowell, Okeechobee, Tomoka and Wakulla correctional institutions.

So far, half of those prisons — Homestead, Lowell, Tomoka, Everglades and Franklin — have air-conditioning, but Schaidt said the more prisons they can get cooled, the more results they'll have to show as to how important air-conditioning is, not only for inmates' wellbeing, but their rehabilitation as well.

"It's not just about making life more tolerable," he said. "It's actually about getting people to stop doing nothing and to start actually improving their lives."

"Someone who is sitting in an air-conditioned room learning, the smallest little hiccup isn't going to mentally affect them as badly as someone who is already irritated because they're sweating and miserable," he added.

Otherwise, Edson added, "It's so sweltering. It's not just summer… it's half the year."

While Schaidt and his employees will still continue their work in the prisons year-round, many of the volunteers have to "bow out" after temperatures reach a certain level. "We have several volunteers who are older," he said. "And for some of them, they just can't do it, (it) just gets too hot."

And even though Horizon's employees will still make their visits to the institutions, it's a hard ask, he said: "I feel like I'm a jerk."

Many classes have been held at night, he said. But even then, "once it gets to a certain point, we just have to quit." But in the prisons with air-conditioning, Schaidt and his employees have the ability to teach four classes a day.

While the funds won't extend to every state-run prison, "it's better helping a few than none at all," Edson explained.

Local government watchdog reporter Elena Barrera can be reached at ebarrera@tallahassee.com. Follow her on X: @elenabarreraaa.

Bill that would establish 'fetal personhood' filed again

Ana Goñi-Lessan
USA TODAY NETWORK – FLORIDA

A bill filed in the Senate last week could potentially establish "fetal personhood."

It's the same bill one anti-abortion advocate in the Florida Senate tried to pass last year, but it was blocked and died in Senate Rules after concerns it would interfere with legal access to abortion and in-vitro fertilization.

"Civil Liability for the Wrongful Death of an Unborn Child" (SB 1284) would give parents the ability to sue for damages for the wrongful death of an unborn child, defines "unborn child" as "a member of the species Homo sapiens, at any stage of development, who is carried in the womb."

"Fetal personhood" refers to the belief that a fetus should be recognized as a legal and moral person with rights, often including the right to life, from the moment of conception.

The bill would let a parent of an unborn child recover damages for "pain and suffering" from a person who is responsible for the unborn child's death. Currently, Florida law only states "minor child."

It's the exact same version of the bill Sen. Erin Grall, R-Fort Pierce, filed last year.

As previously reported, Planned Parenthood, the National Organization for Women and Equality Florida at the time all spoke against the bill and warned of a chilling effect on doctors and abortion providers who would be afraid of being sued for providing health care.

Last year, Grall said the bill created "parity," as the definition for "unborn child" is also used in Florida law for criminal penalties, and that doctors who provided abortions could not be sued if this bill became law.

Grall also sponsored what is now the state's six-week abortion ban.

While abortion advocates tried to pass a ballot measure last fall to enshrine abortion up to viability in the Florida Constitution, it failed with 57% of the vote. In Florida, a constitutional amendment needs 60% of the vote to pass.

Ana Goñi-Lessan, state watchdog reporter for the USA TODAY Network – Florida, can be reached at agonilessan@gannett.com.



Abortion-rights and anti-abortion activists voice their opinions outside the Florida Supreme Court after the Court heard arguments on the proposed abortion amendment Feb. 7, 2024.
ALICIA DEVINE/TALLAHASSEE DEMOCRAT

Scooter crash

Continued from Page 1A

Holland, a sophomore majoring in animal sciences, also was a recipient of a U.S. Army ROTC Scholarship commission as a U.S. Army officer and was looking to serve her country upon graduation.

Kati Migliaccio, dean of the College of Agricultural and Life Sciences, shared the news in an email to the department and recommended those who knew Holland seek out the university's counseling services through Counseling Wellness Center or U Matter, We Care.

Migliaccio said Holland was actively involved in the Army ROTC program at UF while volunteering in sporting, recruiting and tabling events.

"She was an outgoing and driven student, who was described as 'soft-hearted and kind,' and 'always having the best smile,' " Migliaccio wrote.

The university said it has contacted Holland's family to provide support and assistance.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Major Site Plan application for a ±3,200-square-foot pre-engineered steel metal storage building on Alachua County Tax Parcel # 03956-010-008.

The property is located in the City of Alachua. The Future Land Use classification is Industrial. The property's zoning district is Planned Unit Development (PUD). The property is located south of US HWY 441 and east of Progress Blvd.

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 pm on March 19, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Walker Owen, PE
Phone Number: (386) 518- 5126
Email: Walker.Owen@nv5.com

NV5



Workshop Presentation

EVERGEN STORAGE BUILDING

Neighborhood Workshop
March 19, 2025

NV5
INFRASTRUCTURE FLORIDA



The purpose of a Neighborhood Workshop:

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

The purpose is to inform neighbors of the proposed action's nature.

This workshop provides an opportunity to ask questions and learn information regarding the application submission.





TYPE OF APPLICATION:

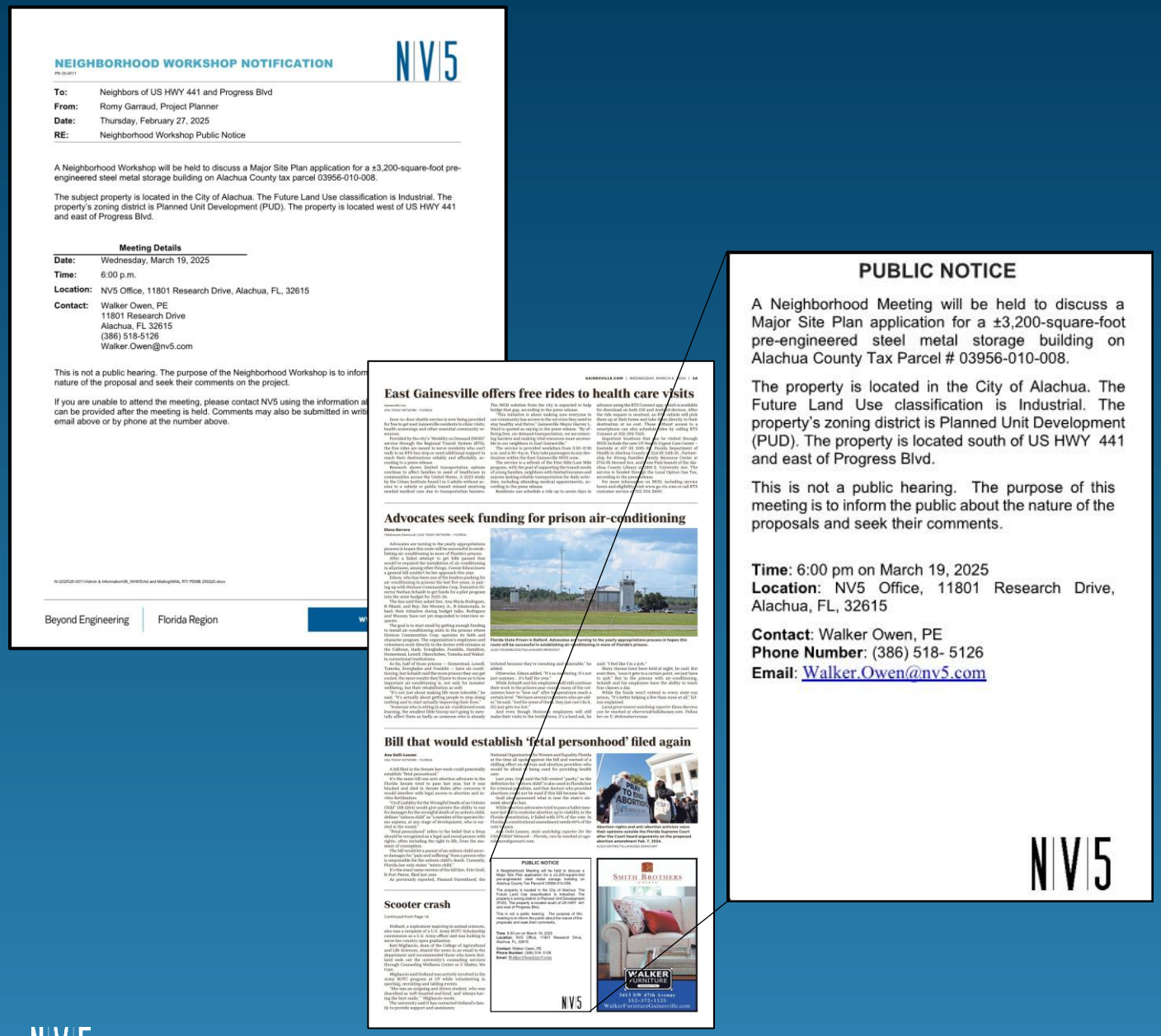
- **Major Site Plan Application**

APPLICATION INTENT:

- **To build a 3,200 sq.ft. accessory storage building.**

PUBLIC NOTIFICATION

- **Notification Letter: February 27, 2025**
- **Newspaper Ad: March 5, 2025**



NEIGHBORHOOD WORKSHOP NOTIFICATION

NV5

To: Neighbors of US HWY 441 and Progress Blvd
From: Romy Garraud, Project Planner
Date: Thursday, February 27, 2025
RE: Neighborhood Workshop Public Notice

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Contact: Walker Owen, PE
11801 Research Drive
Alachua, FL 32615
(386) 518-5126
Walker.Owen@nv5.com

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nature of the proposal and seek their comments on the project.

If you are unable to attend the meeting, please contact NV5 using the information a
can be provided after the meeting is held. Comments may also be submitted in writi
email above or by phone at the number above.

Beyond Engineering | Florida Region

East Gainesville offers free rides to health care visits

Advocates seek funding for prison air-conditioning

Florida State Prison in Raiford. Advocates returning to the yearly appropriations process in hopes this route will be successful in establishing air conditioning in more of Florida's prisons.

Bill that would establish 'fetal personhood' filed again

Abortion-rights and anti-abortion activists voice their opinions outside the Florida Supreme Court after the Court heard arguments on the proposed abortion amendment in April 2024.

Scooter crash

PUBLIC NOTICE

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Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Walker Owen, PE
Phone Number: (386) 518- 5126
Email: Walker.Owen@nv5.com

NV5

SMITH BROTHERS

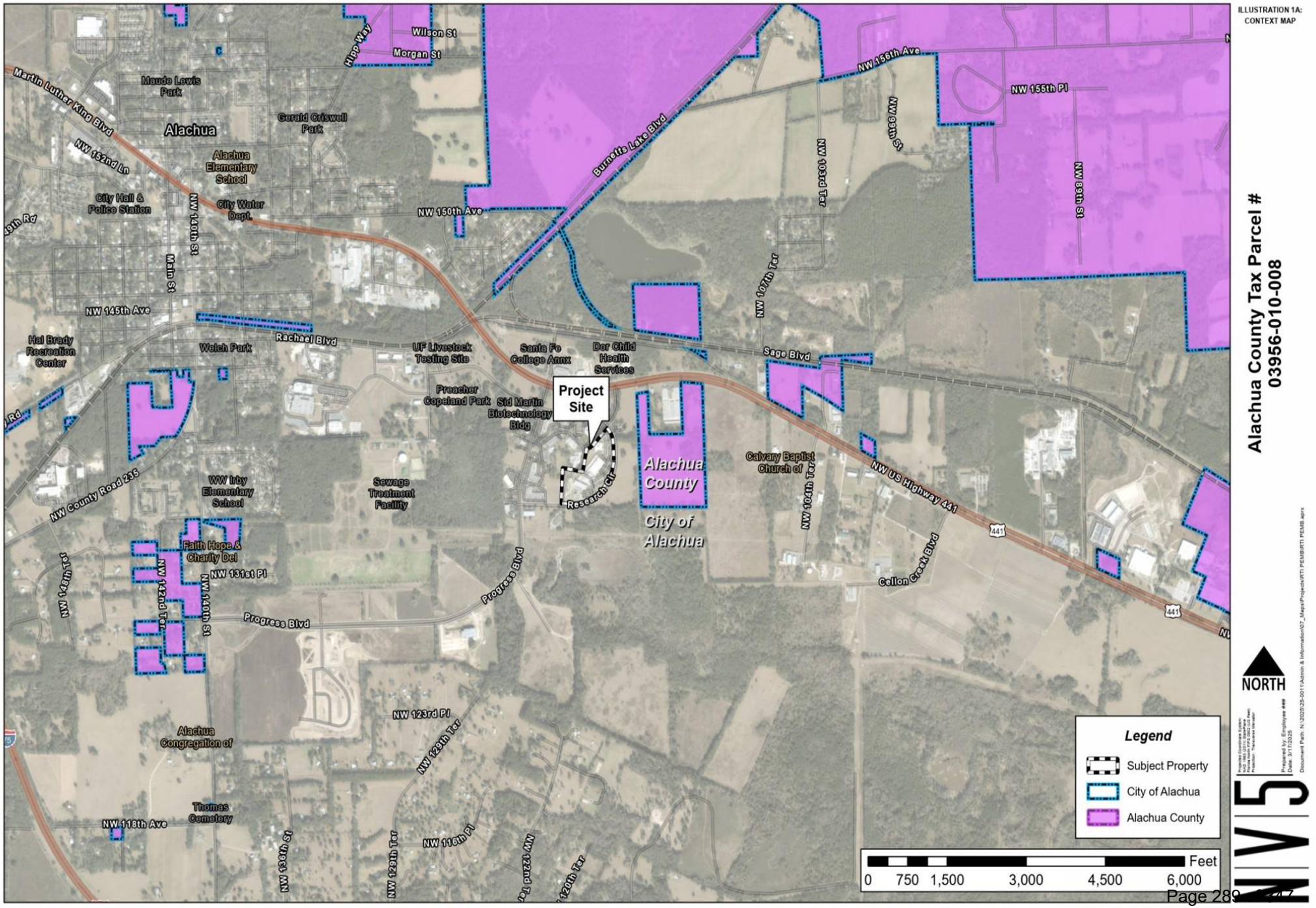
WALKER FURNITURE

3413 NW 47th Avenue
352-372-1125
WalkerFurnitureGainesville.com

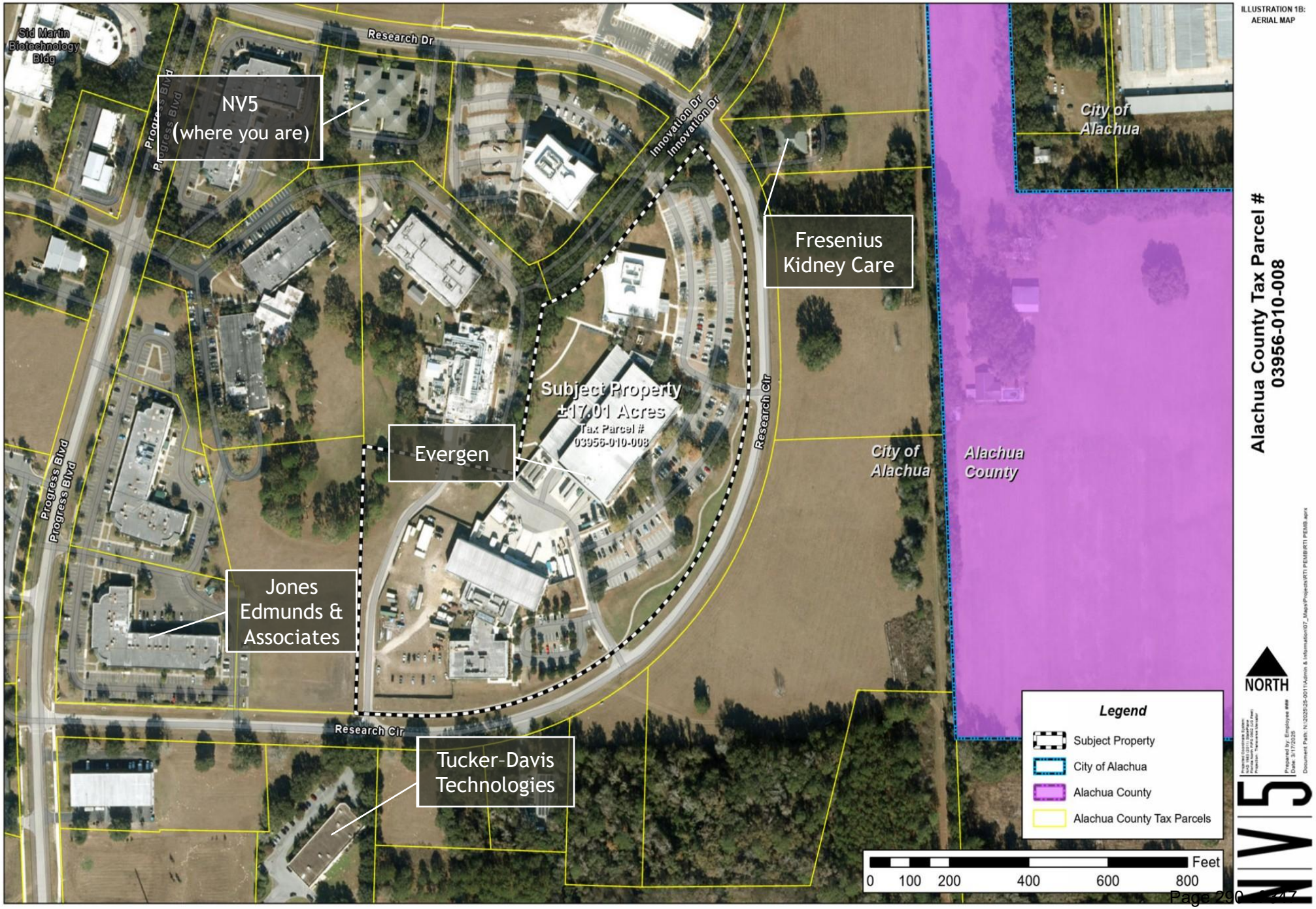
PROJECT TIMELINE

PRE-APPLICATION CONFERENCE	NEIGHBORHOOD MEETING	SUBMITTAL	STAFF REVIEW	PLANNING & ZONING BOARD HEARING	RECEIVE APPROVAL LETTER, NOI
MARCH 6, 2025	MARCH 19, 2025	MARCH 2025	MAY-JUNE 2025	JUNE 2025-AUGUST 2025	AUGUST 2025-OCTOBER 2025

Context Map

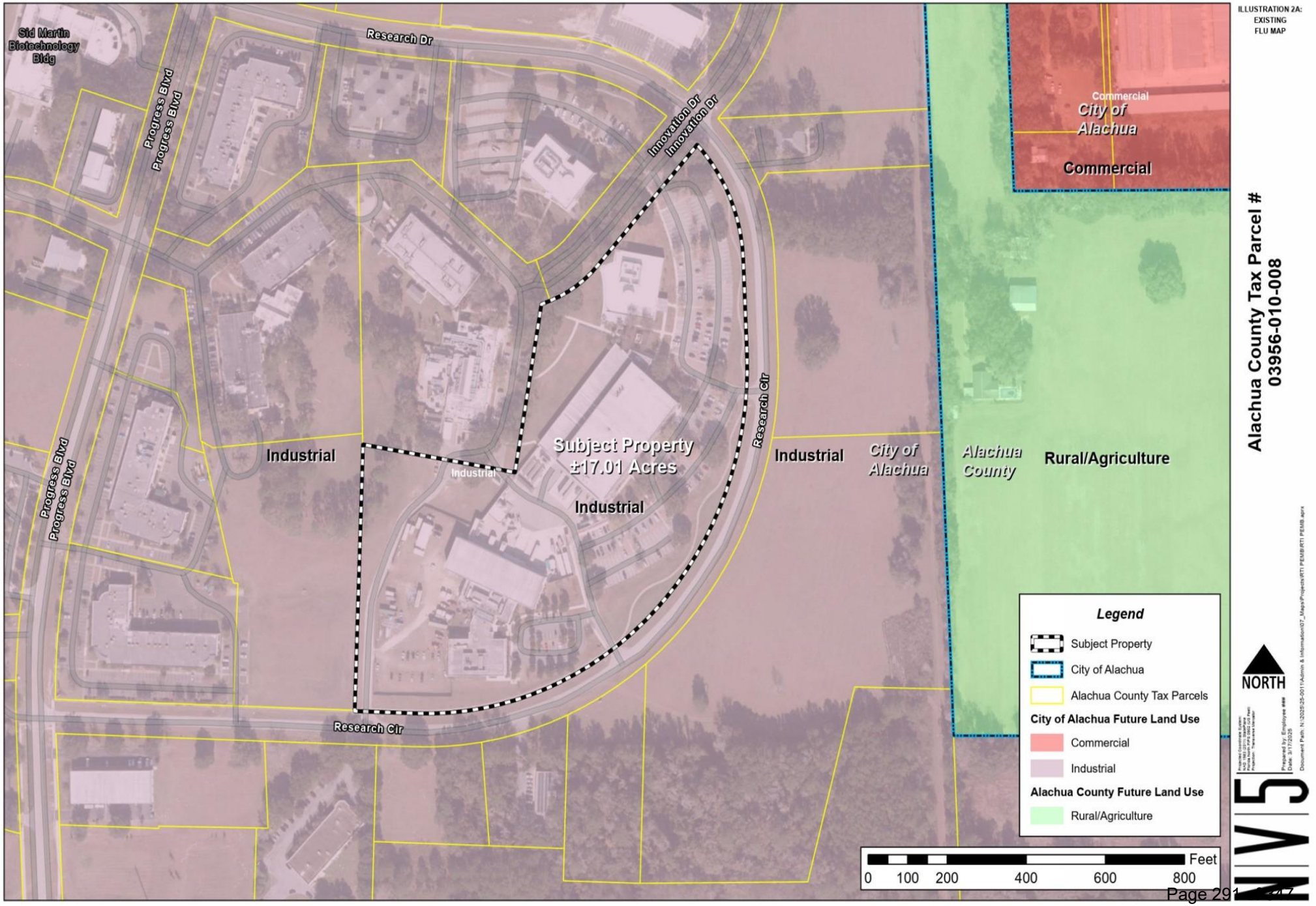

ILLUSTRATION 1A:
CONTEXT MAP
Alachua County Tax Parcel #
03956-010-008
Project Site
Alachua
City of Alachua
Alachua County
Legend
Subject Property
City of Alachua
Alachua County
NORTH
Feet
0 750 1,500 3,000 4,500 6,000
Martin Luther King Blvd
Maude Lewis Park
Gerald Criswell Park
Alachua Elementary School
City Hall & Police Station
City Water Dept.
NW 152nd Ln
NW 140th St
Main St
NW 145th Ave
Hal Brady Recreation Center
Welch Park
Rachael Blvd
UF Livestock Testing Site
Santa Fe College Annx
Dor Child Health Services
Preacher Copeland Park
Sid Martin Biotechnology Bldg
Research Cir
Sage Blvd
NW 150th Ave
Burnetts Lake Blvd
NW 156th Ave
NW 155th Pl
NW 98th St
NW 100th Ter
NW 88th St
NW 107th Ter
Calvary Baptist Church of
NW 104th Ter
NW US Highway 441
441
Cellon Creek Blvd
WW Irby Elementary School
Sewage Treatment Facility
NW County Road 236
Faith Hope & Charity Del
NW 131st Pl
NW 142nd Ter
NW 140th St
NW 148th Ter
Progress Blvd
NW 123rd Pl
NW 129th Ter
Alachua Congregation of
Thomas Cemetery
NW 118th Ave
NW 116th Pl
NW 136th St
NW 129th Ter
NW 120th Ter

Aerial Map


ILLUSTRATION 1B:
AERIAL MAP
NV5
(where you are)
Fresenius
Kidney Care
Evergen
Jones
Edmunds &
Associates
Tucker-Davis
Technologies
Subject Property
±17.01 Acres
Tax Parcel #
03956-010-008
Alachua County Tax Parcel #
03956-010-008
Sid Martin
Biotechnology
Bldg
Research Dr
Progress Blvd
Innovation Dr
Research Cir
City of
Alachua
Alachua
County
NORTH
Legend
Subject Property
City of Alachua
Alachua County
Alachua County Tax Parcels
0
100
200
400
600
800
Feet

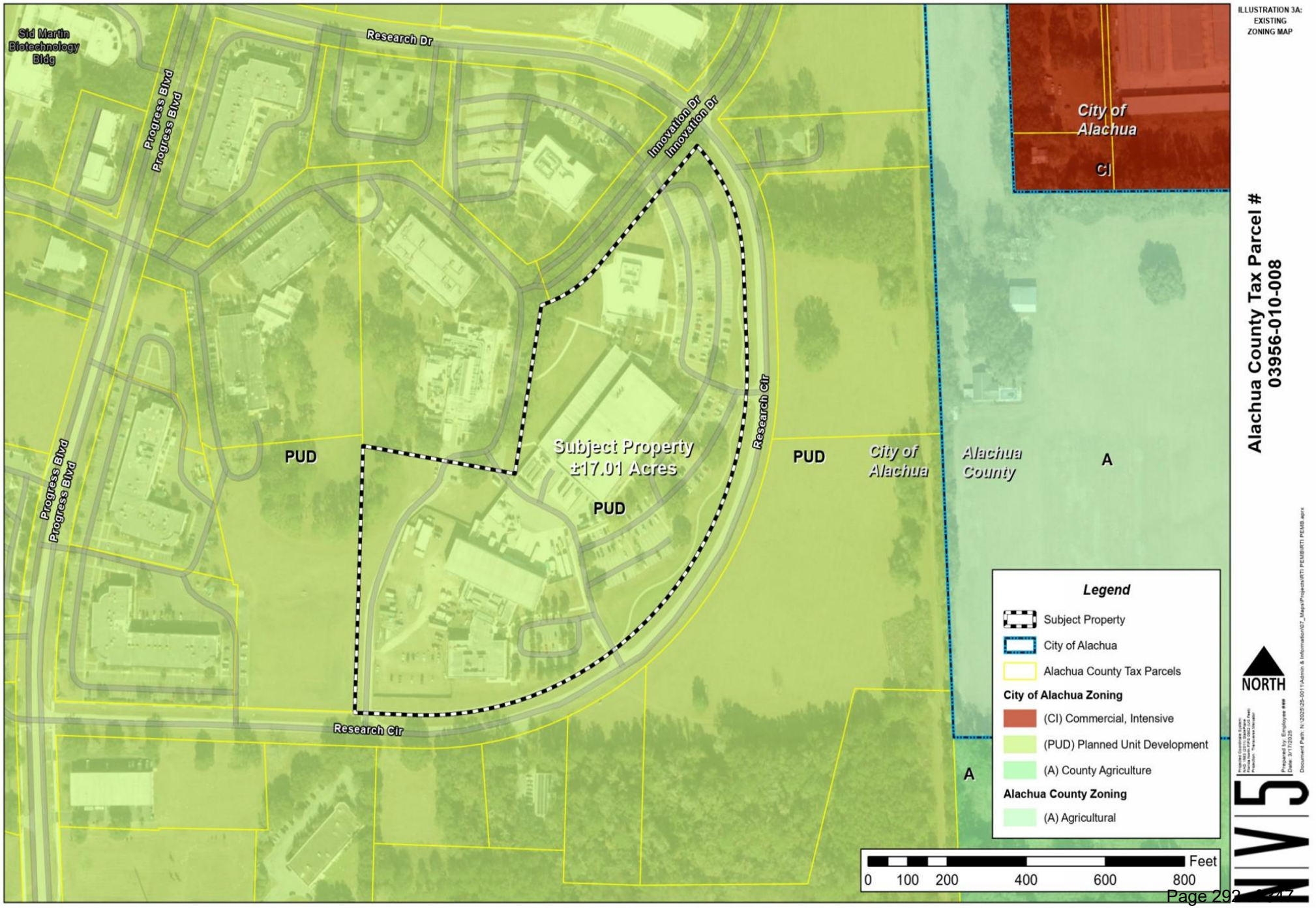
Future Land Use (FLU) Map:

Industrial

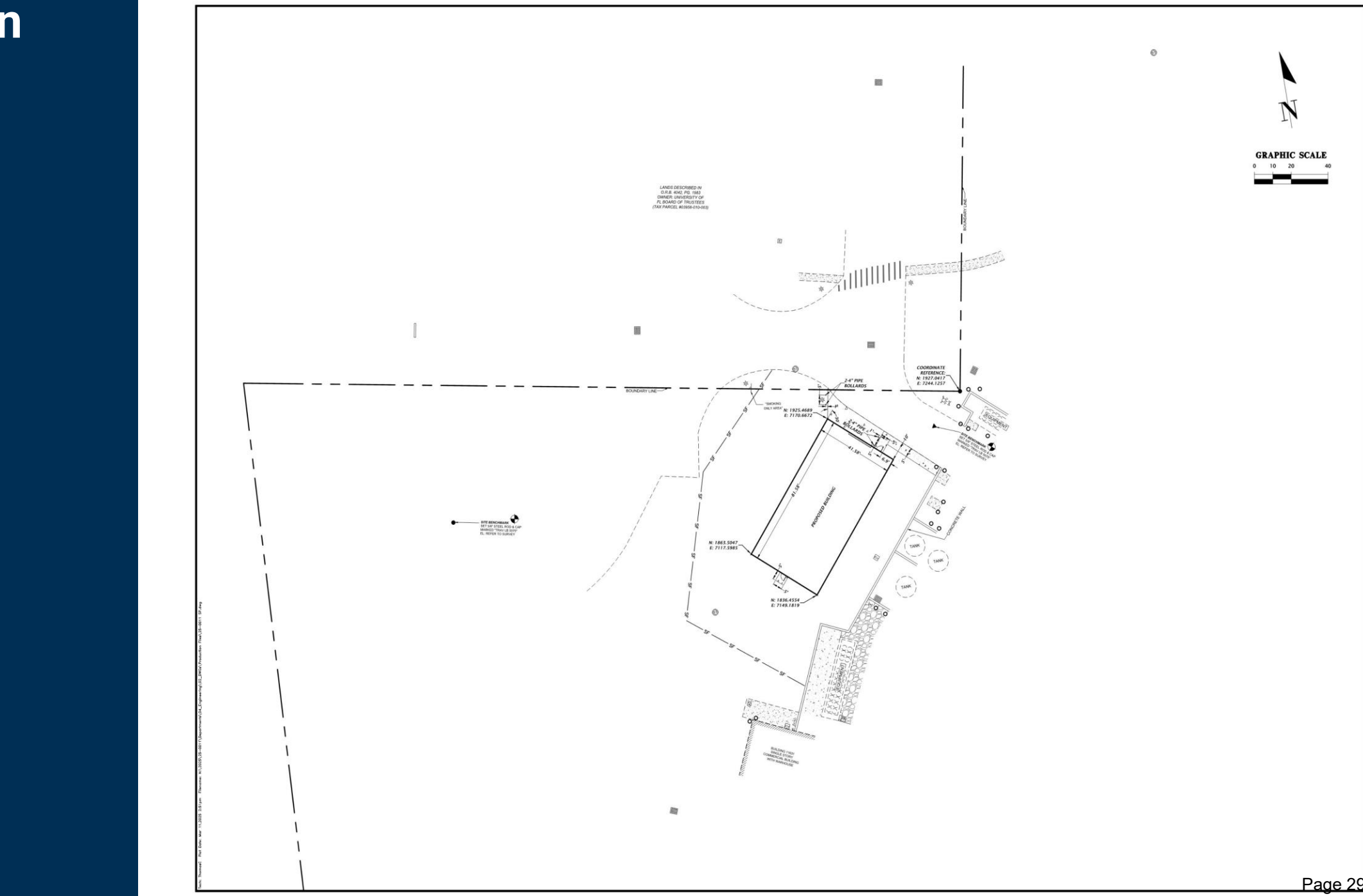


Zoning Map:

Planned Unit Development (PUD)



Site Plan



Superlative
8129 SW 75TH STREET
GAINESVILLE, FLORIDA 32608
352-256-6785
www.superlative.design

NV5
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

WALKER FAIN OWEN

FL PE No. 94201

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, INFORMATION AND BELIEF, THE DESIGN SPECIFIED HEREIN COMPLY WITH THE 8TH EDITION (2023) FLORIDA BUILDING CODE, FIRE PREVENTION CODE AND APPLICABLE FIRE SAFETY STANDARDS AS ADOPTED BY LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA STATUTE SECTION 633.202 CHAPTER 69A-3.012(1)(b)

EVERGEN STORAGE FACILITY PEMB

11611, 11621, 11631 RESEARCH CIRCLE, ALACHUA, FL 32615

REVISIONS

NO.	DATE	REF.	BY

DRAWING STATUS:
CONSTRUCTION DOCUMENTS

ISSUE DATE:
03.14.2025

DRAWN BY:	CHECKED BY:
TFC	WFO

PROJECT NUMBER:
25-0011

DRAWING TITLE:
DETAILED HORIZONTAL CONTROL AND SITE PLAN

SHEET NO.
C1.10

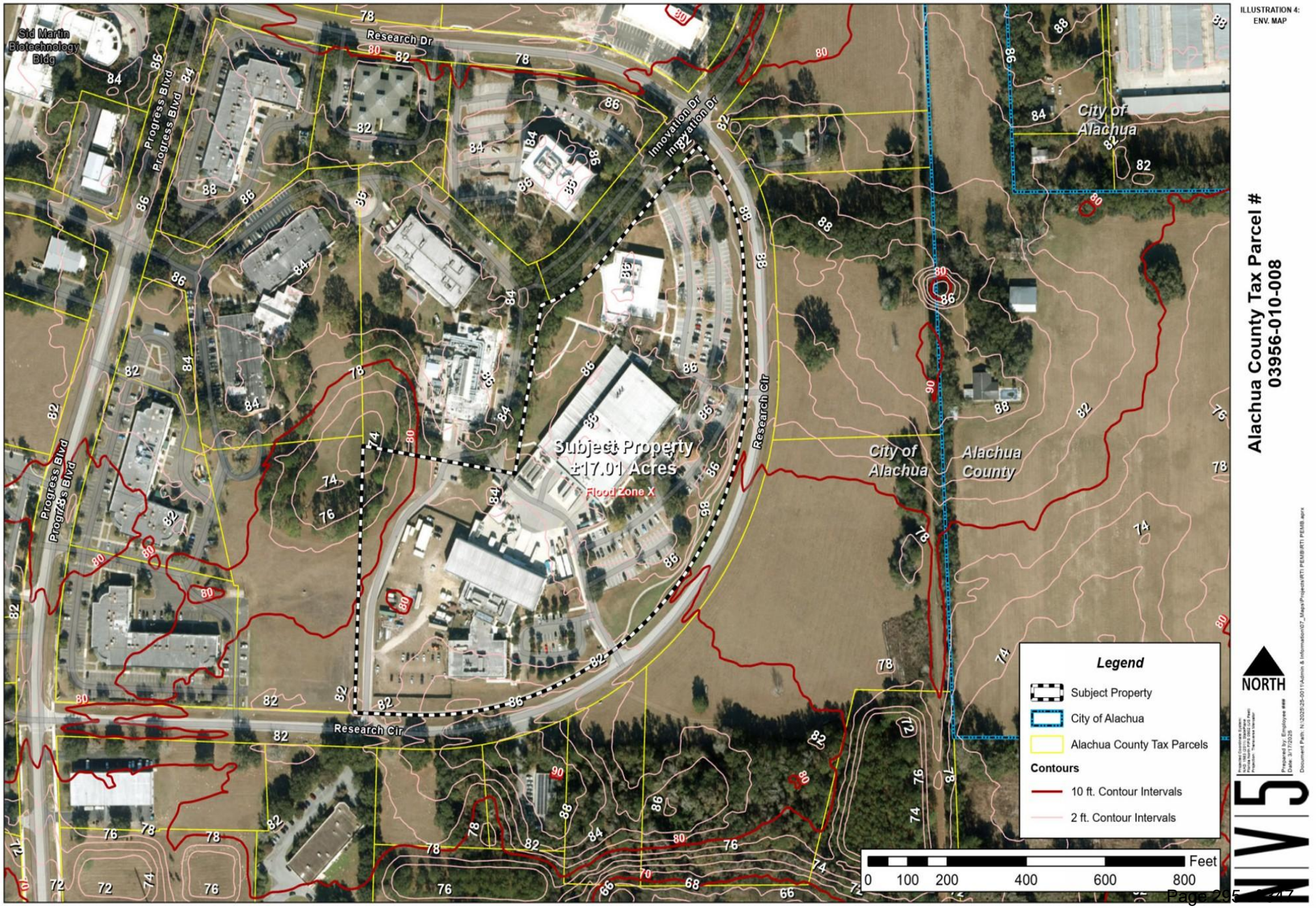
DATE/TIME STAMP:

Contact Information:
Walker Owen, PE
Walker.Owen@NV5.com
386.518.5126

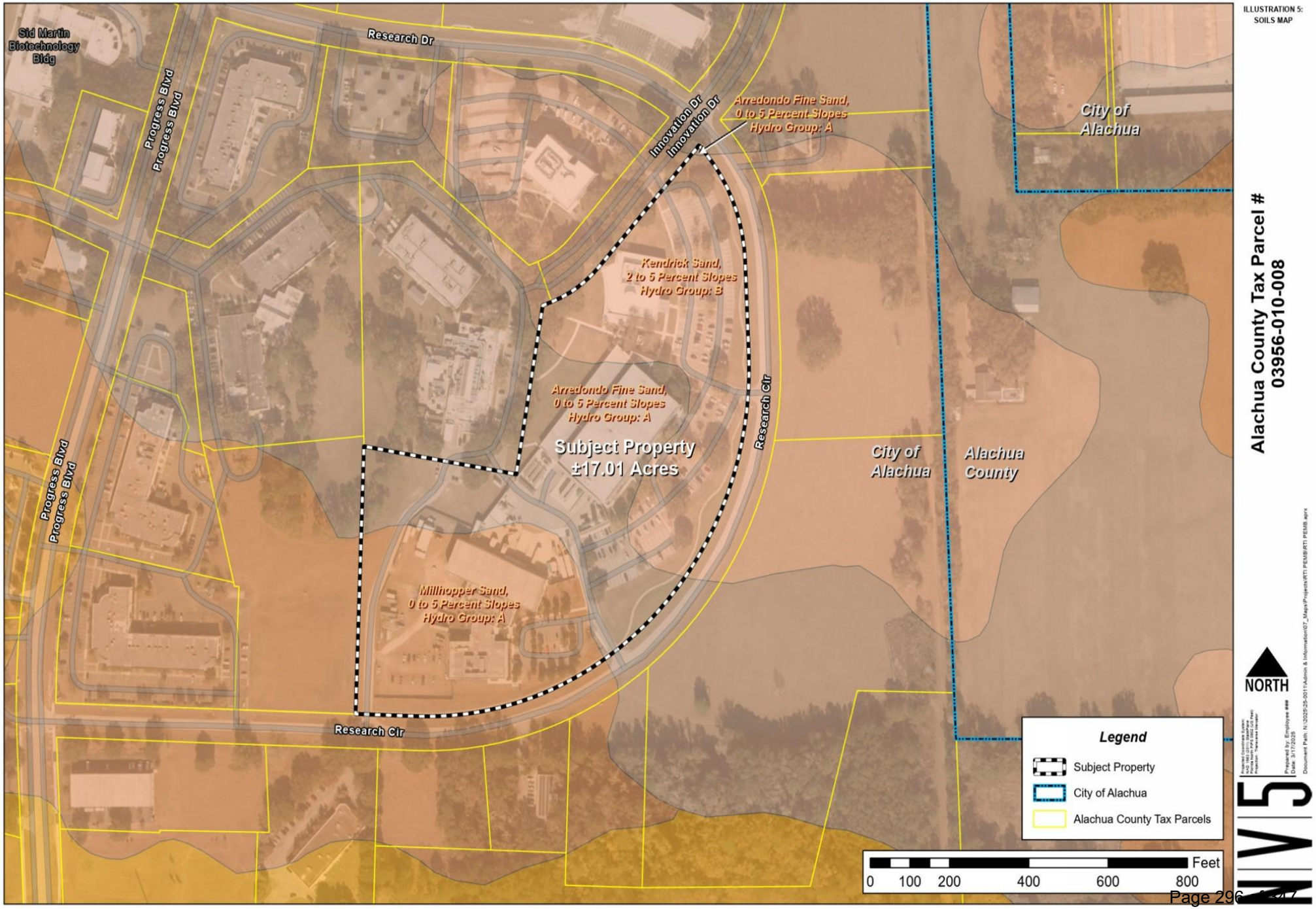
NV5
INFRASTRUCTURE FLORIDA



Environmental Map



Soils Map


ILLUSTRATION 5:
SOILS MAP
Alachua County Tax Parcel #
03956-010-008
Sid Martin Biotechnology Bldg
Research Dr
Progress Blvd
Innovation Dr
Arredondo Fine Sand, 0 to 5 Percent Slopes Hydro Group: A
City of Alachua
Kendrick Sand, 2 to 5 Percent Slopes Hydro Group: B
Arredondo Fine Sand, 0 to 5 Percent Slopes Hydro Group: A
Subject Property ±17.01 Acres
Research Cir
City of Alachua
Alachua County
Millhopper Sand, 0 to 5 Percent Slopes Hydro Group: A
NORTH
Legend
Subject Property
City of Alachua
Alachua County Tax Parcels
Feet
0 100 200 400 600 800

Sign-in Sheet

SIGN-IN SHEET

Evergen Storage Building

25-0011

Event: Neighborhood Meeting

Date/Time: March 19, 2025 @ 6:00 PM

Place: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Re: Site Plan

	Print Name	Street Address	Signature
1	No Attendees		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Evergen Storage Building

25-0011

Event:	Neighborhood Meeting
Date/Time:	March 19, 2025 @ 6:00 PM
Place:	NV5 Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Site Plan Application

NV5 (Agent) Attendees: Walker Owen, PE; Kristen Jackson, EI; Romy Garraud
Public Attendees: 0

NV5, on behalf of the City of Alachua, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; maps illustrating the site's regulatory and physical characteristics; and a site plan. No members of the public attended the meeting. After a fifteen-minute grace period, **the meeting was adjourned at approximately 6:15 PM.**

MEMORANDUM

To:	City of Alachua Staff	**Date:**	3/27/25
From:	NV5	**Project:**	Evergen PEMB Storage
CC:			
Subject:	Evergen PEMB Storage Building Fire Flow Memo		

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on the information provided by the project architect at the time of this memo. Any changes to the building data will void the provided fire flow calculation and require a revised analysis to verify the building complies with the applicable fire protection criteria. The building will not be protected by a fire sprinkler system.

NFPA Calculations:

Building: Evergen PEMB Storage Building
Construction Type: II(000)
Fire Flow Area: 3,393 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 1,500 gpm

Available Fire Flow

Based on the hydrant flow data supplied by, the total available fire flow at 20 PSI is as follows:

Total Available: 1,620 GPM

Minimum Required Fire Flow to be provided: 1,500 gpm

Conclusions

The total available flow (1,620 GPM) is higher than the minimum required fire flow (1,500 GPM).

No additional hydrants are proposed for this development.

Walker Fain Owen
State of Florida, Professional Engineer, License No. 94201

This item has been electronically signed and sealed by Walker Fain Owen, PE on 03/31/2025 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

_____
Walker Owen
FL PE No. 94201
Certificate of Authorization No. 0029065

Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft² (× 0.0929 for m²)					Fire Flow gpm[1] (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8200	0–5900	0–3600	1500	2
22,701–30,200	12,701–17,000	8201–10,900	5901–7900	3601–4800	1750	
30,201–38,700	17,001–21,800	10,901–12,900	7901–9800	4801–6200	2000	
38,701–48,300	21,801–24,200	12,901–17,400	9801–12,600	6201–7700	2250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7701–9400	2500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9401–11,300	2750	3
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3000	
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3750	4
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4000	
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5750	
Greater than 295,900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6000	
		115,801–125,500	83,701–90,600	51,501–55,700	6250	
		125,501–135,500	90,601–97,900	55,701–60,200	6500	
		135,501–145,800	97,901–106,800	60,201–64,800	6750	
		145,801–156,700	106,801–113,200	64,801–69,600	7000	
		156,701–167,900	113,201–121,300	69,601–74,600	7250	
		167,901–179,400	121,301–129,600	74,601–79,800	7500	
		179,401–191,400	129,601–138,300	79,801–85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

[1]Measured at 20 psi (139.9 kPa).

18.4 Fire Flow Requirements for Buildings.

18.4.1* Scope.

18.4.1.1* The procedure determining fire flow requirements for buildings hereafter constructed shall be in accordance with Section 18.4.

18.4.1.2 Section 18.4 does not apply to structures other than buildings.

18.4.2 Definitions. See definitions 3.3.13.6 (Fire Flow Area) and 3.3.108 (Fire Flow).

18.4.3 Modifications.

18.4.3.1 Decreases. Fire flow requirements shall be permitted to be modified downward by the AHJ for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire flow requirements is impractical.

18.4.3.2 Increases. Fire flow shall be permitted to be modified upward by the AHJ where conditions indicate an unusual susceptibility to group fires or conflagrations. An upward modification shall not be more than twice that required for the building under consideration.

18.4.4 Fire Flow Area.

18.4.4.1 General. The fire flow area shall be the total floor area of all floor levels of a building except as modified in 18.4.4.1.1.

18.4.4.1.1 Type I (443), Type I (332), and Type II (222) Construction. The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors.

18.4.5 Fire Flow Requirements for Buildings.

18.4.5.1 One- and Two-Family Dwellings.

18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft^2 (334.5 m^2) shall be 1000 gpm (3785 L/min) for 1 hour.

18.4.5.1.1.1 A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

18.4.5.1.1.2 A reduction in the required fire flow of 25 percent shall be permitted when the building is separated from other buildings by a minimum of 30 ft (9.1 m).

18.4.5.1.1.3 The reduction in 18.4.5.1.1.1 and 18.4.5.1.1.2 shall not reduce the required fire flow to less than 500 gpm (1900 L/min).

18.4.5.1.2 Fire flow and flow duration for dwellings having a fire flow area in excess of 5000 ft^2 (334.5 m^2) shall not be less than that specified in Table 18.4.5.1.2.

18.4.5.1.2.1 A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

18.4.5.2 Buildings Other Than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.1.2.

18.4.5.2.1 A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).

18.4.5.2.2 A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

Hydrant Flow Test Report

Test Date 3/27/2025 **Test Time**

Location

West entrance of manufactoring loading dock

Tested by

Notes

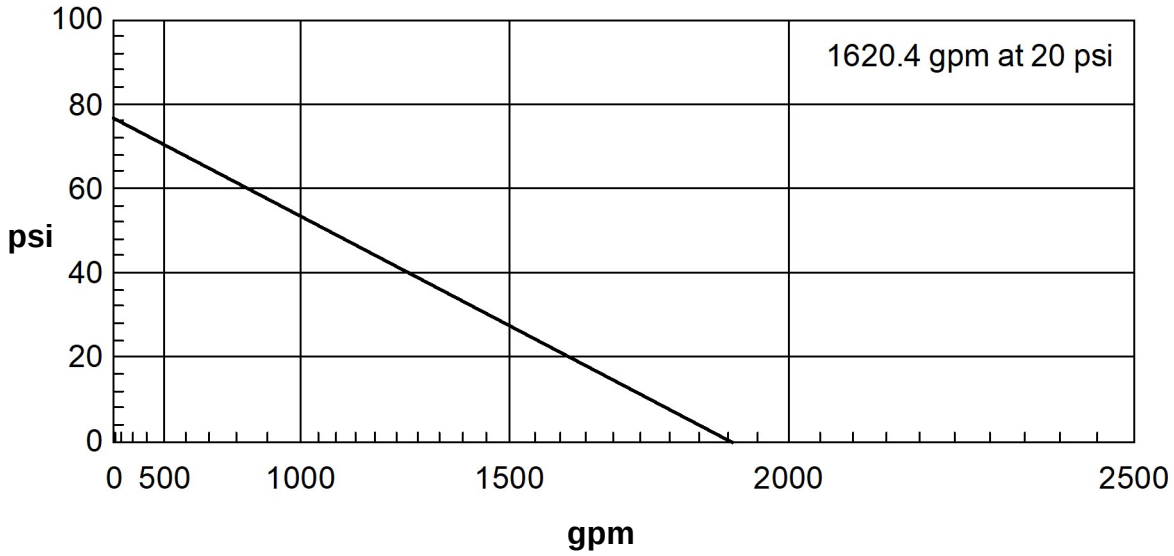
Read Hydrant

77 psi **static pressure**
45 psi **residual pressure**
hydrant elevation

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1					1186 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

Fire Hydrant Test Report

Location Code: GKCGIEB

Contact: Randy Cannon

Contact Address: 11621 RESEARCH CIR
ALACHUA, FL 32615-6825

Phone: 850-843-7498

Email: ecannon@rtix.com

Property Evaluated: RTI- Manufacturing (Mixed)
11621 RESEARCH CIR
ALACHUA, FL 32615-6825

Description: Fire Hydrants (6 hydrants)

Work Order: SV2503040130/1

Company: Beach Lake Sprinkler

Address: 15271 Flight Path Drive
Brooksville, FL 34604

Company Phone: 352-799-2990

Company Fax: 352-799-6300

Inspector: Mark Mosley
FPI21-000117

Date of Work: 3/18/2025

Frequency: Annual

Deficiency Summary

There are no reported deficiencies for this submission

General Comments

These items are outside the regular scope of the required inspection and are not the result of an engineering review. This information is not intended to be all-inclusive but rather a list of items discovered as a by-product of the required inspection.

There are no general comments for this submission

Beach Lake Sprinkler
15271 Flight Path Drive
Brooksville, FL 34604
Phone: 352-799-2990

Fire Hydrant Test Report

The work covered on this form is (select one):	Annual
Date of Work:	3/18/2025
Color of Hydrant:	Red body & blue top

Account Information		
Facility Name: RTI- Manufacturing	Property Type: Mixed	Location Code: GKCGIEB
Service Address: 11621 RESEARCH CIR, ALACHUA, FL, 32615-6825		
Owner: Randy Cannon		Owner's Phone: 850-843-7498
Owner's Address: 11621 RESEARCH CIR, ALACHUA, FL, 32615-6825		
Assembly Description: Fire Hydrants (6 hydrants)		

Beach Lake Sprinkler
15271 Flight Path Drive
Brooksville, FL 34604
Phone: 352-799-2990

Fire Hydrant Data													
Unit #	**Manufacturer**	**Year**	**Model**	**Size**	**Static PSI**	**Residual PSI**	**Pitot PSI**	**Flow GPM**	**# of Turns on Fire Hydrant**	**# of Turns on Foot Valve (Road Box)**	**Results**		
2	MH	1997	455756	5.25”	75	65	40X2	1577	14.5	20	Nozzle Diameter 2 9/16	Location East of manufacturing building alone road.	☑ Pass ☐ Fail ☐ N/A
3	MH	1997	455755	5.25”	77	68	45X2	1672	14.5	20	Nozzle Diameter 2 9/16”	Location S.E of L&T CTR along road	☑ Pass ☐ Fail ☐ N/A
4	Mueller	2001	N/A	5.25”	70	60	35X2	1404	19	20	Nozzle Diameter 2.5”	Location East Entrance to manufacturing loading dock	☑ Pass ☐ Fail ☐ N/A
5	MH	1997	455755	5.25”	68	60	40X2	1577	14.5	20	Nozzle Diameter 2 9/16”	Location S.W corner of L&T CTR	☑ Pass ☐ Fail ☐ N/A
6	Mueller	1997	N/A	5.25”	77	45	25X2	1186	19	20	Nozzle Diameter 2.5”	Location West entrance to manufacturing loading dock.	☑ Pass ☐ Fail ☐ N/A
1	MH	1997	455755	5.25”	75	45	30X2	1366	14.5	20	Nozzle Diameter 2 9/16”	Location East of commons building along road	☑ Pass ☐ Fail ☐ N/A

Inspection

Was an inspection performed? ☑ Yes ☐ No

Beach Lake Sprinkler
15271 Flight Path Drive
Brooksville, FL 34604
Phone: 352-799-2990

Inspection Results	
A. Hydrants are accessible.	☑ Yes ☐ No
B. Hydrant outlets are slightly more than hand-tight.	☑ Yes ☐ No
C. There are no leaks in the top of hydrant.	☑ Yes ☐ No
D. There are no leaks in the gasket under the caps.	☑ Yes ☐ No
E. There are no cracks in the hydrant barrel.	☑ Yes ☐ No
F. Hydrant drains properly.	☑ Yes ☐ No
G. Operating nut is not worn and rounded corners.	☑ Yes ☐ No
H. Nozzle threads are not damaged.	☑ Yes ☐ No
I. Check hose houses to assure all equipment is in good condition.	☐ Yes ☐ No ☑ N/A

Comments

Any deficiencies or other problems found with the fire hydrants must be explained using the comment specific for each hydrant. Additional comments can be added here.

Please see the summary section at the top of the form for the comments.

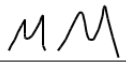
Inspector's Information

Inspected By: Mark Mosley

Inspector License: FPI21-000117

I state that the information on this form is correct at the time and place of my inspection, and that all equipment tested at this time was left in operating condition upon completion of this inspection except as noted in the *Comments*.

Signature of Inspector



Date: 3/18/2025

SECTION IV - OTHER TERMS AND LIMITATIONS

1. This Agreement is for inspection services only. If Customer wants Company to make any repairs, alterations or replacements as a result of the inspection services performed pursuant to this Agreement, such work and the additional compensation to Company must be specified in a separate written agreement between Company and Customer.

2. Any additional system equipment added to the Property after the date of this Agreement or not otherwise specified in Section II of this Agreement is not included in the inspection services to be provided pursuant to this Agreement. Inclusion of any such other equipment will require execution of an amendment to this agreement and adjustment of the inspection fee.

3. The inspection services provided by Company pursuant to this Agreement are limited to an evaluation of the functionality of the equipment identified in Section II above. Company will not evaluate or express any opinion as to whether the design and/or installation of the system are suitable for the Property or the operations at the Property.

4. Company's inspection is limited to a visual inspection of external readily accessible parts of the system and will not include every component including but not limited to sprinkler heads, pipe, fittings, hangers, pull stations, smoke detectors, conduit wire or other parts of the system being inspected. Company will only inspect a representative number or sample of the sprinkler heads, pipes, hangers, valves or other devices and equipment in their current position. THEREFORE, BY CONDUCTING ITS INSPECTION UNDER THIS AGREEMENT, COMPANY DOES NOT GUARANTEE OR WARRANT THE CONDITION OR OPERATION OF EVERY PIPE, SPRINKLER HEAD OR OTHER PART OF THE FIRE PROTECTION AND/OR FIRE ALARM/SECURITY SYSTEM ON THE PROPERTY.

5. AS A MATERIAL INDUCEMENT FOR COMPANY TO PROVIDE THE SERVICES SPECIFIED IN THIS AGREEMENT AT THE INSPECTION FEE QUOTED IN THIS AGREEMENT, CUSTOMER AGREES THAT COMPANY'S LIABILITY TO CUSTOMER AND ALL THIRD PARTIES WITH RESPECT TO ANY CLAIM UNDER THIS AGREEMENT, OR ARISING FROM THE SERVICES FURNISHED BY COMPANY, SHALL BE LIMITED TO THE LESSER OF $1,000.00 OR THE TOTAL CONSIDERATION ACTUALLY RECEIVED BY COMPANY UNDER THIS AGREEMENT. THE FOREGOING LIMITATION SHALL APPLY TO ALL CLAIMS REGARDLESS OF THE NATURE THEREOF, INCLUDING CLAIMS ASSERTED AS A BREACH OF CONTRACT, A BREACH OF WARRANTY, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE. IN NO EVENT SHALL COMPANY BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, SPECIAL, AND INDIRECT OR PUNITIVE DAMAGES, OR DAMAGES FOR LOST PROFITS. If Customer desires Company to accept an increased limit of liability for the services provided under this Agreement, Company will provide an alternate inspection fee quote reflecting such increased limit, provided, however, that the increased limit shall be effective only upon Company's and Customer's execution of a replacement agreement confirming the same and Customer's payment of the alternate fee.

6. Company, following each inspection, will provide to Customer a written "Report of Inspection" ("Report"). If required and/or with prior written authorization, Company will provide copies of the Report to the local or state authority having jurisdiction on behalf of Customer. If requested by Customer, a copy of the Report will also be forwarded to Customer's insurance company. The Report and recommendations, if any, by Company are only advisory in nature and are intended to assist Customer in reducing the possibility of loss to the Property by indicating obvious defects or impairments to the system(s) which were discovered by Company's inspection and which should receive prompt attention.

7. Customer agrees to obtain and shall be solely responsible to maintain property and casualty insurance for the Property, all contents therein, and operations performed within or around the Property. No insurance company, insurer or bonding company or their successors or assigns shall have any right of subrogation or otherwise against Company arising out of this Agreement or the services provided by Company pursuant to this Agreement.

8. Customer agrees to indemnify, defend and hold harmless Company, its agents, and employees from and against any and all claims, demands, suits, liabilities, damages, judgments, losses and expenses (including, without limitation, attorneys' fees) which may be asserted against or incurred by Company by any third party arising out of or related to this Agreement or the services provided by Company pursuant to this Agreement.

9. Company will make every reasonable effort to prevent the discharge of water into or onto areas of landscaping, decorative pavement, etc., at the Property, however it is Customer's responsibility to provide sufficient and readily accessible means to accept the full flow of water that may be required by tests as determined by the type of inspection and to take measures to eliminate the formation of ice in any area where a slip and fall hazard could occur.

10. This Agreement may not be assigned by Customer without the written consent of Company.

11. This Agreement may be signed in counterparts; a signed facsimile, photocopy, and/or electronic mail of this Agreement shall be as binding on both parties just as though this Agreement were executed in its original, pre-printed form.

12. This Agreement constitutes the entire Agreement between Company and Customer regarding the subject matter hereof and supersedes all prior agreements and understandings relating thereto. Although Customer for its convenience or in furtherance of its internal procedures may issue to Company a purchase order, order acknowledgement or similar form in connection with the services provided by Company pursuant to this Agreement, no term or condition in any such form that is different from or in addition to the terms set forth in this Agreement shall be applicable, and all such different or additional terms shall be ineffective and void. This Agreement cannot be amended or modified except by a writing signed by Customer and Company.

13. Customer acknowledges Company is relying upon the accuracy of the information regarding Customer and the Property set forth in Sections I of this Agreement. Customer represents that all such information is complete and accurate as of the date on which this Agreement is signed by Customer. Customer will promptly advise Company in writing of any change to such information.

14. Other inclusions, exclusions, or attachments (if any) we exclude fire alarm.

March 27 2025

Carson Crockett
City of Alachua
15100 NW 142 Terrace
Alachua, FL 32615

Subject: Evergen PEMB Storage Building Stormwater Memo

Dear Carson:

The Evergen PEMB Storage Building, formerly RTI Surgical, project proposes the construction of a ± 3,393 square foot storage building with landscaping and associated utilities. The proposed project is located within Progress Corporate Park in the City of Alachua on Tax Parcel 03956-010-008 which is 17.01 acres. The park has an existing Environmental Resource Permit (ERP97-0031 and 25370-6), which required the construction of a master surface water management facility to handle the attenuation and water quality treatment of each parcel located in the park. Per the permit, each parcel is allowed to construct up to 65% of its property as impervious area before being required to provide additional surface water pretreatment prior to discharge into the parks system.

With the proposed building addition, the Evergen, formerly RTI Surgical, parcel will have a total impervious area amount of ± 53%. This impervious percentage is less than the allowable 65% granted by ERP 97-0031 and therefore is in compliance with the existing permit. The existing stormwater facility provides sufficient storage for both WQTV and flood attenuation.

Please feel free to contact me at (352) 331-1976 or at walker.owen@nv5.com, should you have any questions or require any additional information to complete your review and approval of this project.

Sincerely,
NV5



Walker Owen, P.E.
Project Manager

Walker Fain Owen
State of Florida, Professional Engineer, License No. 94201

This item has been electronically signed and sealed by Walker Fain Owen, PE on 03/31/2025 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

To:	Carson Crockett, City of Alachua Planner
From:	Romy Garraud, Project Planner
Date:	March 27, 2025
RE:	Evergen PEMB Storage Building– Concurrency Impact Analysis

This Concurrency Analysis is submitted for Evergen PEMB Storage Building. The proposed use is a ±3,200-square-foot accessory storage building. The project area includes Alachua County Tax Parcel 03956-010-008. The development area is located south of US 441 and east of Progress Blvd. The site's Future Land Use (FLU) category is Industrial. The site's Zoning District is Planned Unit Development (PUD).

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. Please note, building square footage, rather than building footprint area, is used for all calculations.

Roadways / Transportation

Table 1: Projected Trip Generation

Land Use	ITE LU	Variable KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
General Light Industrial	110	3.2	63	6	5	1	3	0	3
Gross Trips			63	6	5	1	3	0	3

Source: ITE Trip Generation 11th Edition

Conclusion: Approval of this application may generate **63 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1-3 of this report.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating *less* than 1,000 external average daily trips (ADT) are those within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Table 2 calculates projected impacts on City of Alachua roadways.

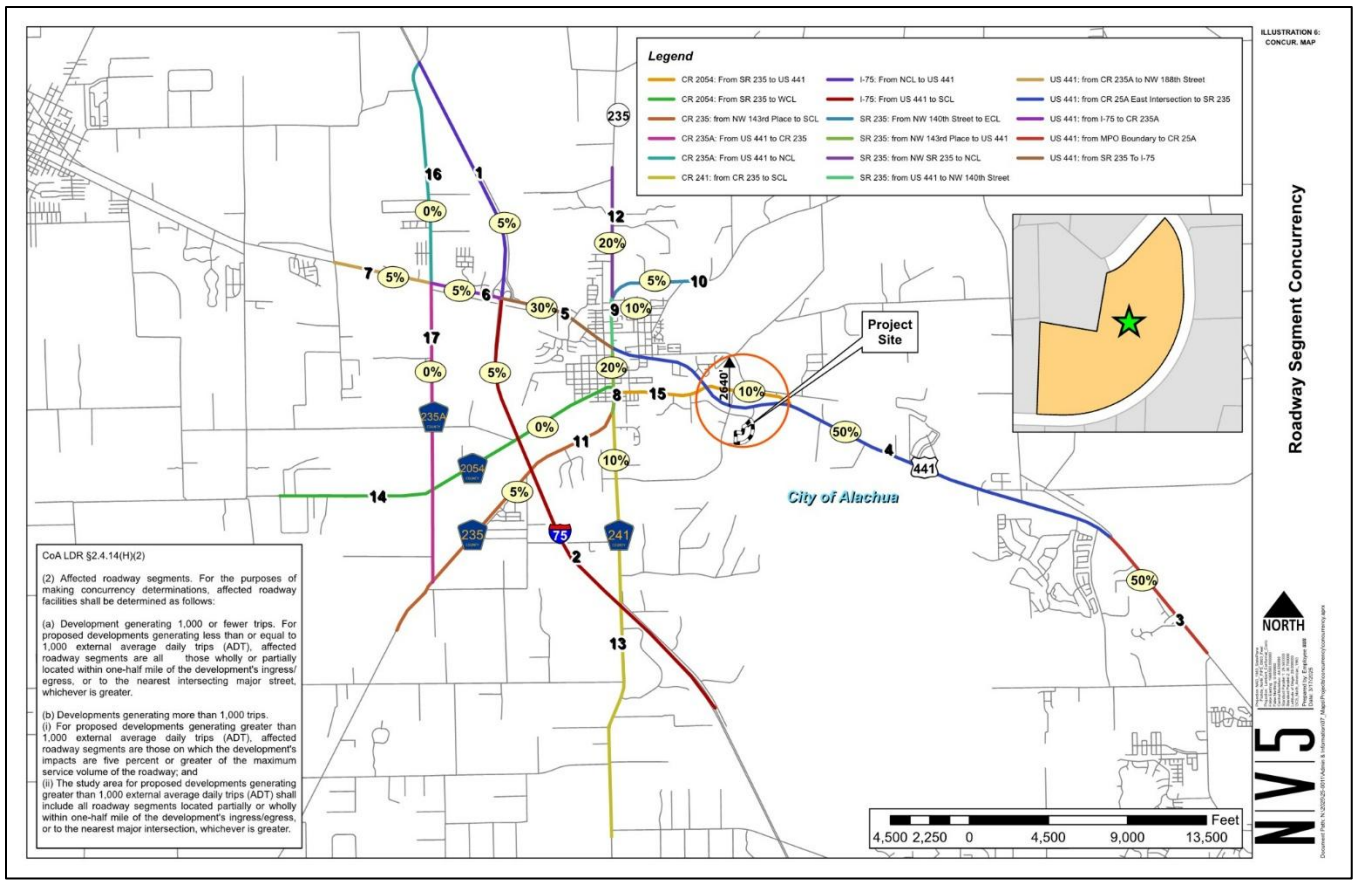


Figure 1: Traffic Segment Map

Table 2: Projected Impacts on Roadway Segments

	AADT	PM	AADT	PM
Traffic System Category	**Segment 15**		**Segment 4**	
	CR 2054 From SR 235 to US 441		US 441 From CR 25A East Intersection to SR 235	
Maximum Service Volume[1]	15,120	1359	45,700	19,134
Existing Demand[1]	4,161	395	4,110	1,767
Reserved Capacity[1]	764	76	7,809	813
Available Capacity	10,195	888	18,757	1,530
Projected Trip Generation[2]	63	3	63	3
Available Capacity w/ Application approval	**10,132**	**885**	**18,694**	**1,527**

1. *Source: City of Alachua February 2025 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is as follows:*
    a. *Segment 4: 50%*
    b. *Segment 15: 50%*

Conclusion: Affected roadway segments includes CR 2054 (From SR 235 to US 441), US 441 (From CR 25A East Intersection to SR 235). 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/Solid Waste

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]	1,548,250
Reserved Capacity[1]	469,209
Available Capacity[1]	282,541
Percentage of Permitted Design Capacity Utilized[1]	87.72%
Projected Potable Water Demand from Proposed Project[2]	0
Residual Capacity after Proposed Project	**282,541**

1. *Source: City of Alachua February 2025 Development Monitoring Report*

Conclusion: The proposed project will not utilize potable water and it will not connect to any of the City's potable water facilities. 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]	764,000
Reserved Capacity[1]	437,084
Available Capacity[1]	298,916
Percentage of Permitted Design Capacity Utilized[1]	80.07%
Projected Sanitary Sewer Demand from Proposed Project[2]	0
Residual Capacity after Proposed Project	**298,916**

1. *Source: City of Alachua February 2025 Development Monitoring Report*

Conclusion: The proposed project will not sanitary sewer and it will not connect to any of the City's sanitary sewer facilities. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[1]	50,407.82	9,199.43
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]	**7.08**	**1.28**

1. *Source: City of Alachua February 2025 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft^2/day x 3,200 sq. ft.) x 365)/2,000)*
    a. *Lbs/Day to Tons/Year: (lbs/day * 0.1825)*

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.

To:	Carson Crockett, City of Alachua Planner
From:	Romy Garraud, Project Planner
Date:	March 27, 2025
RE:	Evergen PEMB Storage Building– Comprehensive Plan Consistency Analysis

This Comprehensive Plan Consistency Analysis is submitted for Evergen PEMB Storage Building. The proposed use is a ±3,200-square-foot accessory storage building. The project area includes Alachua County Tax Parcel 03956-010-008. The development area is located south of US 441 and east of Progress Blvd. The site's Future Land Use (FLU) category is Industrial. The site's Zoning District is Planned Unit Development (PUD).

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**.

Future Land Use Element

Objective I.5 The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

The project site has an Industrial FLU classification. This applications seeks to build a ±3,200 sq.ft storage building as an accessory structure to the existing Evergen manufacturing facility and office complex. Evergen is a research and manufacturing company that specializes in biomaterial solutions. The project site is located near US Highway 441, a major arterial roadway.

Policy 1.5.a Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

The subject property consists of the existing Evergen office complex and manufacturing facility, which is an allowed land use. This application seeks to build a ±3,200 sq.ft. storage building that would be an accessory to the existing office complex and manufacturing facility.

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of Warehouse	Maximum Building Size	Maximum Area: Manufacturing	Maximum Building Area Coverage
Regional Warehouse	100,000 sq.ft.	None permitted	50%
Bulk Warehouse	1.5 million sq.ft.	None permitted	50%
Heavy Distribution	500,000 sq.ft.	None permitted	40%

The accessory storage building will be ±3,200 sq.ft, which is well below the allowed maximum building size for the Industrial FLU category. Additionally, the storage building will not operate as a warehouse distribution facility.

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of Manufacturing	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Manufacturing/Assembly	300,000 sq.ft.	75% of total area	No Maximum	40%

The accessory storage building will be ±3,200 sq.ft, which is well below the allowed maximum building size of 300,000 sq.ft. for the Industrial FLU category. Additionally, the storage building will not operate as a manufacturing/assembly facility.

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of Flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq.ft.	75% of total area (may include labs and offices)	No Maximum	50%
Office Showroom	150,000 sq.ft.	None permitted	60% warehousing/20% retail showroom	50%
Multitenant	120,000 sq.ft.	None permitted	60% retail/ 40% warehousing	50%

The proposed storage building will be an accessory building to the existing Evergen manufacturing facility and office complex. Evergen is a research and manufacturing company that specializes in biomaterial solutions. The accessory storage building will be ±3,200 sq.ft, which is well below the allowed maximum building size of 150,000 sq.ft. for the Industrial FLU category.

Policy 1.5.b: The Industrial land use category may include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, live/work uses, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

The proposed storage building will be an accessory building to the existing Evergen manufacturing facility and office complex, an allowed Industrial land use.

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential land uses or residential land use categories.

The accessory storage building that is being proposed will not conduct waste or salvage operations. Therefore, there will be no such operations that produce noise, light, fumes, odors, hazardous materials, pests, affecting adjacent properties.

Policy 1.5.d: The City shall develop performance standards for uses in the Industrial 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;

Existing vehicular access will be incorporated into the site design process.

2. Buffering from adjacent existing/potential uses;

Existing trees and landscaping will remain on the property, which will buffer the proposed storage building from the surrounding uses.

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

The site will maintain the required minimum amount of open space.

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

The storage building will have drainage pipes that connect to Stormwater Management Facilities (SMF) in Progress Corporate Park, specifically draining into Stormwater Basin 2.

5. Placement of signage;

Signage, if proposed, will be addressed as an independent permit with the City of Alachua.

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 an appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;

No site lighting modifications are being proposed.

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

The site will continue to use its current circulation pattern, used by patrons, employees, and delivery trucks. The current traffic circulation pattern is compliant with the City of Alachua's LDC.

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

The construction of the accessory storage building will include the addition of 7 new trees, 3 understory trees, and a shrubbery, all of which comply with the required code standards.

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

There are no known unique features and resources that exist on the site. Existing vegetation will remain the same, and there is no evidence of the site having any historical significance. Onsite soils are conducive to development, as demonstrated by the existing Evergen manufacturing facility and office complex.

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

Not applicable.

11. Non-residential uses shall be limited to an intensity of less than or equal to 0 .50 floor area ratio for parcels 5 acres or greater, 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. Residential uses are limited to a density of 8 dwelling units per acre.

The project site sits on a property that is ±17.01 acres. The existing buildings on site total to ±129,851 sq.ft.. The proposed accessory storage building would be ±3,200 sq.ft. With the addition of this storage building the floor area ratio would be 0.17, which is less than the maximum allowed for non-residential parcels 5 acres or greater.

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 design of the accessory storage building minimizes impacts to the natural topography to the greatest extent practicable. The proposed building is ±3,200 sq.ft and will have a de minimis impact on the topography of the land.

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

- **Millhopper Sand, 0 to 5 percent slopes, Hydro Group: A**
- **Arredondo Fine Sand, 0 to 5 percent slopes, Hydro Group: A**
- **Kendrick Sand, 2 to 5 percent slopes, Hydro Group: A**

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.

The site does not contain any wetlands.

SITE PLANS
FOR:

EVERGEN STORAGE FACILITY PEMB

ALACHUA COUNTY, FLORIDA

SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST

SUBMITTED TO:

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CITY OF ALACHUA

GENERAL NOTES

1. *DEVELOPMENT DATA:* *PROPOSED DEVELOPMENT*

OVERALL SITE AREA=	*5,478 S.F.*	*100.0 %*	*0.13 ACRES*
BUILDING FOOTPRINT AREA=	*3,393 S.F.*	*61.9 %*	
PROP. CONC/PAVERS AREA=	*435*	*7.9 %*	
TOTAL IMPERVIOUS AREA=	*3,828 S.F.*	*69.9 %*	
OPEN AREA=	*1,650 S.F.*	*30.1 %*	

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±3,393 SF COOL STORAGE BUILDING, PARKING AREA, STORMWATER CONVEYANCE SYSTEM, AND ASSOCIATED UTILITY INFRASTRUCTURE.

2. *MINIMUM BUILDING / YARD SETBACKS ARE AS FOLLOWS:*
PRIMARY BUILDING
FRONT: N/A
SIDE: N/A
REAR: N/A

MINIMUM LOT AREA	*NONE*
MINIMUM LOT WIDTH	*NONE*
MAX BUILDING HEIGHT	*100'*
MAX LOT COVERAGE	*NONE*
MAX FAR	*0.50*

3. *PARKING CALCULATIONS:*
CAR: 1 SPACE PER 6000 SQ. FT. STORAGE FLOOR AREA
3200 SQ. FT. / 6000 SQ. FT. = MINIMUM 1 SPACE
**PROVIDED: 1 SPACE TOTAL*

4. *DATE OF BOUNDARY SURVEY:*
A TOPOGRAPHIC SURVEY WAS COMPLETED BY NV5 AND DATED FEBRUARY 18TH, 2025.

5. *UTILITIES:*
-ELECTRIC SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

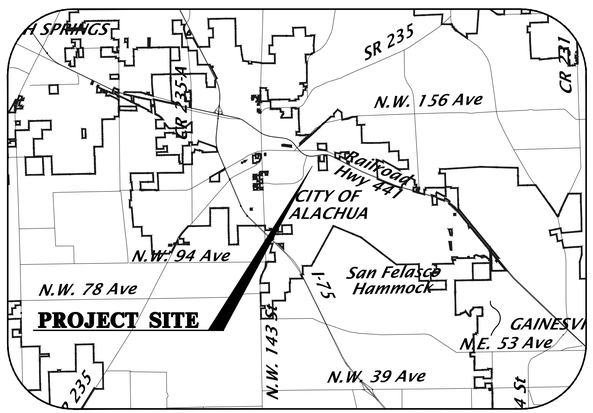
6. *DRAINAGE:*
AN ON-SITE STORM SEWER COLLECTION SYSTEM WILL BE CONSTRUCTED AND CONNECT TO THE EXISTING STORMWATER MANAGEMENT FACILITY TO THE WEST. THE FACILITIES MEET CITY OF ALACHUA AND SRWMD DESIGN CRITERIA.

7. *NATURAL FEATURES:*
TOPOGRAPHY SLOPES FROM EAST TO WEST WITH MODERATE SLOPES. THERE ARE NO OTHER NATURAL SITE FEATURES.

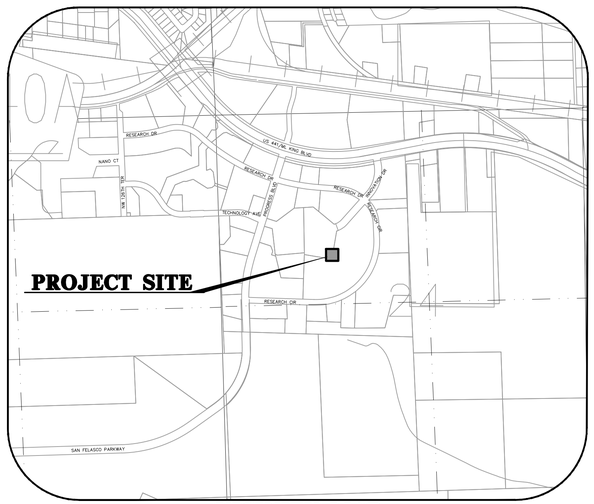
8. *ZONING/LAND USE INFORMATION AND COMPLIANCE:*
PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT DESIGNATION.
THE PROPOSED FACILITIES ARE CONSISTENT WITH THE INDUSTRIAL DEFINITION PROVIDED IN ARTICLE 4 OF THE LDRS. PER ARTICLE 4 OF THE LDRS, RESEARCH AND DEVELOPMENT IS A PERMITTED USE WITHIN THE CORPORATE PARK ZONING DISTRICT.
PER ARTICLE 6 OF THE LDRS, THE PROPOSED SITE IS CONSISTENT WITH ALL APPLICABLE DEVELOPMENT STANDARDS. COMPLIANCE WITH REQUIRED PARKING CAN BE FOUND IN NOTE 3 ON THIS SHEET. THE PROPOSED LANDSCAPING FULFILLS GENERAL SITE, MITIGATION, AND BUFFER REQUIREMENTS. THE PROPOSED STORMWATER CONVEYANCE SYSTEM AND EROSION PROTECTION PROPOSED FULFILL ENVIRONMENTAL PROTECTION STANDARDS THROUGH THE USE OF BMPS.

9. *CONCURRENCY IMPACT ANALYSIS:*
SUBMITTED UNDER SEPARATE COVER

10. *LEGAL DESCRIPTION:*
SEE SURVEY



GENERAL LOCATION MAP



VICINITY MAP
1"=1000'

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
1 OF 1	TOPOGRAPHIC SURVEY
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.21	STORMWATER POLLUTION PREVENTION PLAN
C0.30	DEMOLITION AND TREE PROTECTION PLAN
C1.10	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C2.10	DETAILED GRADING, DRAINAGE AND UTILITY PLAN
C2.30	CONSTRUCTION DETAILS
LS-1 - LS-2	LANDSCAPE PLAN AND DETAILS
IR-1	IRRIGATION PLAN
P1.01	PHOTOMETRIC PLAN
A1.00	ARCHITECTURAL SITE PLAN
A3.01	ARCHITECTURAL ELEVATIONS

BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH
1-800-432-4770
Know what's **below.** **Call** before you dig.

SURVEYOR OF RECORD
AUSTIN BLAZS P.L.S.
NV5
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

LANDSCAPE ARCHITECT
JOHN-MICHAEL SIMPSON L.A.
NV5
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

DEVELOPER
ADAM GAYLE, AIA
SUPERLATIVE DESIGN
8921 SW 75TH STREET
GAINESVILLE, FL 32608

PROPERTY OWNER
RTI SURGICAL, INC.
11621 RESEARCH CIRCLE
ALACHUA, FL 32615

ENGINEER OF RECORD
WALKER FAIN OWEN, P.E.
NV5
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

PHOTOMETRIC
BILL STORMANT
NV5
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

Superlative
8129 SW 75TH STREET
GAINESVILLE, FLORIDA 32608
352-256-6785
www.superlative.design

NV5
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

WALKER FAIN OWEN
Walker Fain Owen
State of Florida, Professional Engineer, License No. 94201
This item has been electronically signed and sealed by Walker Fain Owen, PE on 03/31/2025 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
FL PE No. 94201

TO THE BEST OF THE KNOWLEDGE OF THE ENGINEER'S KNOW-LEDGE AND BELIEF, SPECIFICATIONS ARE, WITH THE APPLICABLE FLORIDA BUILDING CODES & THE APPLICABLE STANDARDS OF SAFETY AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553, FL STATUTES.

EVERGEN STORAGE FACILITY PEMB
11611, 11621, 11631 RESEARCH CIRCLE, ALACHUA, FL 32615

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
CONSTRUCTION DOCUMENTS

ISSUE DATE:
03.14.2025

DRAWN BY:	CHECKED BY:
TFC	WFO

PROJECT NUMBER:
25-0011

DRAWING TITLE:
COVER SHEET AND INDEX

SHEET NO.
C0.00

DATE/TIME STAMP:
3/3/2025 10:02:29 PM

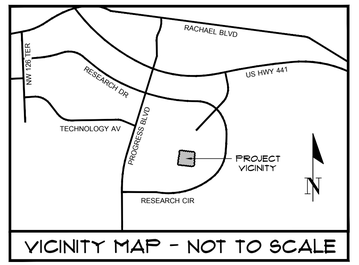
Tech: kristenj Plot Date: Mar 31,2025 10:05am Filename: N:\2025\25-0011\Department\04_Engineering\02_DWGs\Production Files\25-0011 CV.dwg



TOPOGRAPHIC SURVEY

LOCATED IN GOVERNMENT LOTS 1 AND 2 IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY



VICINITY MAP - NOT TO SCALE

LEGAL DESCRIPTION:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE REFERRED TO A RECORDED VALUE OF SOUTH 02°55'52" WEST FOR THE MOST WESTERLY BOUNDARY LINE OF THE SUBJECT PARCEL, SAID BEARING IS IDENTICAL WITH THE DEED RECORDED IN OFFICIAL RECORDS BOOK 4790, PAGE 1157 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
3. VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS SHOWN HEREON WERE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL POINT "2602003BM2" WITH A PUBLISHED ELEVATION OF 76.04 FEET NAVD 88.
4. UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY THIS SURVEYOR TO "QUALITY LEVEL B" STANDARDS PER ACSE 38-02. WHILE EVERY EFFORT HAS BEEN MADE TO LOCATE ALL UTILITIES AS ACCURATELY AS POSSIBLE OTHER UTILITIES MAY EXIST IN THE PROJECT AREA IN USE OR ABANDONED.
5. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
6. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
7. 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.
8. SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
9. THE LIMITS OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON ARE PER THE CLIENTS REQUEST.

LEGEND:

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
NRE = NORTH RIM ELEVATION
INV = INVERT
RCP = REINFORCED CONCRETE PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE
▲ = SET NAIL AND DISK (LB 5075)
● = SET 5/8" STEEL ROD & CAP (LB 5075)
= CLEANOUT
= ELECTRIC BOX
= FIRE HYDRANT
= IRRIGATION CONTROL VALVE
= SIGN
= STORM SEWER MANHOLE
= TELEPHONE JUNCTION BOX
= WATER VALVE
= STORM INLET
= BOLLARD
= METAL LIGHT POLE
= BENCHMARK
85 = CONTOUR LINE
X 80.45 = SPOT ELEVATION (IMPERVIOUS)
X 80.5 = SPOT ELEVATION (PERVIOUS)
UD = UNDERGROUND UTILITY (UNKNOWN)
CW = UNDERGROUND CHILLED WATER
ST = UNDERGROUND STORM SEWER
W = UNDERGROUND WATER
E = UNDERGROUND ELECTRIC
= ASPHALT SURFACE
= CONCRETE SURFACE
= GRAVEL SURFACE

GRAPHIC SCALE
0 10 20 40

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 FEMA F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO. "120664 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

REVISION (03-11-2025: ADDED NORTHWESTERLY STORM INVERT FOR SOUTHERLY MOST CATCH BASIN.

Tech: outlnb Plot Date: Mar 11,2025 3:05pm Filename: H:\2025\25-0011\Department\01_Survey\DWG\25-0011 TOPO.dwg

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Alachua, Florida 32615
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NV5

SCALE: 1" = 20'

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

CERTIFIED TO:
RTI SURGICAL

SURVEY DATE: 02-18-2025
REVISION DATE: 03-11-2025
PROJECT NUMBER: 25-0011

TECHNICIAN: NAD
CREW CHIEF: MC / TJ
CHECKED BY: AB
FIELD BOOK & PAGE: 732/80-81; 733/12

AUSTIN BLAZS

This map prepared by Professional Surveyor & Mapper

Certificate of Authorization Number LB 7401
NOT VALID WITHOUT THE RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AUSTIN BLAZS
License Number
7401
STATE OF FLORIDA
Professional Surveyor & Mapper

Professional Surveyor & Mapper Fla. License No. 7401

SHEET NO.:
1 OF 1

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY NV5, DATED 02/18/2025.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.

4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.

6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.

9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.

11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.

14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSTALLED AND INSPECTED BY THE CITY OF ALACHUA AND/OR CHW INSPECTOR PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.

15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.

17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.

18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2020-21 ROAD CONSTRUCTION), AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JANUARY 2021, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.

22. ALL STRIPING WITHIN THE RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.

24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.

25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE CITY OF ALACHUA PRIOR TO INITIATION OF SITE CONSTRUCTION.

26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.

27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2021 EDITION, SECTION 120.

28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).

29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT DESIGN STANDARDS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE CITY OF ALACHUA.

2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.

2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.

3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.

4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.

5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.

6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:

A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED, THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILLE (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFIED AND RAKE BOTTOM AND VEGETATE.

D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.

E. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

F. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.

3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.

7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.

8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF ALACHUA, OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX NO. 120-001 AND 120-002.

9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.

C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.

11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.

12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.

13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.

14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.

15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.

16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX NO. 524-001 AND FDOT INDEX 425- AND 430- SERIES AS APPROPRIATE. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.

18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.

19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE WATER TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.

20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.

21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

WATER AND WASTEWATER GENERAL NOTES

1. THE UTILITY PLAN AND PLAT SHOWS ALL PUBLIC UTILITY EASEMENTS (PUES) IN A METES AND BOUNDS FORMAT. THE OWNER MAY CHOOSE TO GRANT THE METES AND BOUNDS EASEMENTS AS SHOWN, OR A BLANKET EASEMENT OVER THE ENTIRE PROPERTY, PROVIDED FACILITIES ARE INSTALLED WITHIN THE PRESCRIBED DISTANCES AS SHOWN ON THE UTILITY PLANS AND IN ACCORDANCE WITH THE UTILITY SEPARATION REQUIREMENTS
2. ALL CONSTRUCTION MATERIALS AND METHODS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS SHALL BE IN CONFORMANCE WITH CITY'S DESIGN & CONSTRUCTION STANDARDS, LATEST EDITION.
3. POTABLE WATER AND WASTEWATER MAINS SHALL MAINTAIN A MINIMUM 10 FEET HORIZONTAL AND 1.5 FOOT VERTICAL SEPARATION. POTABLE WATER MAINS TO BE INSTALLED ABOVE WASTEWATER MAINS. ARRANGE CROSSINGS SUCH THAT WASTEWATER JOINTS SHALL BE AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS, 6-FEET MINIMUM. ALSO SEE NOTE 26.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FOR POTABLE WATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, AND 15 FEET FOR GRAVITY WASTEWATER MAINS SHALL BE PROVIDED AND MAINTAINED FROM, BUILDINGS, TRANSFORMERS, AND ALL PERMANENT STRUCTURES.
5. SERVICE LATERALS REQUIRE 5 FEET LESS CLEARANCE FOR EACH OF THE UTILITIES; NOTE THAT WATER SERVICE LATERALS SHALL BE INSTALLED WITHIN 4" SLEEVES UNDER ROADWAYS
6. POTABLE WATER SERVICES, REQUIRING A SEPARATE WATER METER, SHALL BE PROVIDED TO EACH LOT, BUILDING OR PARCEL.
7. 2" VALVES LOCATED IN PAVED AREAS, INCLUDING SIDEWALKS, OR DEEPER THAN 18 INCHES SHALL BE APPROVED CAST IRON, RESILIENT SEAT GATE VALVES WITH STANDARD 2" OPERATING NUT, THREADED WITH GALVANIZED NIPPLE BETWEEN THE VALVES AND TAPPING SADDLE OR TAPPED TEE.
8. WATER MAINS PLACED UNDER ROADWAYS, SHALL BE CEMENT LINED DUCTILE IRON PIPE (CLDIP) EXTENDING 5 FEET PAST THE BACK OF CURB.
9. TRACER WIRE INSTALLED ON ALL WATER MAINS, BOTH PVC AND DUCTILE IRON.
10. 2" WATER SERVICE CROSSINGS LOCATED UNDER ROADWAYS SHALL BE ENCASED IN 4" SCH 40 PVC EXTENDING 5' PAST THE BACK OF CURB.
11. ANCHORING TEES, COUPLINGS, AND BENDS SHALL BE USED ON ALL FIRE HYDRANT ASSEMBLIES AND INCLUDE AN ANCHORED VALVE TO THE MAIN.
12. ALL PRESSURIZED MAIN FITTINGS SHALL BE MECHANICAL JOINT WITH RESTRAINED JOINT GLANDS; A SUFFICIENT LENGTH OF THE PIPE CONNECTED TO THE FITTINGS SHALL BE MECHANICALLY RESTRAINED TO PROVIDE ADEQUATE REACTION. DEAD END RUNS SHALL BE BELL RESTRAINED UPSTREAM OR WING BLOCKED WHERE ANY ISOLATION VALVE IS SUBJECT TO BLOWING OFF DUE TO EXCAVATION.
13. ALL SANITARY WASTEWATER SERVICE LATERALS SHALL BE MIN. 4" DIAMETER PVC (SDR 35) AT 1.00% MIN. SLOPE UNLESS OTHERWISE LABELED.
14. WASTEWATER CLEANOUT COVERS LOCATED WITHIN PAVEMENT AND SIDEWALKS SHALL BE RATED FOR TRAFFIC LOAD BEARING.
15. MANHOLES WHICH ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE, AND A 10:1 SLOPE TO FINISHED GRADE.
16. UNLESS OTHERWISE NOTED ON THE PLANS, THE FINISHED FLOOR ELEVATIONS OF BUILDINGS SHALL BE A MINIMUM OF 6" ABOVE THE LOWEST UPSTREAM MANHOLE TOP. IF THIS IS INFEASIBLE, A WASTEWATER SERVICE LATERAL BACKWATER VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE CLEANOUT.
17. WHEN A POTABLE OR RECLAIMED WATER MAIN, OR A WASTEWATER FORCE MAIN IS ROUTED WITHIN 5 FT. OF AN ELECTRIC TRANSFORMER, A COMPLETE LENGTH OF DIP SHALL BE CENTERED ON THE TRANSFORMER WITH MECHANICAL RESTRAINT AT EACH END. NO FITTINGS OR VALVES SHALL OCCUR WITHIN 10 FT. OF THE NEAREST EDGE OF THE TRANSFORMER. A MINIMUM CLEARANCE OF 3' SHALL BE MAINTAINED BETWEEN THE MAIN AND THE TRANSFORMER.
18. ALL FORCE MAINS, BOTH PVC AND DUCTILE IRON, TO HAVE TRACER WIRE WITH VALVE BOX EVERY 300-FT FOR TESTING OF TRACER WIRE.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
20. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.
21. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
22. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.
23. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
24. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
25. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
26. POTABLE WATER MAINS CROSSING WASTEWATER PIPES (FORCE MAINS, GRAVITY PIPES, ETC.): IF 1.5 FT VERTICAL SEPARATION IS NOT POSSIBLE WHEN LOCATING A WATER MAIN ABOVE A WASTEWATER PIPE, THEN (1) INSTALL THE WASTEWATER PIPE WITH A MINIMUM PRESSURE RATING OF 150 PSIG, OR (2) ENCASE EITHER THE WATER OR WASTEWATER PIPE WITH A WATERTIGHT CARRIER PIPE THAT EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING, OR (3) AROUND THE WASTEWATER PIPE, PROVIDE FLOWABLE FILL THAT EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING OR (4) PROVIDE ONE 20-LF SEGMENT OF WATER MAIN AND ONE 20-LF SEGMENT OF WATERWATER MAIN CENTERED AT THE POINT OF CROSSING.
27. DURING CONSTRUCTION, FOR EACH WASTEWATER CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE.
28. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS.
29. PVC WATER MAINS SHALL BE DR-18 RATED AND NSF-APPROVED FOR POTABLE WATER USE.

ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY OTHERS FOR THE ELECTRICAL DESIGN AND DETAILS.

ABBREVIATIONS

	SYMBOLS
'	*FEET (WHEN USED WITH LENGTHS)*
°	*DEGREES*
'	*MINUTES (WHEN USED WITH ANGLES)*
"	*SECONDS*
%	*PERCENT*
@	*AT*
	A
AASHTO	*ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS*
AC	*ACRES*
ADA	*AMERICAN WITH DISABILITIES ACT*
ANSI	*AMERICAN NATIONAL STANDARDS INSTITUTE*
ARCH	*ARCHITECT*
ARV	*AIR RELEASE VALVE*
ASTM	*AMERICAN SOCIETY FOR TESTING AND MATERIALS*
AWWA	*AMERICAN WATER WORKS ASSOCIATION*
	B
BC	*BACK OF CURB*
BFP	*BACKFLOW PREVENTER*
BLDG	*BUILDING*
BM	*BENCHMARK*
BMP	*BEST MANAGEMENT PRACTICE*
BOC	*BACK OF CURB*
BVCS	*BEGIN VERTICAL CURVE STATION*
BVCE	*BEGIN VERTICAL CURVE ELEVATION*
BW	*BOTTOM OF WALL*
BSL	*BUILDING SETBACK LINE*
	C
CATV	*CABLE TELEVISION*
CI	*CURB INLET*
CIP	*CAST IRON PIPE*
CLDIP	*CEMENT LINE DUCTILE IRON PIPE*
CMP	*CORRUGATED METAL PIPE*
CO	*CLEANOUT*
CONC	*CONCRETE*
COORD	*COORDINATE*
CR	*COUNTY ROAD*
C/O	*CLEANOUT*
	D
DBH	*DIAMETER AT BREAST HEIGHT*
DE	*DRAINAGE EASEMENT*
DEG	*DEGREE*
DIA	*DIAMETER*
DIP	*DUCTILE IRON PIPE*
DWG	*DRAWING*
	E
e	*RATE OF ELEVATION*
E	*EAST*
EA	*EACH*
EL	*ELEVATION*
ELEV	*ELEVATION*
EOP	*EDGE OF PAVEMENT*
EOR	*ENGINEER OF RECORD*
ERCP	*ELLIPTICAL REINFORCED CONCRETE PIPE*
ESMT	*EASEMENT*
EVCS	*END VERTICAL CURVE STATION*
EVCE	*END VERTICAL CURVE ELEVATION*
EX	*EXISTING*
	F
FAC	*FLORIDA ADMINISTRATIVE CODE*
FBR	*FLORIDA BEARING RATIO*
FC	*FRICTION COURSE*
FDEP	*FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
FDOT	*FLORIDA DEPARTMENT OF TRANSPORTATION*
FFE	*FINISHED FLOOR ELEVATION*
FH	*FIRE HYDRANT*
FHWA	*FLORIDA HIGHWAY ADMINISTRATION*
FIG	*FIGURE*
FM	*FORCE MAIN*
FOC	*FACE OF CURB*
FS	*FLORIDA STATUTES*
FT	*FEET*
	G
GALV	*GALVANIZED*
GM	*GAS MAIN*
GV	*GATE VALVE*
	H
HDPE	*HIGH DENSITY POLYETHYLENE*
HP	*HIGH POINT*
	I
ID	*IDENTIFICATION*
INV	*INVERT*
INV EL	*INVERT ELEVATION*
IP	*IRON PIPE*
	K
K	*VERTICAL CURVE RATE OF CHANGE*
	L
L	*LENGTH*
LA	*LANDSCAPE ARCHITECT*
LBR	*LIMEROCK BEARING RATIO*
LDR	*LAND DEVELOPMENT REGULATION*
LF	*LINEAR FEET*
LP	*LOW POINT*
LT	*LEFT*
	M
MAX	*MAXIMUM*
ME	*MATCH EXISTING*
MH	*MANHOLE*
MIN	*MINIMUM*
MISC	*MISCELLANEOUS*
MJ	*MECHANICAL JOINT*
MUTCD	*MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES*
	N
N	*NORTH*
N-E	*NORTHING - EASTING*
N/A	*NOT APPLICABLE*
NAVD	*NORTH AMERICAN VERTICAL DATUM OF 1988*
NGVD	*NATIONAL GEODETIC VERTICAL DATUM OF 1929*
NO	*NUMBER*
NPDES	*NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM*
NTS	*NOT TO SCALE*
	O
OC	*ON CENTER*
OHW	*OVERHEAD WIRE*
ORB	*OFFICIAL RECORDS BOOK*
OSHA	*OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION*
	P
PAVT	*PAVEMENT*
PC	*POINT OF CURVATURE*
PCC	*POINT OF COMPOUND CURVE*
PE	*POLYETHYLENE*
PERF	*PERFORATED*
PIV	*POST INDICATOR VALVE*
PROP	*PROPOSED*
PT	*POINT OF TANGENCY*
PVC	*POLYVINYL CHLORIDE*
PUE	*PUBLIC UTILITY EASEMENT*
PVI	*POINT OF VERTICAL INTERSECTION*
	R
R	*RADIUS*
RCP	*REINFORCED CONCRETE PIPE*
RPM	*RAISED REFLECTIVE PAVEMENT MARKER*
RPZ	*REDUCED PRESSURE ZONE*
RT	*RIGHT*
RWM	*RECLAIMED WATER MAIN*
R/W	*RIGHT-OF-WAY*
	S
S	*SOUTH*
SAN	*SANITARY*
SHWE	*SEASONAL HIGH WATER ELEVATION*
SF	*SILT FENCE*
SL	*SLOPE*
SP	*SUPERPAVE*
SR	*STATE ROAD*
SS	*SANITARY SEWER*
ST	*STORM*
STA	*STATION*
STD	*STANDARD*
	T
TB	*TREE BARRICADE*
TCE	*TEMPORARY CONSTRUCTION EASEMENT*
TEMP	*TEMPORARY*
TOB	*TOP OF BANK*
TV	*TELEVISION*
TW	*TOP OF WALL*
TYP	*TYPICAL*
	U
USF	*UNITED STATES FOUNDRY*
USGS	*UNITED STATES GEOLOGICAL SURVEY*
UTIL	*UTILITY*
	V
V	*VERTICAL*
VC	*VERTICAL CURVE*
VCP	*VITRIFIED CLAY PIPE*
	W
W	*WEST*
W	*WITH*
WM	*WATER MAIN*
WW	*WASTEWATER*
WWF	*WELDED WIRE FABRIC*

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 700-010. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 700-101.

PARKING BY DISABLED PERMIT ONLY

FTP-20-06 (12" X 18") PER FDOT INDEX NO. 700-102

STOP

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

EX. PROPERTY LINE
LANDSCAPE BUFFER LINE
BUILDING SETBACK LINE
WETLAND LIMITS LINE
WETLAND SETBACK LINE
CENTER LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
SF — SF *SILT FENCE LINE*
TB — TB *TREE BARRICADE LINE*
EX. STRUCTURE OR BUILDING
PROPOSED BUILDING
PROPOSED ASPHALTIC PAVEMENT
PROPOSED CONCRETE PAVEMENT
PROPOSED DETECTABLE WARNING SURFACE
DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346
WATERSHED DIVIDE
99 *EX. ELEVATION CONTOUR*
99 *PROPOSED CONTOUR*
93.2× *EX. SPOT ELEVATION*
93.23 *PROPOSED SPOT ELEVATION*
DIRECTION OF SURFACE DRAINAGE FLOW
PROPOSED SWALE LINE
x — x *EX. FENCE*
PROPOSED FENCE
12" PINE *EX. TREE (SIZE & TYPE)*
1234 *EX. TREE (TREE ID)*
12" PINE *EX. TREE TO BE REMOVED (SIZE & TYPE)*
1234 *EX. TREE TO BE REMOVED (TREE ID)*
PROJECT BENCHMARK

STORMWATER

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

ST — ST *EX. GRAVITY STORMWATER MAIN*
P—ST *PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*
EX. STORMWATER MANHOLE
N-E LOCATION TOP/RIM ELEV. LOCATION *PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010*
N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED CIRCULAR AREA DRAIN*
N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED SQUARE AREA DRAIN*
N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*
N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*
N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)*
N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*
N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*
N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)*
PIPE INV. LOCATION N-E LOCATION *PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)*
N-E LOCATION INV. ELEV. LOCATION *PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)*
N-E LOCATION PIPE INV. ELEV. LOCATION *PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)*
N-E LOCATION PIPE INV. ELEV. LOCATION *PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)*
S-10 *PROPOSED STORMWATER STRUCTURE ID TAG*

POTABLE AND RECLAIMED WATER

W — W *EX. POTABLE WATER MAIN*
P—W *PROPOSED POTABLE WATER MAIN*
RCW — RCW *EX. RECLAIMED WATER MAIN*
P—RCW *PROPOSED RECLAIMED WATER MAIN*
11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
TEE (POTABLE AND RCW)
CROSS (POTABLE AND RCW)
BLOWOFF ASSEMBLY (POTABLE AND RCW)
REDUCER (POTABLE AND RCW)
EX. GATE VALVE AND BOX (POTABLE AND RCW)
PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)
EX. AIR RELEASE VALVE (POTABLE AND RCW)
POST INDICATOR VALVE (POTABLE AND RCW)
EX. FIRE HYDRANT ASSEMBLY
PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED SAMPLE POINT
EX. WATER METER (POTABLE AND RCW)
PROPOSED POTABLE WATER METER
PROPOSED POTABLE WATER BACK FLOW PREVENTER
PROPOSED RECLAIMED WATER METER
W *EX. WATER WELL*
EX, HOSE BIB (POTABLE AND RECLAIMED)
PROPOSED HOSE BIB (POTABLE AND RECLAIMED)
11 *PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)*

WASTEWATER

WW — WW *EX. GRAVITY WASTEWATER MAIN*
P—WW *PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*
FM — FM *EX. WASTEWATER FORCE MAIN*
P—FM *PROPOSED WASTEWATER FORCE MAIN*
N-E LOCATION RIM ELEV. LOCATION *EX. WASTEWATER MANHOLE*
PROPOSED WASTEWATER MANHOLE
EX. WASTEWATER CLEANOUT
PROPOSED WASTEWATER CLEANOUT
PROPOSED WASTEWATER GREASE TRAP
MH# *PROPOSED WASTEWATER MANHOLE ID*
11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
EX. PLUG VALVE AND BOX (WW FORCE MAIN)
PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)
EX. AIR RELEASE VALVE (WW FORCE MAIN)
PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

P—ATT *PROPOSED AT&T LINE*
BC — BC *EX. BURIED CABLE LINE*
P—BC *PROPOSED BURIED CABLE LINE*
BTEL *EX. BURIED TELEPHONE LINE*
P—TEL *PROPOSED TELEPHONE LINE*
CATV *EX. CABLE TELEVISION LINE*
P—TV *PROPOSED CABLE/TELEVISION LINE*
FO — FO *EX. FIBER OPTIC LINE*
UGTEL *EX. UNDERGROUND TELEPHONE LINE*
EX. TELEPHONE PEDESTAL
EX. TELEVISION/CABLE PEDESTAL
CHW — CHW *EX. CHILLED WATER MAIN*
P—CHW *PROPOSED CHILLED WATER MAIN*
FIRE *EX. FIRE MAIN*
P—FIRE *PROPOSED FIRE MAIN*
IRR — IRR *EX. IRRIGATION LINE*
P—IRR *PROPOSED IRRIGATION LINE*
STEAM *EX. STEAM LINE*
P—STEAM *PROPOSED STEAM LINE*
P—CLAY *PROPOSED CLAY ELECTRIC LINE*
E — E *EX. ELECTRIC LINE*
P—E *PROPOSED ELECTRIC LINE*
EN — EN *EX. ENERGY LINE*
P—LIGHT *PROPOSED PRIVATE LIGHTING LINE*
OHW — OHW *EX. OVERHEAD WIRE LINE*
UGE — UGE *EX. UNDERGROUND ELECTRIC LINE*
EX. LIGHT
EX. UTILITY POLE
EX. UTILITY POLE
EX. WOOD POWER POLE
EX. GUY ANCHOR
T *PROPOSED TRANSFORMER*
GAS — GAS *EX. GAS LINE*
P—GAS *PROPOSED GAS LINE*
EX. GAS MARKER
G *EX. GAS MARKER*

NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

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WALKER FAIN OWEN
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State of Florida, Professional Engineer, License No. 94201

This item has been electronically signed and sealed by Walker Fain Owen, PE on 03/31/2025 using a Digital Signature.

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FL PE No. 94201

TO THE BEST OF THE KNOWLEDGE OF THE ENGINEER'S KNOWLEDGE AND TO THE EXTENT NECESSARY, SPECIFICATIONS COMPLY WITH THE APPLICABLE PROVISIONS OF FIRE SAFETY CODES & THE APPLICABLE PROVISIONS OF STANDARDS AS PUBLISHED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 6ES, FL STATUTES.

EVERGEN STORAGE FACILITY PEMB

11611, 11621, 11631 RESEARCH CIRCLE, ALACHUA, FL 32615

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
CONSTRUCTION DOCUMENTS

ISSUE DATE:
03.14.2025

DRAWN BY: TFC | CHECKED BY: WFO

PROJECT NUMBER:
25-0011

DRAWING TITLE:
LEGEND

SHEET NO.
C0.11

DATE/TIME STAMP:
3/3/2025 10:02:29 PM

Xrefs: [strike] Plot Date: Mar 24,2025 2:12pm Filename: N:\2023\25-0011\Department\04_Engineering\02_DWGS\Production Files\25-0011 CV.dwg

I. INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGE OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE USING STANDARD PRACTICE AND BEST MANAGEMENT PRACTICES (BMPs) AND IS ORGANIZED TO CORRESPOND TO 62-621.300(4)(a) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES FDEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT. CONTRACTOR(S) MUST FILL IN THE ACTIVITIES SEQUENCE (SECTION II. B. BELOW) AND SIGN THIS SHEET (REFER TO SIGNATURE TABLE THIS SHEET) AND RETAIN THIS SHEET AND ALL FOLLOWING SWPPP SHEETS ON SITE. ALTERNATIVELY, CONTRACTOR(S) MAY PREPARE AND SIGN THEIR OWN SWPP PLAN MEETING THE REQUIREMENTS. IF THE SITE OR CONTRACTOR ACTIVITIES REQUIRE ANY BMPs THAT ARE NOT DESCRIBED ON THIS SHEET, THE CONTRACTOR MUST PREPARE AN ALTERNATIVE OR ADDITIONAL SWPPP DOCUMENT CONTAINING THE NECESSARY BMPs.

II. SITE DESCRIPTION

COUNTY: ALACHUA COUNTY, FLORIDA
SECTION, TOWNSHIP, RANGE: SECTION ## TOWNSHIP ## SOUTH RANGE ## EAST
COUNTY PARCEL NO.: #####-###-###
STREET ADDRESS: ////////////////////////
PROJECT AREA: ###.# ACRES
SITE LOCATION MAP: SEE COVER SHEET OF CONSTRUCTION DRAWINGS

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION OF ±51,200 S.F. OF MEDICAL BUILDING AND ASSOCIATED PAVEMENT FOR DRIVEWAYS AND PARKING, SIDEWALKS, UTILITIES, AND STORMWATER MANAGEMENT FACILITY(S). THE PROJECT SITE IS LOCATED AT ##### ??????????????????????????????????, GAINESVILLE FLORIDA. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 7.14 ACRES.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES - CONTRACTOR MUST FILL IN DAYS

DAYS

FROM_____TO_____ PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS.

FROM_____TO_____ THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.

FROM_____TO_____ ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.

FROM_____TO_____ THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.

FROM_____TO_____ IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.

FROM_____TO_____ THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.

FROM_____TO_____ THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.

FROM_____TO_____ THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).

FROM_____TO_____ THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.

FROM_____TO_____ UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.

FROM_____TO_____ UPON COMPLETION OF THE DEBRIS AND SEDIMENT REMOVAL FROM THE STORMWATER PIPING SYSTEM, THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE FINE GRADED AND SHALL BE EXCAVATED A MINIMUM OF SIX INCHES BELOW THE DESIGN BOTTOM ELEVATION AND REPLACED WITH FILL HAVING A MINIMUM PERMEABILITY RATE OF 20 FEET/DAY WITH A MAXIMUM OF 5% SOIL FINES PASSING THE NO. 200 SIEVE. THE BOTTOM SHALL BE SCARIFIED AND STABILIZED ACCORDING TO THESE PLANS. ONCE COMPLETED, NO HEAVY MACHINERY SHALL BE ALLOWED WITHIN THE STORMWATER MANAGEMENT FACILITY(S).

FROM_____TO_____ ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT SITE AREA: ### ACRES
TOTAL SITE AREA TO BE DISTURBED: ### ACRES
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS): ### ACRES
TOTAL DETENTION VOLUME: ### ACRE-FEET
TOTAL OPEN AREA: ### ACRES

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE REVEALS THAT THE SITE SOILS ARE COMPRISED OF BONNEAU FINE SAND AND SPARR FINE SAND. TFS GROUP, INC. CONDUCTED A GEOTECHNICAL EXPLORATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) LOCATION IN JUNE OF 2005. THE INVESTIGATION REVEALED THAT THE PROJECT SITE'S SURFACE SOILS HAVE THE FOLLOWING CHARACTERISTICS:

DEPTH TO EFFECTIVE OR MOBILIZED AQUIFER: ### FEET
DEPTH OF SEASONAL HIGH WATER TABLE: ### FEET
HORIZONTAL HYDRAULIC CONDUCTIVITY: ### FEET/DAY
UNSATURATED VERTICAL INFILTRATION: ### FEET/DAY

DESIGN PERCOLATION RATES FOR THE STORMWATER MANAGEMENT FACILITY(S) WERE DETERMINED BASED ON LABORATORY PERMEABILITY TEST RESULTS FROM BORING SAMPLES TAKEN WITHIN THE LIMITS OF THE STORMWATER MANAGEMENT FACILITY(S).

THE STORMWATER MANAGEMENT FACILITY(S) WAS DESIGNED TO PROVIDE RATE AND VOLUME CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) DEPICTS THE POST-DEVELOPMENT WATERSHED(S) LIMITS AND THE TABLE BELOW SUMMARIZES EACH WATERSHED.

WATERSHED ID	POST DEVELOPMENT AREA (ACRES)	POST DEVELOPMENT RUNOFF FACTOR (CN)	POST DEVELOPMENT IMPERVIOUS AREA (ACRES)	STORMWATER MANAGEMENT FACILITY TYPE	FACILITY DETENTION CAPACITY (ACRE-FEET)	100-YEAR FLOOD ELEVATION (FT)
A	###	##	###	DRY DETENTION/ RETENTION	###	####
A	###	##	###	DRY DETENTION/ RETENTION	###	####

E. SITE MAP

PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS.

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE STORMWATER MANAGEMENT FACILITY'S OUTFALL STRUCTURE IS LOCATED AT THE EAST PORTION OF THE PROJECT (##°##'## N, ##°##'## W) AND THE ASSOCIATED RECEIVING WATER BODY IS PAYNES PRAIRIE.

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL AS DIRECTED BY THESE PLANS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) AND SECTION IV BELOW PROVIDE DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORMWATER POLLUTION.

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

EXISTING TREES AND NATURAL VEGETATION TO REMAIN ON-SITE SHALL BE PROTECTED BY TREE BARRICADE FENCING AS DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). TYPE III SILT FENCING SHALL PROTECT ALL DRAINAGE STRUCTURES AND SHALL BUFFER AREAS WITH POTENTIAL TO CONTRIBUTE OFF-SITE RUNOFF AND AS SPECIFICALLY DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. AS SPECIFIED IN SECTION II.B. ABOVE, UPON COMPLETION OF CONSTRUCTION, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT AFTER THE COMPLETION OF CONSTRUCTION. ALL TURF ESTABLISHMENT SHALL BE PERFORMED MEETING THE REQUIREMENTS OF SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

B. STRUCTURE PRACTICES

AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), A STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED AND WILL BE COMPRISED OF A WET RETENTION FACILITY AND A STORM PIPE CONVEYANCE SYSTEM. TO PREVENT EROSION DURING CONSTRUCTION, TYPE III SILT FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL EXISTING AND PROPOSED STORM DRAINS AND DRAINAGE SWALES SHALL BE PROTECTED ACCORDING TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013 OR PER DETAILS PROVIDED ON SHEET C0.21 UNTIL CONSTRUCTION IS COMPLETE. THE STORM PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

C. DRAINAGE LOCATIONS THAT SERVE AREAS WITH LESS THAN 10 DISTURBED ACRES

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES," THE SMF(S) WILL BE CONSTRUCTED PRIOR TO CLEARING AND GRUBBING OUTSIDE OF THE SMF(S) AREAS AND CONSTRUCTION OF THE PERMANENT PAVED AREAS. THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT SYSTEM IS APPROXIMATELY 6.33 ACRES AND WILL CONSIST OF APPROXIMATELY 5.33 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

D. DRAINAGE LOCATIONS THAT SERVE AREAS WITH MORE THAN 10 DISTURBED ACRES

NOT APPLICABLE, SEE SECTION C, ABOVE.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE PROPOSED SMF(S) SHALL BE MOWED REGULARLY IN THE SPECIFIED AREAS, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, SMF(S) SIDE SLOPES SHALL BE MAINTAINED TO PREVENT EROSION, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. ADDITIONALLY, REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE SMF(S) NOT PERFORM AS DESIGNED.

B. VEGETATED SWALES

WHEN VEGETATED SWALES ARE UTILIZED, SILT FENCING OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT ADEQUATE INTERVALS TO COLLECT SEDIMENT ALONG THE SWALE. THE SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES ONE-THIRD OF THE HEIGHT OF THE SILT FENCING. SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATIONS, AS REQUIRED.

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

WHEN DISCHARGE POINTS ARE NOT LOCATED UNDER WATER, RIP RAP PADS HAVE BEEN PROVIDED AT LOCATIONS WHERE NECESSARY DUE TO ANTICIPATED DISCHARGE VELOCITIES. PLEASE SEE THE CONSTRUCTION PLANS FOR DETAILS AND LOCATIONS, AS NEEDED.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

THE CONTRACTOR SHALL PROVIDE LITTER COLLECTION CONTAINERS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

B. DUST CONTROL

TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATION(S).

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

THERE ARE EXISTING SANITARY SEWER AND POTABLE WATER SYSTEMS LOCATED ON THE PROJECT SITE. EXTENSION AND UPGRADES ARE PROPOSED. IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN AND THE FDOT STANDARD SPECIFICATIONS SECTION 570, TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THIS VEGETATION WILL AID IN THE STABILIZATION OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO GUARD AGAINST OVER-USE, WHICH CAN LEAD TO VIOLATIONS OF STATE WATER QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONSTRUCTION SITE WILL BE IN FULL COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. A PLASTIC MAT, TAR PAPER, OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED UNDER AREAS WHERE TOXIC LIQUIDS ARE TO BE OPENED AND STORED.

F. HAZARDOUS MATERIALS

ALL HAZARDOUS MATERIALS SHALL BE STORED IN A SECURE LOCATION, UNDER COVER, AND IN APPROPRIATE TIGHTLY, SEALED CONTAINERS WHEN NOT IN USE. ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABEL.

SUFFICIENT EQUIPMENT AND/OR MATERIALS SHALL BE KEPT ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

CONTRACTOR TO CONTAIN AND CLEAN UP ANY SPILLS IMMEDIATELY AFTER THEY OCCUR. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA, STATE, OR LOCAL AGENCY REGULATIONS SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ALL EXCESS, USED, OR SPILLED PRODUCTS, INCLUDING CONTAMINATED SOIL, SHALL BE DISPOSED OF BY THE CONTRACTOR IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND ALL APPLICABLE REGULATIONS.

VII. APPROVED STATE AND LOCAL PLANS

THE CONSTRUCTION DRAWINGS FOR THE PROJECT WERE APPROVED AND PERMITTED BY THE FOLLOWING AGENCIES:

* CITY OF GAINESVILLE
* GAINESVILLE REGIONAL UTILITIES
* FLORIDA DEPARTMENT OF TRANSPORTATION
* ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
* FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

VIII. CONSTRUCTION ACTIVITY DISCHARGES

IN ACCORDANCE WITH THIS PLAN, THERE ARE NO ANTICIPATED DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

IX. CHANGES TO THE POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITTEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ADDRESS SUCH CHANGES. AMENDMENTS TO THE PLAN SHALL BE PREPARED, SIGNED, DATE, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.

X. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

XI. MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE TIMES MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE SMF(S) DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE ENTITY WILL BE ??????????????????????????????.

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THE CONTRACTOR MAY USE THEIR OWN FORM (MEETING FDEP SWPPP REQUIREMENTS) OR A SAMPLE FORM FROM FDEP. A SAMPLE CONSTRUCTION FORM IS AVAILABLE AT: "HTTPS://FLORIDADEP.GOV/WATER/STORMWATER/DOCUMENTS/CONSTRUCTION-SWPPP". MORE SPECIFICALLY, THE INSPECTION SHALL ENSURE THE FOLLOWING CATEGORIES.

A. DISTURBED AREAS

ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

BASED ON THE RESULTS OF THE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION.

C. REPORTING REQUIREMENTS

ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAME(S) AND QUALIFICATION OF THE INSPECTOR(S), THE DATE OF INSPECTION, RAINFALL DATA, OBSERVATIONS, THE ACTIONS TAKEN TO CORRECT INCIDENTS OF NON-COMPLIANCE WITH THE PROVISIONS OF THIS PLAN. IF NO INCIDENTS OF NON-COMPLIANTS ARE OBSERVED, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE ASSOCIATED PERMIT.

XIII. NON-STORMWATER DISCHARGES

IN ADDITION TO STORMWATER RUNOFF, THIS PLAN APPLIES TO RUNOFF FROM IRRIGATION OPERATIONS AND CONSTRUCTION PRACTICES. THIS PLAN DOES NOT PERTAIN TO DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

XIV. CONTRACTORS CERTIFICATION

THE CONTRACTORS OR SUB-CONTRACTORS SHALL PHOTOCOPY AND COMPLETE THE FORM ON THIS PAGE. IT SHALL BE PROVIDED TO THE OWNER AND KEPT ON FILE PURSUANT TO SECTION XV REGARDING PROJECT RECORDS.

XV. RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.

THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REPORTS, RECORDS, AND DOCUMENTATION REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

XVI. NOTICE OF TERMINATION

NOTICE OF TERMINATION:

1. WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (DEP FORM 62-621.300(6)), SIGNED IN ACCORDANCE WITH PART VII.C OF DEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.
2. ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS THAT ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME, OR THAT ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE THAT ARE AUTHORIZED BY THIS GENERIC PERMIT HAVE OTHERWISE BEEN ELIMINATED.
3. FOR CONSTRUCTION ACTIVITIES WHERE THE OPERATOR CHANGES, THE EXISTING OPERATOR SHALL FILE AN N.O.T. IN ACCORDANCE WITH THIS PART WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.

THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE FOLLOWING ADDRESS:

NPDES STORMWATER NOTICES CENTER, MS# 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

PROJECTS THAT DISCHARGED STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL SUBMIT A COPY OF THE N.O.T. TO THE OPERATOR OF THE MS4.

Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan

Site Name: ?????????
Site Location: ?????????
Alachua County, Florida

THE CONTRACTOR(S) OR SUB-CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB-CONTRACTORS ASSOCIATED WITH THE PROJECT

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

DATE	RESPONSIBLE INDIVIDUAL'S NAME	RESPONSIBLE INDIVIDUAL'S SIGNATURE	TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER

Superlative
8129 SW 75TH STREET
GAINESVILLE, FLORIDA 32608
352-256-6785
www.superlative.design

NV5
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

WALKER FAIN OWEN
Walker Fain Owen
State of Florida, Professional Engineer, License No. 94201

This item has been electronically signed and sealed by Walker Fain Owen, PE on 03/31/2025 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FL PE No. 94201

TO THE BEST OF THE KNOWLEDGE OF THE ENGINEER(S) KNOWN BELOW, THIS PLAN IS SUBSTANTIALLY IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF THE LOCAL AUTHORITY'S STANDARDS AS INTERPRETED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 553.79(5), FLORIDA STATUTES.

EVERGEN STORAGE FACILITY PEMB
11611, 11621, 11631 RESEARCH CIRCLE, ALACHUA, FL 32615

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
CONSTRUCTION DOCUMENTS

ISSUE DATE:
03.14.2025

DRAWN BY: TFC
CHECKED BY: WFO

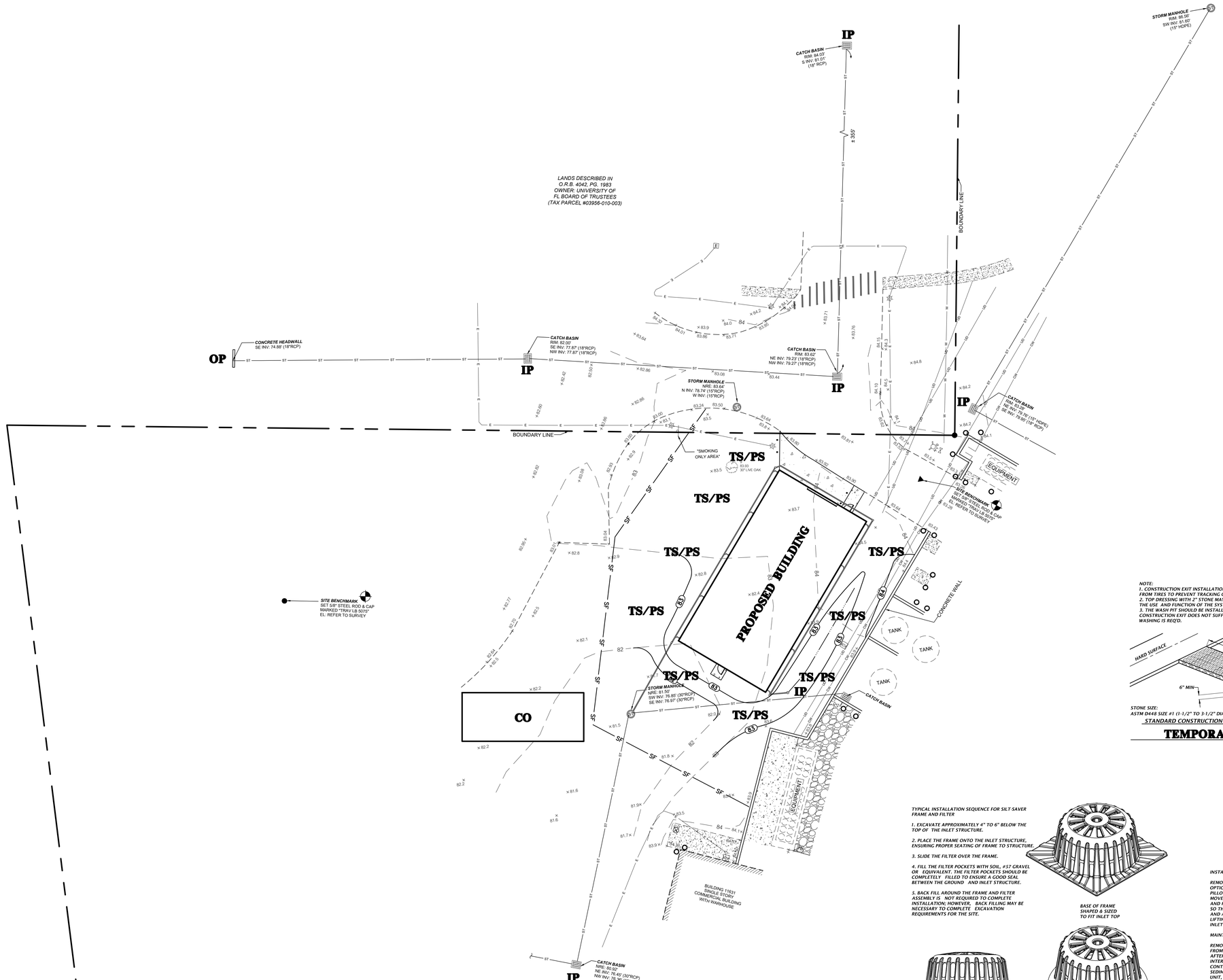
PROJECT NUMBER:
25-0011

DRAWING TITLE:
STORMWATER POLLUTION PREVENTION NOTES

SHEET NO.
C0.20

DATE/TIME STAMP:
3/3/2025 10:02:29 PM

Tech: kristenj Plot Date: Mar 24,2025 2:12pm Filename: N:\2025\25-0011\Departments\04_Engineering\02_DWGs\Production Files\25-0011 SWPP.dwg



GRAPHIC SCALE

0 10 20 40

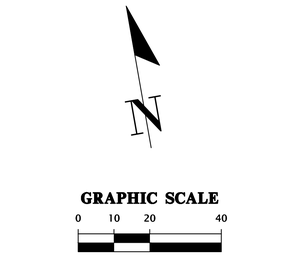
STORMWATER POLLUTION PREVENTION LEGEND

TS	= *TEMPORARY SEEDING*
PS	= *PERMANENT SEEDING*
ML	= *MULCHING*
SD	= *SOD STABILIZATION*
SF	= *SILT BARRIER*
TB	= *TREE BARRIER*
IP	= *INLET PROTECTION*
OP	= *OUTLET PROTECTION*
CO	= *CONSTRUCTION ENTRANCE/EXIT*

NOTE:
1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



STANDARD CONSTRUCTION EXIT



CONSTRUCTION EXIT WITH WASH PIT

TEMPORARY CONSTRUCTION EXIT DETAIL

NTS

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.

3. SLIDE THE FILTER OVER THE FRAME.

4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.

SILT-SAVER® DETAIL

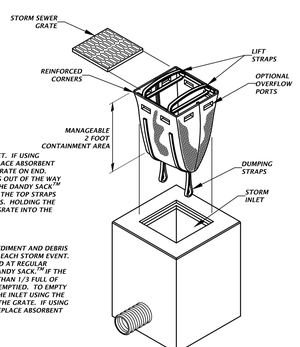
NTS

INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK™ SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK.™ IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.



DANDY SACK™ DETAIL

NTS

Superlative
8129 SW 75TH STREET
GAINESVILLE, FLORIDA 32608
352-256-6785
www.superlative.design

NV5
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

WALKER FAIN OWEN
Walker Fain Owen
State of Florida, Professional Engineer, License No. 94201
This item has been electronically signed and sealed by Walker Fain Owen, PE on 03/31/2025 using a Digital Signature.
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TO THE BEST OF THE KNOWLEDGE OF THE ENGINEER'S KNOWLEDGE, INFORMATION AND BELIEF, THE SITE DESIGN COMPLIES WITH THE APPLICABLE STORMWATER QUALITY CODES & THE APPLICABLE STORMWATER QUALITY STANDARDS AS INTERPRETED IN ACCORDANCE WITH THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553, FL STATUTES.

EVERGEN STORAGE FACILITY PEMB

11611, 11621, 11631 RESEARCH CIRCLE, ALACHUA, FL 32615

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
CONSTRUCTION DOCUMENTS

ISSUE DATE:
03.14.2025

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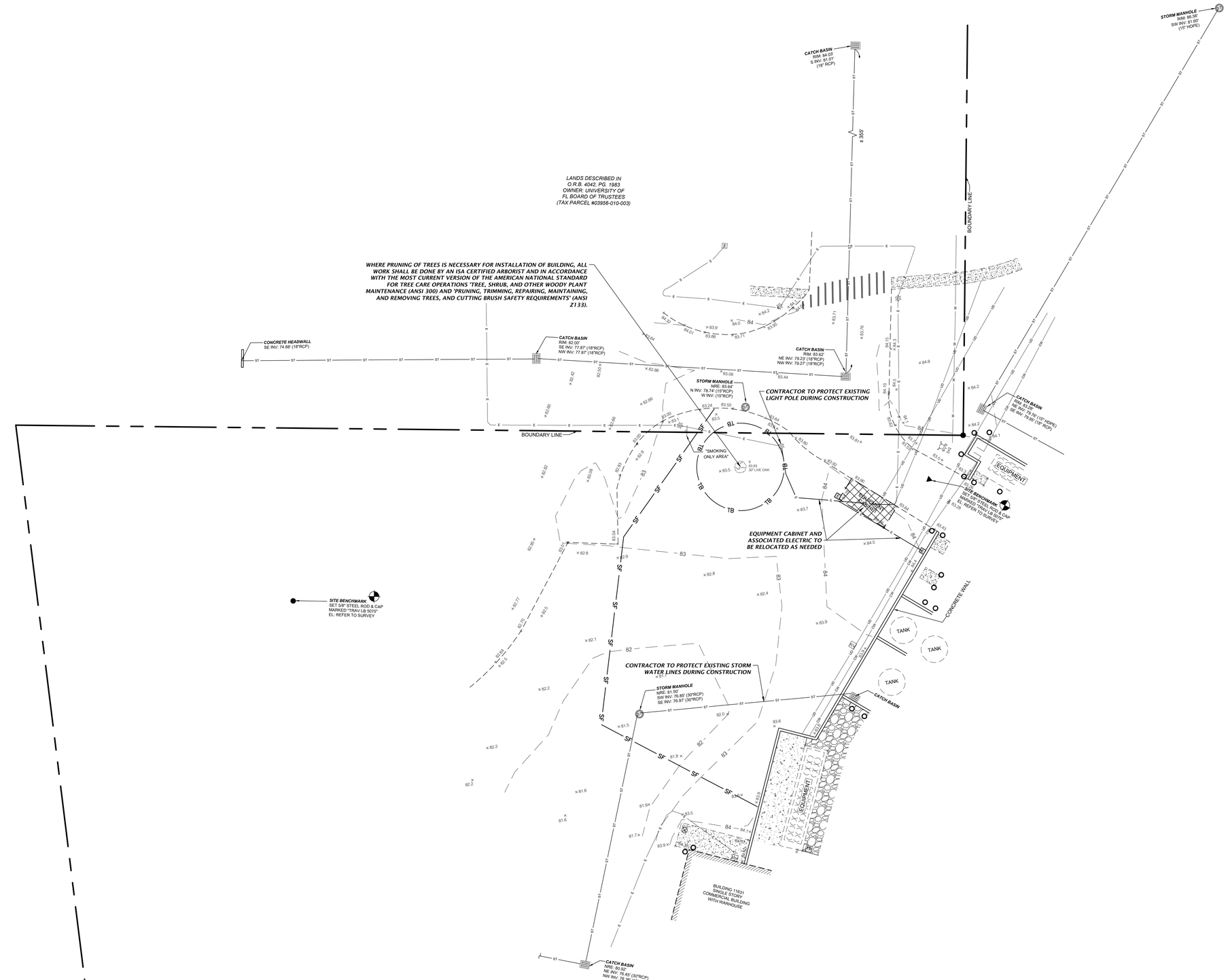
PROJECT NUMBER:
25-0011

DRAWING TITLE:
STORMWATER POLLUTION PREVENTION PLAN

SHEET NO.
C0.21

DATE/TIME STAMP:
3/3/2025 10:02:29 PM

Tech: kristenj Plot Date: Mar 24,2025 2:12pm Filename: N:\2025\25-0011\Departments\GA_Engineering\02_DWGs\Production Files\25-0011 SWPP.dwg



GRAPHIC SCALE
0 10 20 40

NOTES:

1. *ALL DISTURBED AREAS AND ANY DAMAGE TO EXISTING INFRASTRUCTURE SHALL BE RESTORED/REPAIRED TO EQUAL OR BETTER CONDITIONS.*
2. *CONTRACTOR IS RESPONSIBLE FOR LOCATED AND PROTECTING ALL UTILITIES DURING CONSTRUCTION.*
3. *CONTRACTOR IS RESPONSIBLE FOR ALL MOT THAT MAY BE REQUIRED DURING CONSTRUCTION AND SHALL COORDINATE ANY REQUIRED MOT WITH CAMP BLANDING PRIOR TO INITIATING MOT.*

= EX. IMPROVEMENTS TO BE REMOVED

SF = SILT FENCE

TB = TREE BARRICADE

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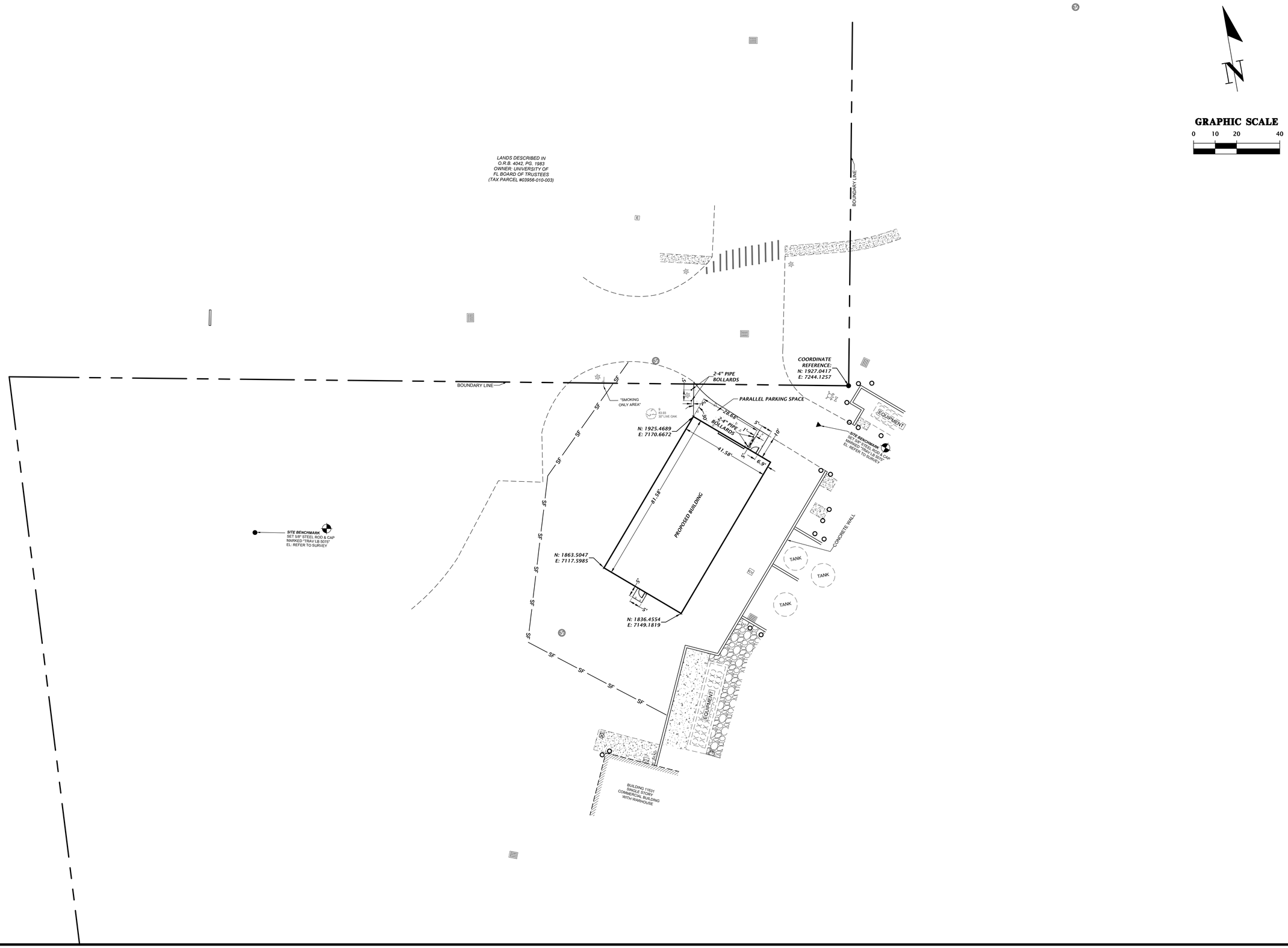
PROJECT NUMBER:
25-0011

DRAWING TITLE:
DEMOLITION AND TREE PROTECTION PLAN

SHEET NO.
C0.30

DATE/TIME STAMP:
3/3/2025 10:02:29 PM

Tech: kristenj Plot Date: Mar 24,2025 2:12pm Filename: N:\2025\25-0011\Department\GA_Engineering\02_DWGs\Production Files\25-0011 DM.dwg



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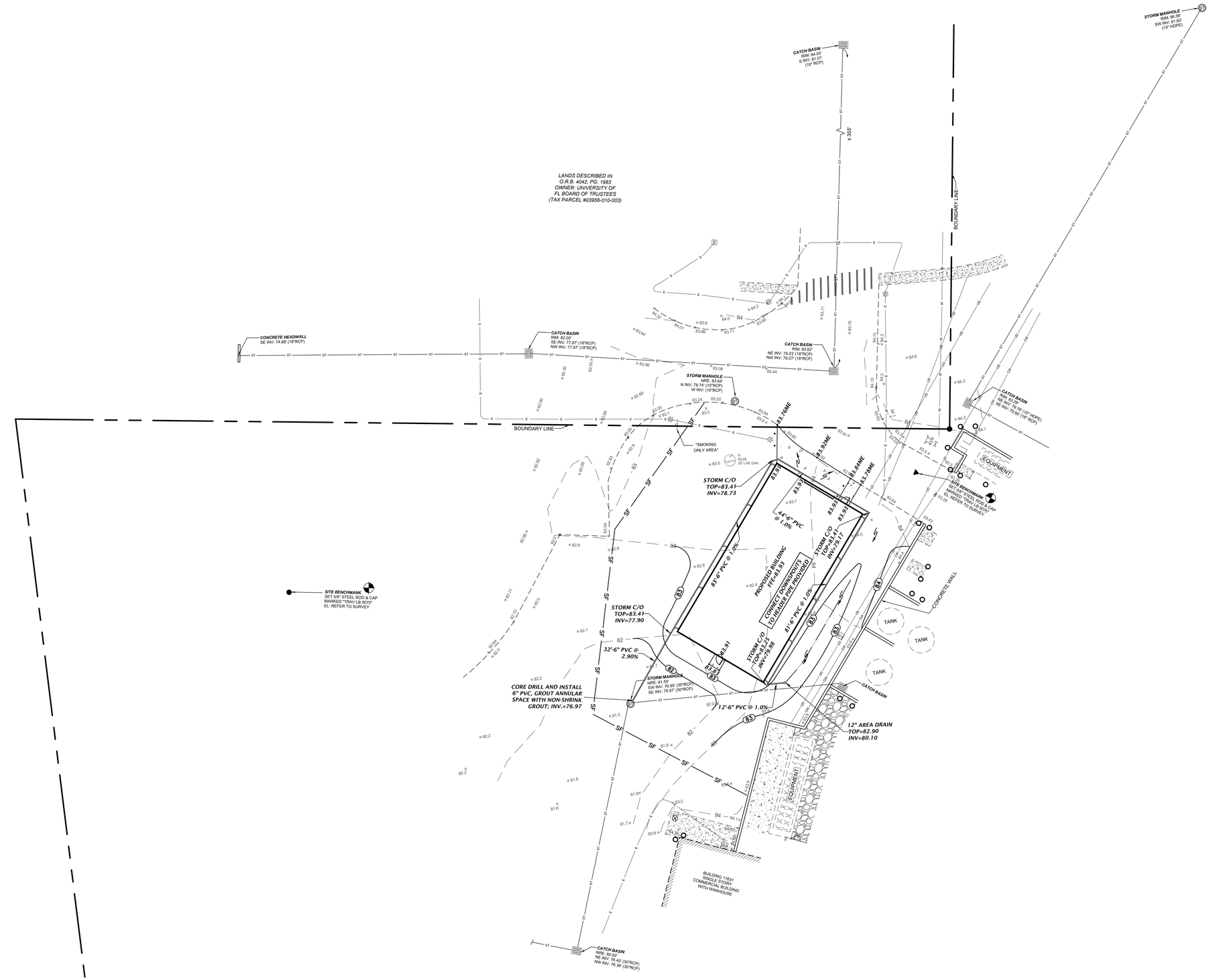
PROJECT NUMBER:
25-0011

DRAWING TITLE:
DETAILED HORIZONTAL CONTROL AND SITE PLAN

SHEET NO.
C1.10

DATE/TIME STAMP:
3/3/2025 10:02:29 PM

Tools: kristenj Plot Date: Mar 24,2025 2:13pm Filename: N:\2025\25-0011\Department\04_Engineering\02_DWGs\Production Files\25-0011 SP.dwg



GRAPHIC SCALE

0 10 20 40

NOTES:

ELECTRIC FOR THE PROPOSED DEVELOPMENT WILL BE PULLED FROM THE EXISTING PRIVATE PANELS ON SITE.

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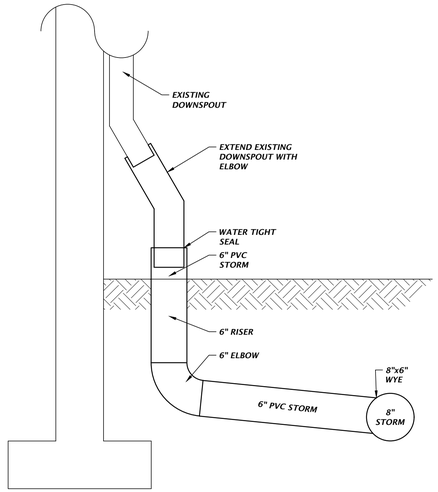
PROJECT NUMBER:
25-0011

DRAWING TITLE:
DETAILED GRADING, DRAINAGE AND UTILITY PLAN

SHEET NO.
C2.10

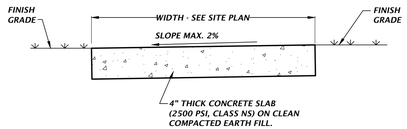
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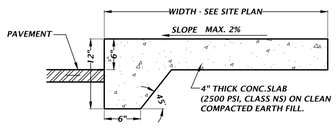
DOWNSPOUT CONNECTION DETAIL

NTS



NOT ADJACENT TO PAVEMENT

NTS



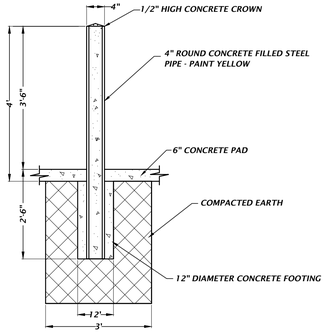
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NOTES:

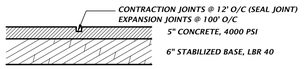
1. SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.

CONCRETE SIDEWALK DETAILS



PIPE BOLLARD DETAIL

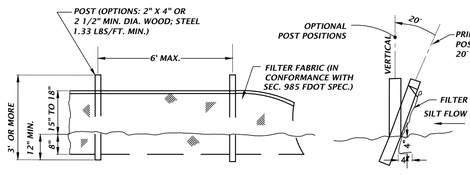
NTS



NOTE: CONCRETE PAVEMENT & JOINTS SHALL BE CONSTRUCTED TO FC & PA STANDARDS.

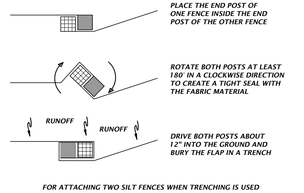
HEAVY DUTY CONCRETE DETAIL

NTS



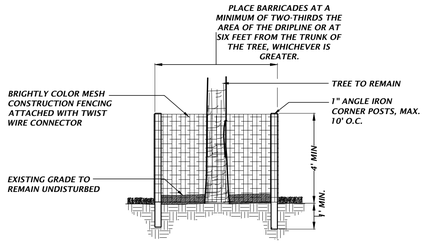
TYPE III SILT FENCE DETAIL

NTS



TYPE III SILT FENCE WRAPPING DETAIL

NTS



TREE PROTECTION DETAIL

NTS

TREE PROTECTION NOTES

1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.

2) PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR STORED MATERIALS.

3) NO TRENCHING ALLOWED WITHIN THE PROTECTIVE BARRIER ZONE. HAND DIG TO INSTALL UTILITY IF APPROVED BY CITY MANAGER OR DESIGNEE. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.

4) PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN.

5) LANDSCAPE PREPARATION IN THE PROTECTED AREA SHALL BE LIMITED TO SHALLOW DISCING OF THE AREA. DISCING SHALL BE LIMITED TO A DEPTH OF 4 INCHES.

6) NO BUILDING MATERIALS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.

7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V: MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANTING, PRUNING AND CARE DURING DEVELOPMENT AND CONSTRUCTION.

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25-0011

DRAWING TITLE:
CONSTRUCTION DETAILS

SHEET NO.
C2.30

DATE/TIME STAMP:
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Tech: kristen] Plot Date: Mar 24,2025 2:15pm [Filename: N:\2025\25-0011\Department\04_Engineering\02_Civil\Production Files\25-0011 CV.dwg

GENERAL NOTES
ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM PLANTING BEDS AND SOD AREAS PRIOR TO LANDSCAPE INSTALLATION. IF ENCOUNTERED DURING CONSTRUCTION OR INSTALLATION, THESE SHALL BE EXCAVATED AND REMOVED FROM THE SITE. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 6.0 – 7.5.

ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS, EXCEPT RETENTION AREAS. PINE STRAW MULCH SHALL BE USED IN RETENTION AREAS.

NEW TREES OUTSIDE OF MULCHED LANDSCAPED BEDS WILL BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBING.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES SHALL NOT BE TOPPED OR PRUNED. TREES WILL BE STAKED AS NEEDED. GUYLINES WILL BE OF NON-SYNTHETIC BIODEGRADABLE MATERIAL.

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

ALL VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLAN COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS AMENDED, SHALL BE REMOVED AT THE TIME OF DEVELOPMENT

PLANT SELECTION FOR THIS PROJECT HAS BEEN DESIGNED TO UTILIZE FLORIDA FRIENDLY PLANT MATERIALS, AS OUTLINED BY THE UNIVERSITY OF FLORIDA IFAS EXTENSION.

GRASSING
ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH SOD THAT IS FREE OF NOXIOUS WEEDS INCLUDING TROPICAL SODA APPLE OR SHALL BE SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL
ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S 'GRADES AND STANDARDS FOR NURSERY PLANTS', CURRENT EDITION AT THE TIME PLANS ARE ISSUED. CALL THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

PLANT QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL QUANTITIES SHOWN ON THE PLAN.

10% OPEN SPACE REQUIREMENT
AS PER CITY OF ALACHUA LDR SECTION 6.7.3 (A), THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. REFER TO CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

IRRIGATION
LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(7)(b)(vi).

A TEMPORARY OR PERMANENT AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL NEW REQUIRED LANDSCAPING INSTALLED [ALACHUA COUNTY LDC SEC. 407.46(A)]. TEMPORARY IRRIGATION SYSTEMS MUST BE REMOVED ONCE THE PLANTS ARE ESTABLISHED OR WITHIN TWO YEARS, WHICHEVER OCCURS FIRST. PRIOR TO THE INSTALLATION OF A NEW PERMANENT IRRIGATION SYSTEM OR SUBSTANTIAL MODIFICATION TO AN EXISTING SYSTEM, AN IRRIGATION PLAN MUST BE SUBMITTED TO AND APPROVED BY THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT THROUGH THE ONLINE ALACHUA COUNTY IRRIGATION PROFESSIONAL PORTAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE IRRIGATION PLAN THROUGH THE IRRIGATION PROFESSIONAL PORTAL. THE IRRIGATION SYSTEM SHALL COMPLY WITH THE LANDSCAPE IRRIGATION DESIGN AND MAINTENANCE STANDARDS FOUND IN ARTICLE II OF PART II, TITLE 7, CHAPTER 79 OF THE ALACHUA COUNTY CODE, WHICH, AMONG ADDITIONAL DESIGN STANDARDS, LIMITS HIGH VOLUME IRRIGATION TO 60% OF THE LANDSCAPED AREA. FOR MORE INFORMATION, CONTACT THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT AT 352-264-6800.

ALL NEWLY PLANTED TREES SHALL HAVE INDIVIDUAL LOW FLOW OR MICRO-IRRIGATION SUPPLIES [ALACHUA COUNTY LDC 407.46(A)3]. ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A MOISTURE SENSOR/AUTOMATIC RAINFALL SHUTOFF DEVICE [ALACHUA COUNTY LDC 407.46(A)4].

LANDSCAPED AREA REQUIREMENT

PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, POLICY 2.4.A

TOTAL SITE AREA	17.00 ACRES
TOTAL EXISTING BUILDING AREA	126,150 SF
TOTAL NEW BUILDING AREA	3,400 SF
EXPANSION PERCENTAGE	2.7%
REQUIRE LANDSCAPE ADDITION	2.7% OF SITE REQUIREMENTS.

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

NO ADDITIONAL PARKING OR ASSOCIATED LANDSCAPE IS REQUIRED FOR THE PROPOSED BUILDING EXPANSION

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

NO ADDITIONAL PARKING OR ASSOCIATED LANDSCAPE IS REQUIRED FOR THE PROPOSED BUILDING EXPANSION

TREE MITIGATION CALCULATIONS

ALL EXISTING TREES ARE TO REMAIN IN PLACE.

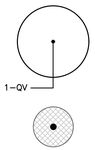
SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	3 TREES PER ACRE X 17.0 ACRES = 51 CANOPY TREES REQUIRED	N/A
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 17.0 ACRES = 34 TREES REQUIRED	N/A
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 17.0 ACRES = 34 TREES REQUIRED	N/A
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 17.0 ACRES = 34 TREES REQUIRED	N/A
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 17.0 ACRES = 102 TREES REQUIRED 50% IN FRONT = 52 TREES REQUIRED 25% ON EAST SIDE = 25 TREES REQUIRED 25% ON WEST SIDE = 25 TREES REQUIRED 102 UNDERSTORY TREES REQUIRED	N/A
BUILDING FACADE	4 CANOPY TREES PER 100 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE 150 LF NORTH FACADE = 6 TREES REQUIRED 250 LF SOUTH FACADE = 10 TREES REQUIRED 780 LF EAST FACADE = 31 TREES REQUIRED 890 LF WEST FACADE = 36 TREES REQUIRED	N/A
TOTAL SITE TREES REQUIRED	236 SHADE TREES REQUIRED 102 UNDERSTORY TREES REQUIRED ROW OF SHRUBS AROUND PROPOSED BUILDING	7 TREES PROVIDED (2.7%) 3 UNDERSTORY TREES PROVIDED (2.7%) ROW OF SHRUBS

PLANT SCHEDULE

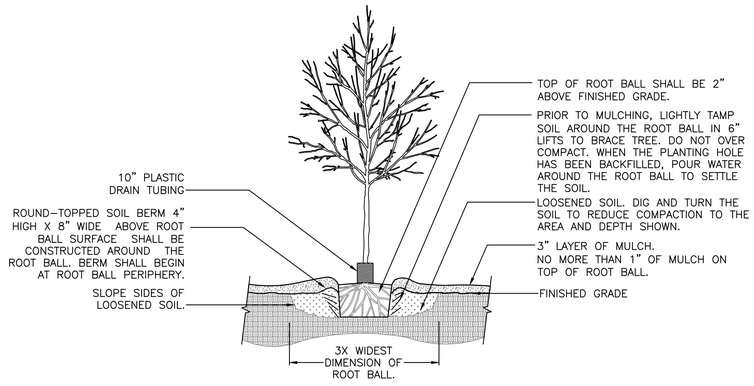
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
IAE	3	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	30 GAL, 7' HT, 3' SPR, 2" CAL
PA	3	PRUNUS ANGUSTIFOLIA	CHICKASAW PLUM	15 GAL, 6' HT, 30" SPR, 1.5" CAL
PP	4	PINUS PALUSTRIS	LONGLEAF PINE	30 GAL, 12' HT, 42" SPR, 2" CAL
SHRUBS				
VO	64	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL., 24" HT. X 12" SPR.
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SOD/SEED				
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD

LEGEND

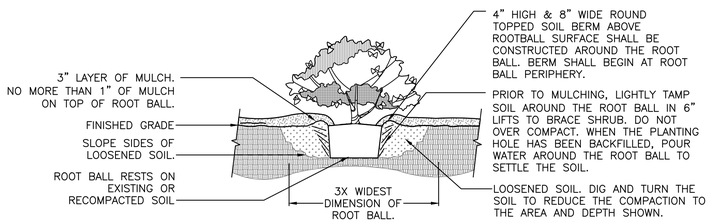


NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

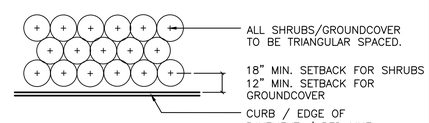


1 TREE PLANTING DETAIL
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL
SCALE: N.T.S.

3 MULCH DETAIL
SCALE: N.T.S.



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

4 SHRUB PLANTING DETAIL
SCALE: N.T.S.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

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REGISTERED LANDSCAPE ARCHITECT JOHN MICHAEL SIMPSON LA6667436 STATE OF FLORIDA

TO THE BEST OF THE KNOWLEDGE OF THE ENGINEER'S KNOWLEDGE AND BELIEF, THE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE APPLICABLE MINIMUM BUILDING SAFETY CODES & THE APPLICABLE STANDARDS OF CARE. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY IN ACCORDANCE WITH THE FLORIDA STATUTES 553.791, FS.

EVERGEN STORAGE FACILITY PEMB

11611, 11621, 11631 RESEARCH CIRCLE, ALACHUA, FL 32615

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
CONSTRUCTION DOCUMENTS

ISSUE DATE:
3/31/2025

DRAWN BY:	CHECKED BY:
LR	JMS

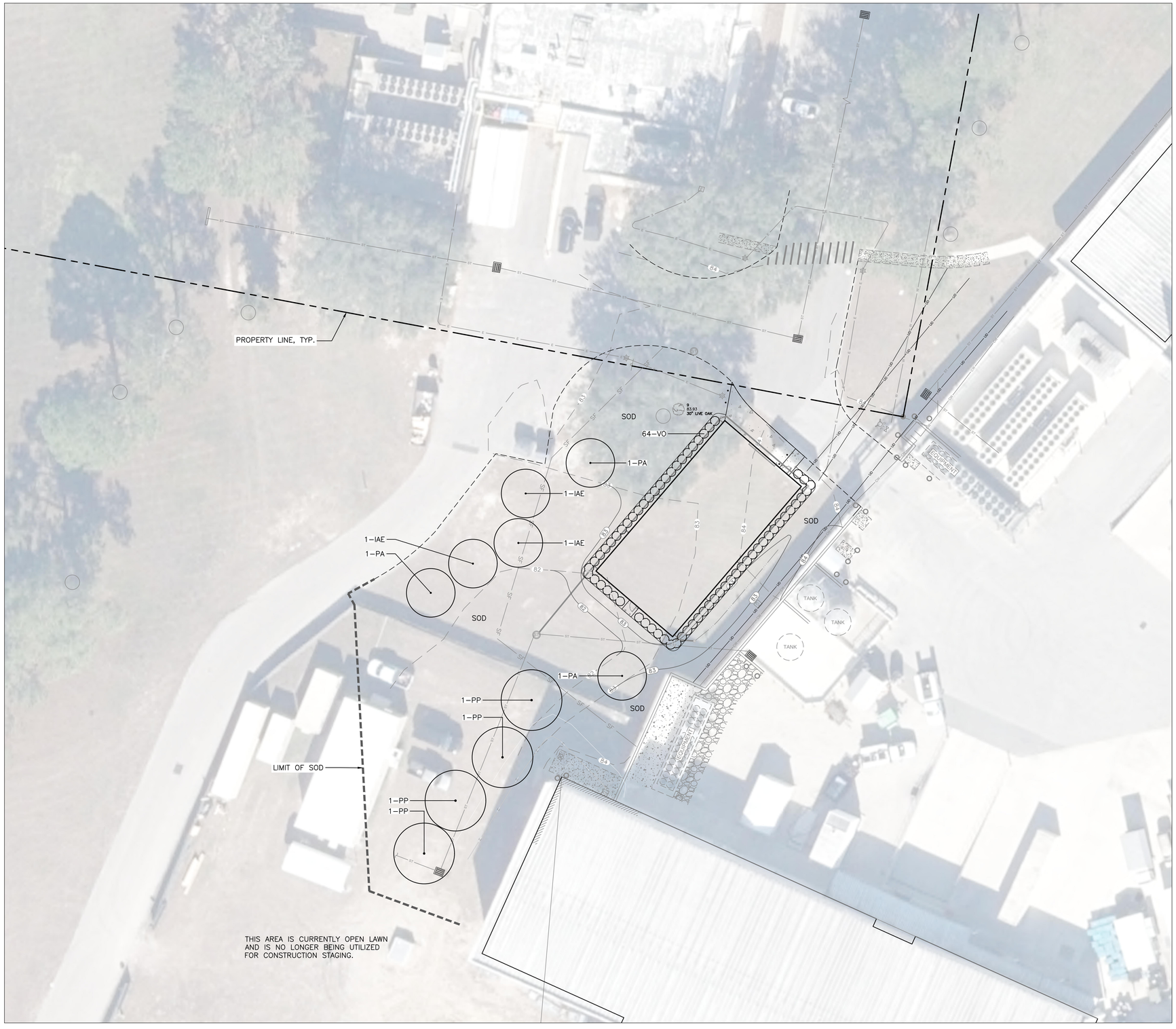
PROJECT NUMBER:
25-0011

DRAWING TITLE:
LANDSCAPE NOTES & DETAILS

SHEET NO.
LS-1

DATE/TIME STAMP:

Tech: John-michaels Plot Date: Mar 26,2025 5:43pm Filename: N:\2025\25-0011\Department\03_Design\02_DWGs\01_Permitting\25-0011 Design Base.dwg



GRAPHIC SCALE
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(352)331-1976
www.nv5.com
LA6667049

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, INFORMATION AND BELIEF, THE ASSIGNED WORK WAS DONE IN ACCORDANCE WITH THE APPLICABLE FLORIDA BUILDING CODES & THE APPLICABLE NFPA LIFE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 633, FL STATUTES.

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REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
CONSTRUCTION DOCUMENTS

ISSUE DATE:
3/31/2025

DRAWN BY:	CHECKED BY:
LR	JMS

PROJECT NUMBER:
25-0011

DRAWING TITLE:
LANDSCAPE PLAN

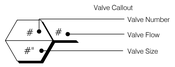
SHEET NO.
LS-2

DATE/TIME STAMP:

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IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL
C	Hunter PC–400–PL 4 Station Controller
S	Hunter MINI–CLIK Rain Sensor
PC	Point of Connection– Irrigation contractor to field locate existing mainline and control wire.
— — — —	Irrigation Mainline: PVC Class 200 2" (Proposed mainline will directly feed into proposed irrigation valves and is an insignificant length)



PROJECT NOTES

1. IRRIGATION CONTRACTOR RESPONSIBLE FOR FIELD LOCATING EXISTING MAINLINE AND CONTROL WIRE.
2. CONNECTION INTO EXISTING SYSTEM TO BE ADJUSTED AS NECESSARY BASED ON CONDITIONS IN THE FIELD, TO PROVIDE FULLY OPERATIONAL SYSTEM. PRIOR TO BEGINNING WORK, THE EXISTING SYSTEM SHALL BE OPERATED BY THE CONTRACTOR TO DETERMINE THE ACTUAL EXTENT OF THE SYSTEM.
3. REMOVE IRRIGATION ZONE LINES AND HEADS WITHIN THE CONSTRUCTION BOUNDARY ONLY. REFER TO THE IRRIGATION PLANS FOR THE NEW SYSTEM. ALL COMPONENTS OUTSIDE OF THE CONSTRUCTION BOUNDARY ARE TO REMAIN IN SERVICE, AS IS.
4. IRRIGATION CONTRACTOR RESPONSIBLE FOR RELOCATING AND CAPPING EXISTING LINES AS NECESSARY PRIOR TO NEW CONSTRUCTION. EXTEND LINES AS NECESSARY AND STUB ABOVE GROUND FOR FUTURE CONNECTION.
5. ZONE LINES WITHIN THE CONSTRUCTION BOUNDARY THAT SUPPLY OTHER AREAS SHALL BE REROUTED AS REQUIRED, AND RECONNECTED TO THEIR ORIGINAL VALVES, OR TO NEW VALVES ON THE EXISTING SYSTEM, AS APPROPRIATE. THESE NEW LINES MAY REMAIN WITHIN THE CONSTRUCTION BOUNDARY, BUT SHALL BE ROUTED SO THAT THEY ARE ACCESSIBLE AFTER CONSTRUCTION IS COMPLETE.
6. IRRIGATION CONTRACTOR TO COORDINATE SLEEVE INSTALLATION WITH GENERAL CONTRACTOR.
7. DISTURBANCE TO EXISTING TREES AND PLANT MATERIAL, AS BY TRENCHING, SHALL BE MINIMIZED.
8 . EXISTING WIRE AND MAINLINE TO BE REPAIRED AS NECESSARY SO EXISTING SYSTEM REMAINS FULLY OPERATIONAL.



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0 10 20 40

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LA6667049

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMMONS
LA6667436
STATE OF FLORIDA

TO THE BEST OF THE KNOWLEDGE OF THE ENGINEER'S KNOW-LEDGE AND BELIEF, THE SPECIFICATIONS AND DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE MINIMUM BUILDING CODES & THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS INTERPRETED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 633, FL STATUTES.

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11611, 11621, 11631 RESEARCH CIRCLE, ALACHUA, FL 32615

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
CONSTRUCTION DOCUMENTS

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3/31/2025

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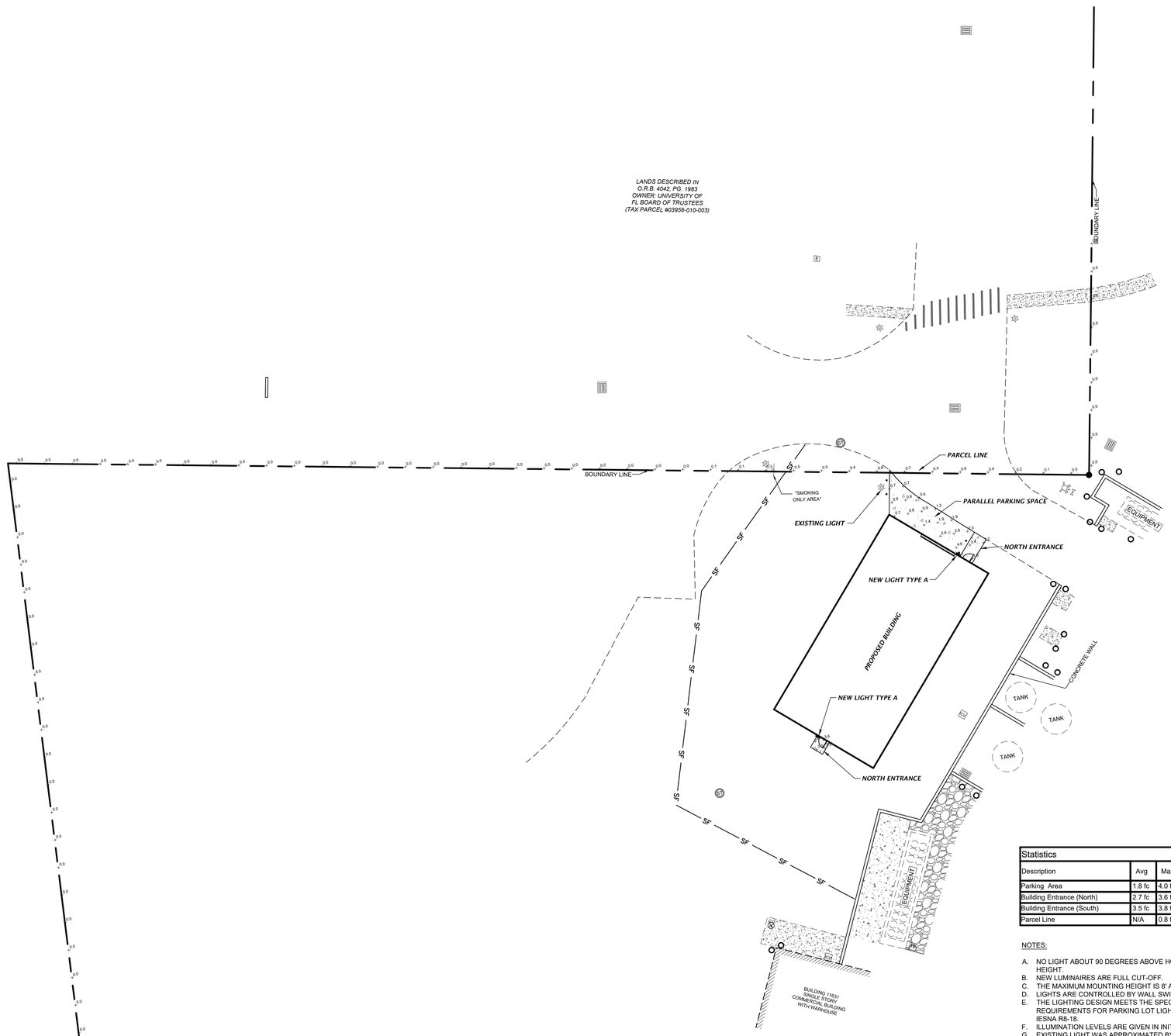
PROJECT NUMBER:
25-0011

DRAWING TITLE:
IRRIGATION PLAN

SHEET NO.
IR-2

DATE/TIME STAMP:

Tech: john-michaels Plot Date: Mar 26,2025 9:44am Filename: N:\2025\25-0011\1\Department\03_Design\02_DWGs\01_Permitting\25-0011 irrigation Base.dwg



GRAPHIC SCALE

0 10 20 40

GARDCO

Wall Mount

GeoForm

GWS LED wall sconce

Geoform wedge small LED wall sconce GWS features a compact geometric design that will complement a range of architectural styles. GeoForm wedge small features specialized, highly efficient optics which balance low glare with excellent performance. Type 2, 3 and 4 optical distributions are available with up to 5500 lumens. A diffuse lens option is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination. Multiple control options, including wireless Interact Pro outdoor, further enhance energy savings.

Project:
Location:
Cat.No.
Type:
Lamps: Qty:
Notes:

Ordering guide — example: GWS-A01-830-T2M-120-BK

Luminaire	Configuration (nom. lumens)	Color Temperature	Distribution	Voltage	Dimming Controls[1]	Electrical	Options	Finish
GWS GeoForm Wedge Small	A01[1] 1,500 lumens A02[1] 2,500 lumens A03 4,000 lumens A04 5,000 lumens A05 6,000 lumens	830 (80CRI) 3000K 840 (80CRI) 4000K 740 70CRI 4000K 760 70CRI 5000K	T2M Type 2 T3M Type 3 T4M Type 4 DFL Diffusing lens	120 120V 208 208V 240 240V 277 277V UNV 120-277V 347 347V 480 480V HVU 347-480V	none Leave blank (2-10V dimming driver standard) DLEA[2] Dimming Leads Externally Accessible (control by others) FAWS[3] Field Adjustable Wattage Selector	none Leave blank (10kV/4kA surge protection standard) SP2 Surge Protector 20kV/10kA FS1 Single Fuse (120, 277, or 347VAC) FS2 Double Fuse (208V, 240V, or 480V) PCB[4] Photocontrol Button (120-277V)	none Leave blank EM[5] Emergency Battery Pack (0-40°C) BAC[6] Meets the requirements of the Buy American Act of 1933 (BAA)	Textured BK Black WH White BZ Bronze DG Dark Gray MG Medium Gray Customer specified OC Specify optional color or RAL, contact factory SC Special Color (must supply color chip, requires factory quote)

1. Only available from 120-277V, or in UNV.
2. Only one option can be selected from Dimming Controls column.
3. Only available from 120-277V, must specify voltage.
4. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
5. Consult Signify to confirm whether specific accessories are BAA-compliant.

Luminaire Accessories (order separately)[6]

GF-WS-BK Wall Mounted Box for surface conduit, painted black
GF-INV Inversion Mounting kit (required with inverted mounting)

DARKSKY APPROVED

Statistics							
Description	Avg	Max	Min	Max/Min (M/M)	Avg/Min (A/M)	Applicable CofG Code	Criteria
Parking Area	1.8 fc	4.0 fc	0.6 fc	6.7:1	3.0:1	SEC. 6.4.4 (C)2 & (E) COMPLIANT	.5 fc min, <=5.0 fc max, <=10:1 M/M
Building Entrance (North)	2.7 fc	3.6 fc	2.2 fc	1.6:1	1.4:1	SEC. 6.4.4 (C)2 & (E) COMPLIANT	<= 10 fc max, <=6:1A/M, <=10:1M/M, 1 fc min
Building Entrance (South)	3.5 fc	3.8 fc	3.3 fc	1.2:1	1.1:1	SEC. 6.4.4 (C)2 & (E) COMPLIANT	<= 10 fc max, <=6:1A/M, <=10:1M/M, 1 fc min
Parcel Line	N/A	0.8 fc	N/A	N/A	N/A		<= 1fc

NOTES:

A. NO LIGHT ABOUT 90 DEGREES ABOVE HORIZONTAL PLANE AT FIXTURE HEIGHT.
B. NEW LUMINAIRES ARE FULL CUT-OFF.
C. THE MAXIMUM MOUNTING HEIGHT IS 8' ABOVE FINISH GRADE
D. LIGHTS ARE CONTROLLED BY WALL SWITCH AND PHOTOCELL.
E. THE LIGHTING DESIGN MEETS THE SPECIFIC ILLUMINATION REQUIREMENTS FOR PARKING LOT LIGHTING (6.4.4 (C)2&(E) AND IESNA R8-18.
F. ILLUMINATION LEVELS ARE GIVEN IN INITIAL FOOT CANDLES.
G. EXISTING LIGHT WAS APPROXIMATED BY A TYPE 5 POLE TOP, 50 WATT FIXTURE

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens	Light Loss Factor	Wattage	Distribution	Notes
▬	A	2	SIGNIFY GARDCO	GWS-A01-740-T3M-120-PCB-EM-BK	SMALL WEDGE WALL PACK WITH PHOTO-CELL AND BATTERY BACK UP, 4000K	1	1500	1.0	10	3	8' Mounting Height

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www.nv5.com

WILLIAM T STORMANT
No. 44156
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL PE No. 44156

This item has been digitally signed and sealed by William T. Stormant, PE, on the date Indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TO THE BEST OF THE KNOWLEDGE OF THE ENGINEERS KNOW-LEDGE AND BELIEF, SPECIFICATIONS ARE, WITH THE APPLICABLE PROVISIONS, LIFE SAFETY STANDARDS AS CODES & THE APPLICABLE STANDARDS AS ADOPTED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE REQUIREMENTS OF 553, FL STATUTES

EVERGEN STORAGE FACILITY PEMB

11611, 11621, 11631 RESEARCH CIRCLE, ALACHUA, FL 32615

REVISIONS			
NO.	DATE:	REF:	BY:

DRAWING STATUS:
CONSTRUCTION DOCUMENTS

ISSUE DATE:
03.14.2025

DRAWN BY: WTS | CHECKED BY: WTS

PROJECT NUMBER:
25-0011

DRAWING TITLE:
PHOTOMETRIC PLAN

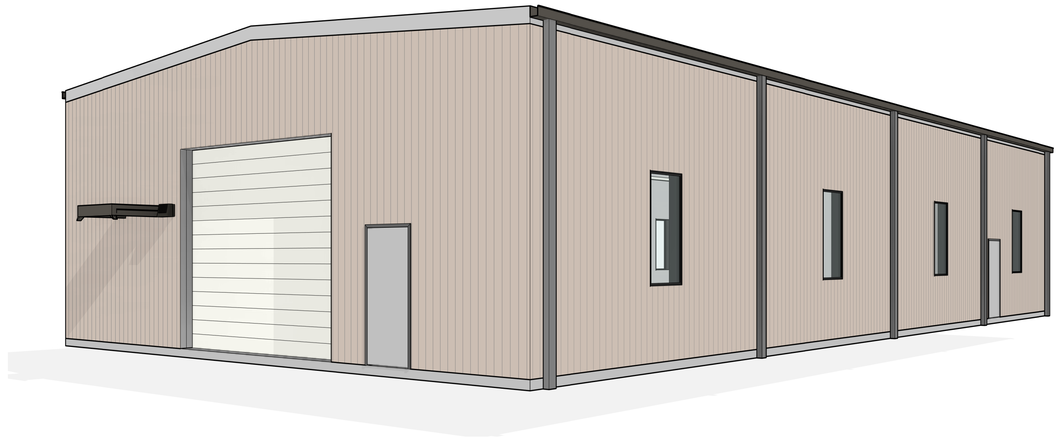
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P1.01

DATE/TIME STAMP:
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Superlative

PROJECT NUMBER: 24041

PRELIMINARY DOCUMENTS

03.25.2025

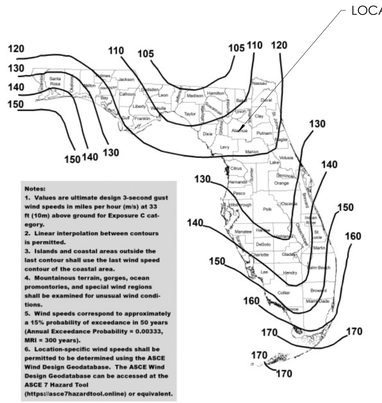
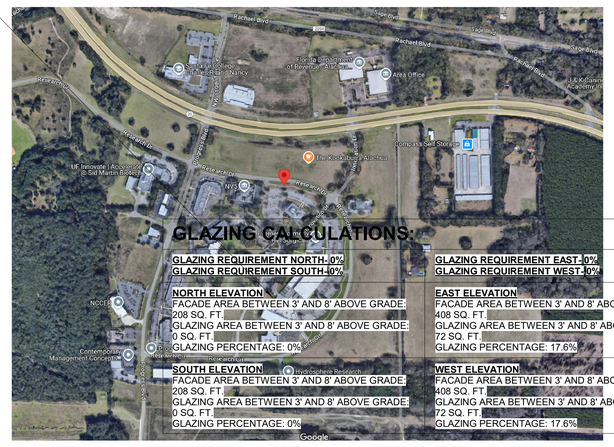


FIGURE 1609.3(4)
ULTIMATE DESIGN WIND SPEEDS, V_{ULT}, FOR RISK CATEGORY I BUILDINGS AND OTHER STRUCTURES



GLAZING CALCULATIONS:

GLAZING REQUIREMENT NORTH-0% GLAZING REQUIREMENT SOUTH-0%		GLAZING REQUIREMENT EAST-0% GLAZING REQUIREMENT WEST-0%
NORTH ELEVATION FACADE AREA BETWEEN 3' AND 8' ABOVE GRADE: 208 SQ. FT. GLAZING AREA BETWEEN 3' AND 8' ABOVE GRADE: 0 SQ. FT. GLAZING PERCENTAGE: 0%	**EAST ELEVATION** FACADE AREA BETWEEN 3' AND 8' ABOVE GRADE: 408 SQ. FT. GLAZING AREA BETWEEN 3' AND 8' ABOVE GRADE: 72 SQ. FT. GLAZING PERCENTAGE: 17.6%	
SOUTH ELEVATION FACADE AREA BETWEEN 3' AND 8' ABOVE GRADE: 208 SQ. FT. GLAZING AREA BETWEEN 3' AND 8' ABOVE GRADE: 0 SQ. FT. GLAZING PERCENTAGE: 0%	**WEST ELEVATION** FACADE AREA BETWEEN 3' AND 8' ABOVE GRADE: 408 SQ. FT. GLAZING AREA BETWEEN 3' AND 8' ABOVE GRADE: 72 SQ. FT. GLAZING PERCENTAGE: 17.6%	

SHEET INDEX

		Rev. 01	Rev. 02	Rev. 03	Rev. 04	Rev. 05
A0.00	COVER					
A0.01	ABBREVIATIONS, NOTES & SYMBOLS					
A0.02	GENERAL NOTES					
A0.03	ACCESSIBILITY DIAGRAMS					
A1.00	ARCHITECTURAL SITE PLAN					
A1.01	LIFE SAFETY PLAN					
A1.02	FLOOR PLAN					
A1.03	ROOF AND REFLECTED CEILING PLAN					
A1.04	FOUNDATION AND SLAB PLAN					
A3.01	BUILDING ELEVATIONS					

FLORIDA PRODUCT APPROVAL:

PRODUCT	APPROVAL #	MANUFACTURER
EXTERIOR SWINGING DOOR	FL 4613-R13	ALLEGION SCHLAGE
OVERHEAD SECTIONAL DOOR	FL 11734.5	OVERHEAD SECTIONAL DOOR

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EVERGEN STORAGE FACILITY PEMB

11611, 11621, 11631 RESEARCH CIRCLE, ALACHUA, FL 32615

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
PRELIMINARY DOCUMENTS

ISSUE DATE:
03.25.2025

DRAWN BY: SGE
CHECKED BY: ARG

PROJECT NUMBER:
24041

DRAWING TITLE:
COVER

SHEET NO.
A0.00

DATE/TIME STAMP:
3/28/2025 12:47:11 PM

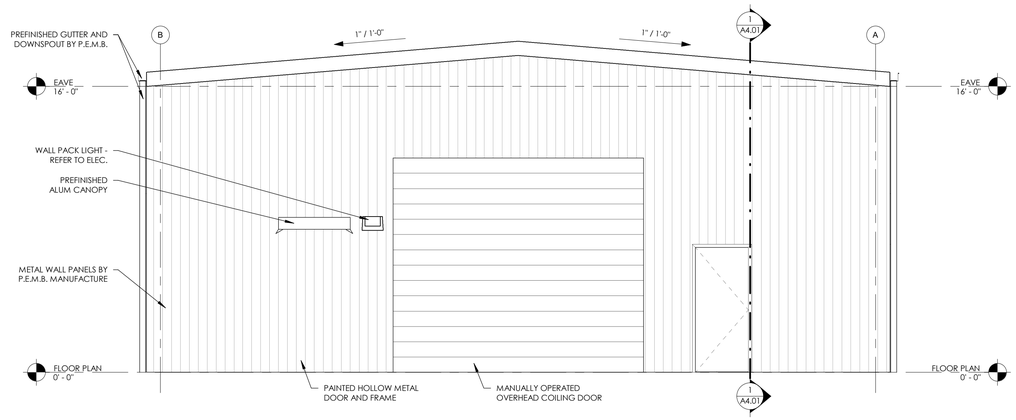
GLAZING CALCULATIONS:

GLAZING REQUIREMENT NORTH- 0% **GLAZING REQUIREMENT SOUTH- 0%**	**GLAZING REQUIREMENT EAST- 0%** **GLAZING REQUIREMENT WEST- 0%**
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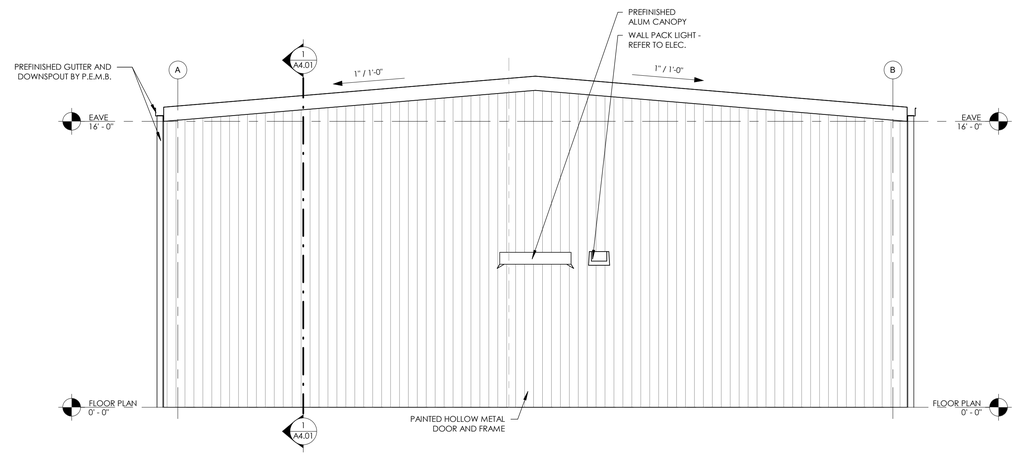
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PRODUCT	APPROVAL #	MANUFACTURER
EXTERIOR SWINGING DOOR	FL 4613-R13	ALLEGION SCHLAGE
OVERHEAD SECTIONAL DOOR	FL 11734.5	OVERHEAD SECTIONAL DOOR

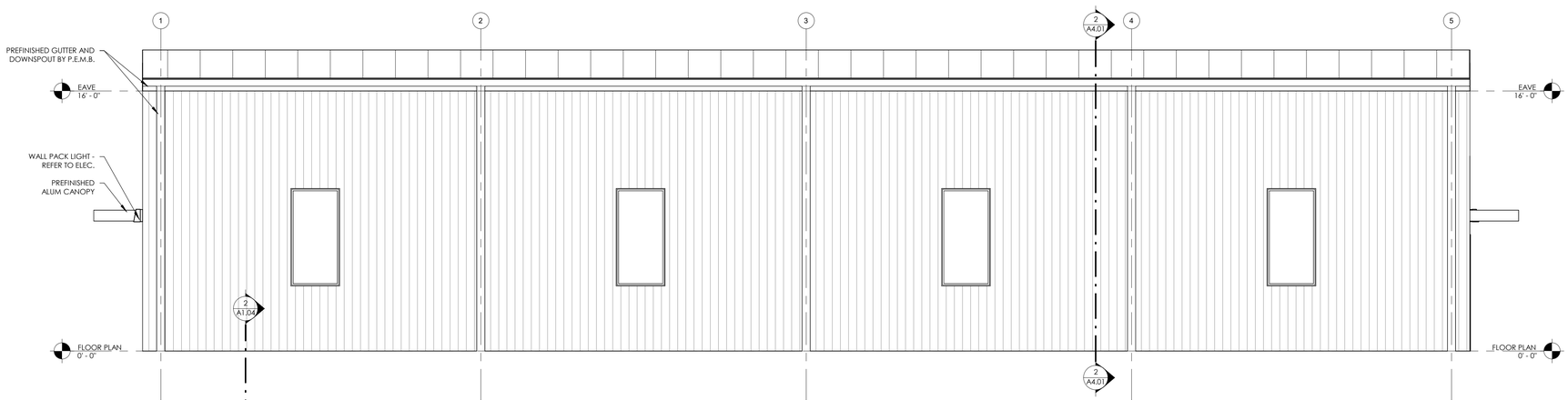
FLORIDA PRODUCT APPROVAL
12" = 1'-0"



3 END ELEVATION
1/4" = 1'-0"



4 END ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

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EVERGEN STORAGE FACILITY PEMB

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NO:	DATE:	REF:	BY:

DRAWING STATUS:
PRELIMINARY DOCUMENTS

ISSUE DATE:
03.25.2025

DRAWN BY:	CHECKED BY:
SGE	ARG

PROJECT NUMBER:
24041

DRAWING TITLE:
BUILDING ELEVATIONS

SHEET NO.
A3.01

DATE/TIME STAMP:
3/28/2025 12:47:18 PM

never independent at all, but jury's verdict rested on

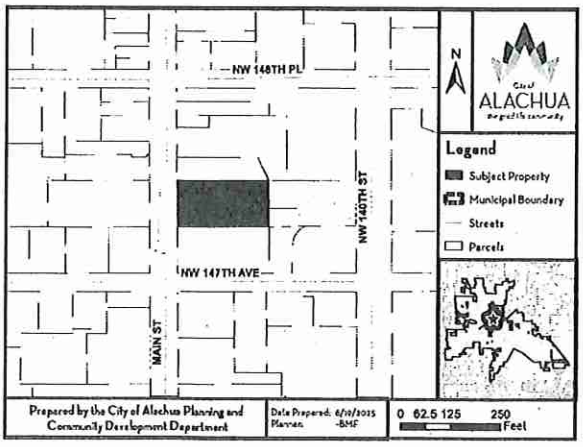
City of ALACHUA

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 July 08, 2025 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PCA25-0001 – 14721 Main Street Certificate of Appropriateness

A request by Andrew Kaplan, Architect, applicant and agent on behalf of William H. Ogle, property owner, for the approval of a certificate of appropriateness for exterior alterations at subject property located at 14721 Main Street; Tax Parcel: 03661-000-000; FLUM: Central Business District; Zoning: CBD (Central Business District); Overlay District: Historic Overlay District.



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 - June 26, 2025)

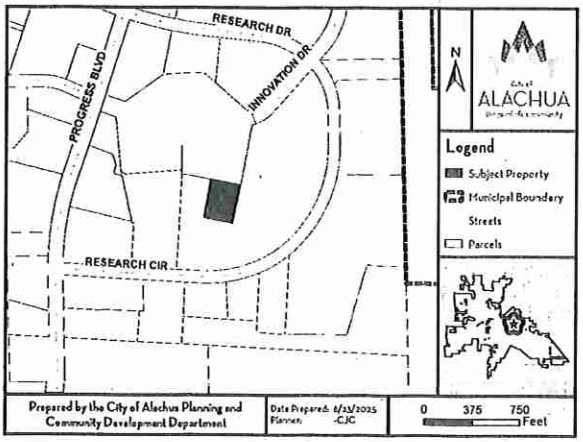
City of ALACHUA

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 July 8, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PSP25-0005 – Evergen Site Plan Application

A request by NV5, Inc. (applicant/agent) on behalf of RTI Surgical, Inc. (property owner) for a site plan which proposes the construction of a ± 3,393 square foot metal storage building with associated site improvements on a ± 0.13-acre of a 17-acre subject property generally located at 11631 Research Circle; tax parcel: 03956-010-008; FLU: Industrial; Zoning: Planned Unit Development (PUD).



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 - June 26, 2025)

City of ALACHUA
the good life community

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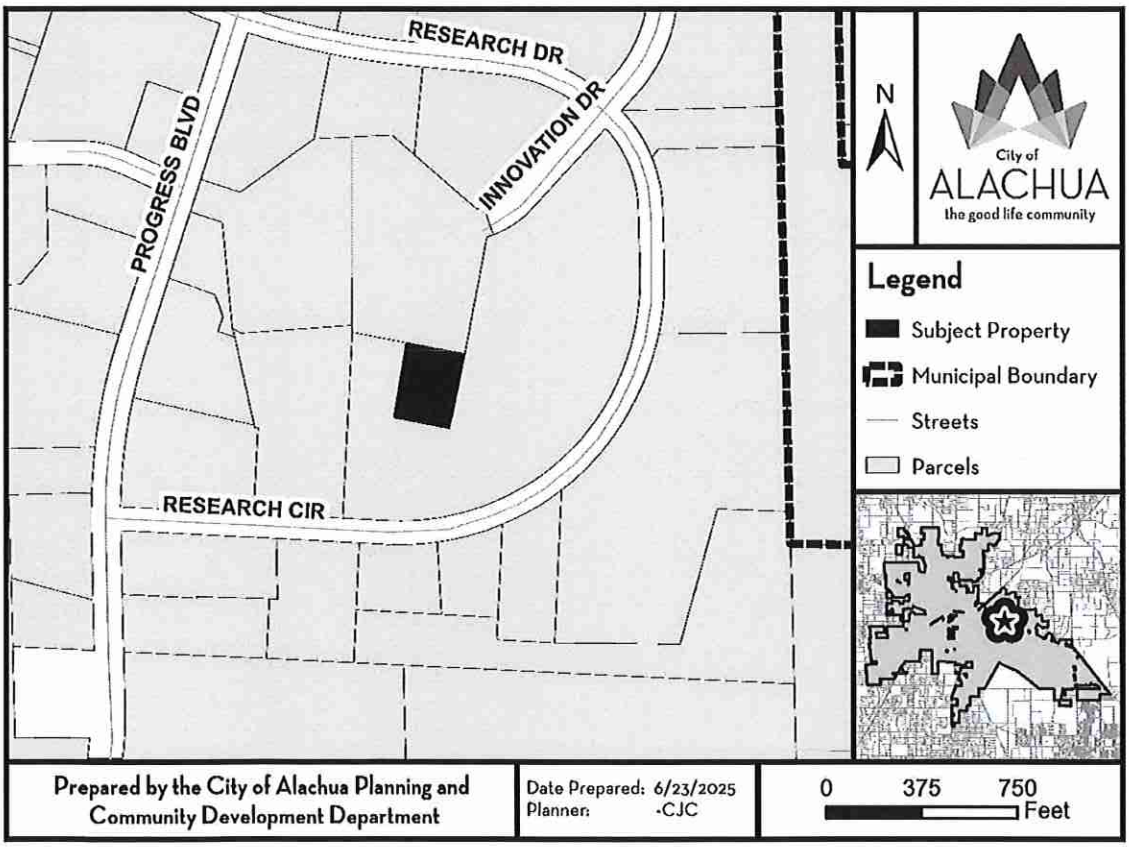
RODOLFO VALLADARES
INTERIM CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

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 July 8, 2025, 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 NV5, Inc. (applicant/agent) on behalf of RTI Surgical, Inc. (property owner) for a site plan which proposes the construction of a ± 3,393 square foot metal storage building with associated site improvements on a ± 0.13-acre of a 17-acre subject property generally located at 11631 Research Circle; tax parcel: 03956-010-008; FLU: Industrial; Zoning: Planned Unit Development (PUD).



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1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

BRAMMER BIO LLC
C/O THERMO FISHER SCIENTIFIC INC
168 THIRD AVE
WALTHAM, MA 02451

CONCEPT DEVELOPMENT INC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

FTA ALACHUA L C
4423 NW 6TH PL STE A
GAINESVILLE, FL 32607

HW REAL ESTATE HOLDINGS LLC
7524 SW 116TH TER
GAINESVILLE, FL 32608

HYDROSPHERE RESEARCH ENVIRONI
16714 NE 124TH AVE
WALDO, FL 32694

NUCLEIC ACIDS LICENSING LLC
1501 NW 68TH TER
GAINESVILLE, FL 32605

PONCE INLET GROUP LLC
8408 A1A S
ST AUGUSTINE, FL 32080

PROGRESS CENTER PROPERTY OWNI
PO BOX 969
ALACHUA, FL 32616

RD PROGRESS LLC
13301 US HIGHWAY 441
ALACHUA, FL 32615

RESEARCH CIRCLE PROPERTY LLC
530 S ASBURY ST
MOSCOW, ID 83843

RTI SURGICAL INC
11621 RESEARCH CIRCLE
ALACHUA, FL 32615

TUCKER-DAVIS TECHNOLOGIES INC
11930 RESEARCH CIR
ALACHUA, FL 32615

TUCKER-DAVIS TECHNOLOGIES INC
11930 RESEARCH CIRCLE
ALACHUA, FL 32615

UNIVERSITY OF FL BOARD OF TRUSTE
PO BOX 113100
GAINESVILLE, FL 32611

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City Manager
Mike DaRoza
PO Box 9
Alachua FL 32615

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

Antoinette Endelicato
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Gainesville FL 32653

Assistant Director Planning
Linda Dixion, AICP
PO Box 115050
GAINESVILLE FL 32611

Tamara Robins
PO Box 2317
Alachua FL 32616

Lynda Coon
7216 NW 126 Ave
Alachua FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua FL 32615

Lynn Horton
19005 NW 138th Ave
Alachua FL 32615

Director, Environmental Protection
Department
Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16680 NW 173rd Ter.
Alachua, Fl 32615

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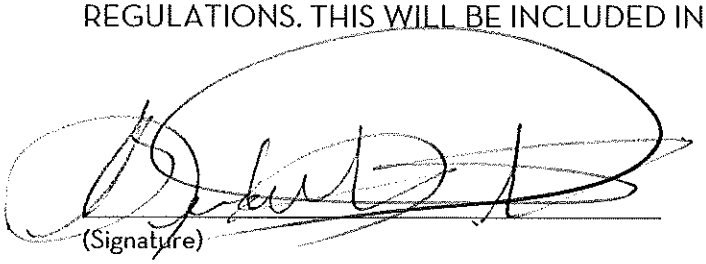
AFFIDAVIT FOR POSTED LAND USE SIGN

I, Bernadette Fisher, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 06.23.2025 FOR THE Evergen Site Plan
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.



(Signature)

2
(Number of signs)

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Evergen **APPLICATION NO.:** PSP25-0005

APPLICATION TYPE: Site Plan **CURRENT ZONING:** PD

NATURE/SCOPE OF PROPOSAL: Construction of a +/- 3,393 square foot metal storage building with associated site improvements on +/- 0.13-acre of a 17-acre property

DATE OF PUBLIC HEARING(S): July 08, 2025 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

_____ **AT** _____ **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), 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 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(S).



SIGN PLACEMENT LOCATION(s)

CITY OF ALACHUA