Chair Sandy Burgess
Vice Chair Virginia Johns
Member Danielle J. Judd
Member Susan Sloan
Member William Smith
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: August 12, 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 THE MEETING MINUTES FROM: JULY 8, 2025

B) PR24-0002 - THE HAMMOCK SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS - A REQUEST BY CHW, LLC, APPLICANT AND AGENT ON BEHALF OF SAN FELASCO RESEARCH VENTURES, LLC, PROPERTY OWNER, FOR A SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS WHICH PROPOSES TO AMEND THE ZONE DISTRICT OF A +/- 111.25-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) (COUNTY) TO PLANNED

DEVELOPMENT - RESIDENTIAL (PD-R), PLANNED DEVELOPMENT - COMMERCIAL (PD-COMM), AND CONSERVATION (CSV); GENERALLY LOCATED TO THE SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000 (QUASI JUDICIAL HEARING).

C) PSP25-0003 - ROYAL ELEMENTS SITE PLAN - A REQUEST BY EDA CONSULTANTS, INC. (APPLICANT/AGENT) ON BEHALF OF ROYAL ELEMENTS, LLC (PROPERTY OWNER) FOR A SITE PLAN WHICH PROPOSES THE CONSTRUCTION OF A ± 3,600 SQUARE FOOT COMMERCIAL BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 1.74-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 ON NW 104TH TERRACE; TAX PARCEL: 05949-011-009 (QUASI-JUDICIAL HEARING).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: August 12, 2025
SUBJECT: Approve the meeting minutes from: July 8, 2025
PREPARED BY: Brenda Flieger
RECOMMENDED ACTION:
Approve the meeting minutes from: July 8, 2025

Summary

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 25.07.08.M.PZB

Regular Planning and Zoning Board Meeting Minutes
July 8, 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 Rodolfo Valladares
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. William Menadier, Member, Absent

INVOCATION

Led by Chair Burgess

PLEDGE TO THE FLAG

Led by Chair Burgess

APPROVAL OF THE AGENDA

Vice Chair Virginia Johns moved to approve the agenda; seconded by Member Danielle Judd.
Motion passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES - MAY 13, 2025

Vice Chair Johns moved to approve the minutes from the May 13, 2025 meeting; seconded by Member Judd.

Motion passed by unanimous consent.

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.

City Attorney Marian Rush voir dired the Board.

Carson Crockett, Planner, presented the Item by title and relegated to the applicant.

Andrew Kaplan, architect for the applicant, presented the details of the application.

Chair Burgess asked about the material used for the roof.

Member Susan Sloan asked about the colors that will be used for the building.

Member Judd asked if the city has a preferred palet for colors in the historical district.

Mr. Crockett stated that the historic overlay district does not touch on the subject of color palet or any preferred color. Generally, colors from the era of the buildings are looked for.

Member Judd then asked the applicant if the impervious surface is the same or different.

Vice Chair Johns wanted confirmation that the proposed ramp was ADA compliant.

Mr. Kaplan confirmed it will be ADA compliant.

City Attorney Rush reminded the Chair to ask for affected parties.
Chair Burgess addressed the audience, asking if there were any affected parties that wished to speak.

Mr. Crockett, Planner, presented the staff report.

Member Judd moved 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; seconded by Vice Chair Johns.

Motion passed by 4-0 roll call vote.

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.

Mr. Crockett, Planner, presented the staff report.

Ryan Thompson, NV5, agent for the applicant presented his information for the project.

Vice Chair Johns asked when the connection road that runs parallel along Hwy 441 would be put in.

Mr. Thompson clarified that this project would be done in phases and that the road would not be in place until later phases of the project.

Vice Chair Johns 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 ; seconded by Member Sloan.

Citizen comments:
Gary Thomas, Calvary Baptist church member, asked if the developer could assess the trees along the property line that could conceivably fall on the church and remove them.

Mr. Thompson stated the applicant will have no problem fulfilling the church's request.

Soorya Lindberg provided a hand out to the Board that will be attached to these minutes. She addressed several topics listed in the application. She narrated quotes from the information while interjecting her opinions.

Tamara Robbins reminded the Board that this application is legislative, and they have the right to decide that this application does not meet the needs of the city. She expressed her definition of the needs of the city. She asked the Board to deny this application and stated there are a few "red herrings", such as a major road implementation that has never been mentioned in any other application.

Chair Burgess stated that the impact of this project is actually being lowered based on what they are projecting to build versus what could possibly be built.

Member Judd asked if there are any density bonuses considered in Alachua.

Mr. Crockett stated that there are some provisions for affordable housing bonuses but he believes they do not apply to this Land Use Category. He states that he would have to do research to confirm this information.

Member Judd then asked Mr. Thompson if the applicant has expressed that they desire work force type housing.

Mr. Thompson stated his understanding is that these homes would be on the smaller side, meaning a lower purchase price.

Member Judd asked Mr. Crockett if the Progress Park is zoned a PUD.

Mr. Crockett confirmed this.

Member Judd then asked if the property under question tonight, adjacent to it, was part of the park or is it something separate.

Mr. Crockett stated that the property in question is not part of Progress Park. The additional application under review is showing a requested PD-R in the back half and a PD-COMM in the front portion.

Motion passed by 3-1 roll call vote.

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.

City Attorney Rush voir dired the Board.

Bernadette Fisher, Principal Planner, introduced Item PSP25-0005.

Walker Owen, Civil Engineer, representing the applicant, did not have a presentation but availed himself for questions.

Chair Burgess asked him to give a brief introduction of the project.

Ms.Fisher, Principle Planner, presented the staff report.

Chair Burgess asked Mr. Owen if the applicant agrees to all the conditions listed in the Staff Report.

Mr. Owen confirmed that the applicant agrees with all the conditions.

Member Judd 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 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; seconded by Vice Chair Johns.

Citizen comments:
Ms. Robbins questioned the removal of long leaf pines listed in the application. She also questioned the percentage of use listed for connection to the storm water basin. She asked for clarification on both matters.

Mr. Owen stated that there is no removal of trees proposed with this project.

Ms. Fisher clarified that the trees listed on their landscaping plan are the ones that will need to be moved to avoid interference with the storm water system, not the existing trees.

Mr. Owen clarified that the percentage of this property is so minuscule that the overall addition is less than one percent. The listed percent references the entire existing project area.

Mr. Crockett further explained the language used in the Staff Report and what it referenced for the trees.

Member Judd rephrased the language concerning the storm water permit and asked if her interpretation was correct.

Mr. Owen confirmed that she was correct in her understanding.

Motion passed by 4-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

Ms. Lindberg questioned the board's understanding of the definition of the term moderate density. She also questioned the terms listed on the website for Member Menadier, Member Judd and Vice Chair Johns. In her opinion, they appear to be incorrect.

Ms. Robbins also heavily questioned the dates for the board terms limits listed on the website. She referenced the information listed in the Charter. She argued that the way the positions are being handled is improper and against the Charter. She also asked the Board to start considering the height of buildings proposed in any new project. Her reasoning is due to the fact that Alachua County does not have a ladder truck to access any high structure and probably won't be obtaining one due to budget constraints. She believes this is a safety concern for the citizens.

Chair Burgess addressed the question of term limits.

Ms. Robbins adamantly questioned the information given to Chair Burgess. She argued that the basis of the change is incorrect. She opposed the actions taken by staff so far.

City Attorney Rush reminded the audience that this is citizen comment, not question and answer time.

Heated debate between Attorney Rush and Ms. Robbins ensued.

Vice Chair Johns confirmed to Ms. Robbins the term was supposed to be 2026. The City asked her to voluntarily change her term to accommodate a change that needed to be made.

Ms. Robbins berated City Attorney Rush for her concept of how democracy works and that she has freedom of speech and can comment as she likes.

Ms. Robbins spoke directly to Vice Chair Johns and questioned why she was here; why she was occupying that seat if her term was up. Ms. Robbins argued that volunteering to help make change just confuses the issues.

Chair Burgess stated that the answer to concerns around terms should be addressed to the Commission.

Member Judd asserted that she is confident there is an answer to the questions concerning the term limits. She believes there was legislative action that changed things, but that information would have to be researched. She does not feel that the meeting should end on a note of negativity.

Mr. Crockett informed the Board that the new Director of Planning and Zoning will be in attendance next month and welcomed our new Principal Planner, Bernadette Fisher.

ADJOURN

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

Motion passed by unanimous consent.

Chair Burgess adjourned the meeting. 7:30 pm.

ATTEST:

_____
Presiding Officer

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

_____
Staff Liaison

Board Agenda
Item

MEETING DATE: August 12, 2025

SUBJECT: PR24-0002 - The Hammock Site-Specific Amendment to the Official Zoning Atlas - A request by CHW, LLC, applicant and agent on behalf of San Felasco Research Ventures, LLC, property owner, for a site-specific amendment to the Official Zoning Atlas which proposes to amend the zone district of a +/- 111.25-acre subject property from Agricultural (A) (County) to Planned Development - Residential (PD-R), Planned Development - Commercial (PD-COMM), and Conservation (CSV); generally located to the south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054); tax parcel 03957-000-000 (Quasi Judicial 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 in compliance with the City's Land Development Regulations 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 in compliance with the City's Land Development Regulations 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 site-specific amendment to the Official Zoning Atlas to a Planned Development. The amendment proposes changing the zone district from Agricultural (A)(County) to Planned Development – Residential (PD-R)(± 89.80-acres), Planned Development – Commercial (PD-COMM)(± 14.04-acres), and Conservation (CSV)(± 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.

Existing Zone District

The A (County) district is an Alachua County zone district that remains on the subject property from when the subject property was originally annexed into the municipal City limits by

Ordinance 04-21 on May 3, 2004. No development activities can occur on this portion of the subject property until a City of Alachua zone district is designated on the site per Section 1.7.7 of the City's Land Development Regulations.

Proposed Zone Districts

The proposed zone districts are PD-R, PD-COMM, and CSV.

The CSV district is established by Section 3.2 of the City's Land Development Regulations with the general purposes to conserve natural features and functions, maintain hydrological systems and water quality, conserve feeding and breeding areas of wildlife habitat, allow low-intensity and resource-based public recreation uses, and to limit urban development.

The purpose of a planned development (PD) district is generally to increase flexibility, allow greater freedom to access open space and amenities, allow greater freedom to provide mix of uses and housing types, provide greater opportunity for more efficient land use patterns, promote quality design and environmentally sensitive development, and encourage quality design through density increases.

The specific purpose of the PD-R district is established by Section 3.6.1(B)(1) of the City's Land Development Regulations, for which the intent 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."

The specific purpose of the PD-COMM district is established by Section 3.6.1(B)(4) of the City's Land Development Regulations, for which the intent 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."

The PD Master Plan and PD Ordinance restrict the overall density and intensity of specific development areas and the land uses that may locate in specific development areas, while also providing additional conditions of development.

Proposed Development Areas For the PD Districts

Development area "A" encompasses the ± 14.04-acre proposed PD-COMM portion of the subject property. A density of zero dwelling units per acre is proposed for a total of zero dwelling units permitted. A floor area ratio of 0.25 is proposed for a total of 150,000 square feet of non-residential floor area permitted. Allowed uses are all those permitted within PD-COMM districts as shown in Table 4.1-1, Table of Allowed Uses, in the City's Land Development Regulations.

Development area "B" is approximately ± 79.40 in size and encompasses the majority of the PD-R portion of the subject property. A density of 3.79 dwelling units per acre is proposed for a total of 340 dwelling units permitted. A floor area ratio of 0.01 is proposed for a total of 15,000

square feet of non-residential floor area. The only allowed uses are dwelling, single-family attached, amenity center, recreational trails, parks, and stormwater management facilities.

Development area “C” is approximately ± 10.40-acres in size. Only low intensity passive or active recreation uses and stormwater management facilities are permitted in this development area.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

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

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: August 12, 2025
Quasi-Judicial Hearing **Application #: PR24-0002**

SUBJECT:	A request for a site-specific amendment to the Official Zoning Atlas which proposes to amend the zone district from Agricultural (A)(County) to Planned Development – Residential (PD-R)(± 89.80-acres), Planned Development – Commercial (PD-COMM)(± 14.04-acres), and Conservation (CSV)(± 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 in compliance with the City's Land Development Regulations 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 in compliance with the City's Land Development Regulations 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 site-specific amendment to the Official Zoning Atlas to a Planned Development. The amendment proposes changing the zone district from Agricultural (A)(County) to Planned Development – Residential (PD-R)(± 89.80-acres), Planned Development – Commercial (PD-COMM)(± 14.04-acres), and Conservation (CSV)(± 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.

Existing Zone District

The A (County) district is an Alachua County zone district that remains on the subject property from when the subject property was originally annexed into the municipal City limits by Ordinance 04-21 on May 3, 2004. No development activities can occur on this portion of the subject property until a City of Alachua zone district is designated on the site per Section 1.7.7 of the City's Land Development Regulations. Figure 1 shows the existing Official Zoning Atlas.

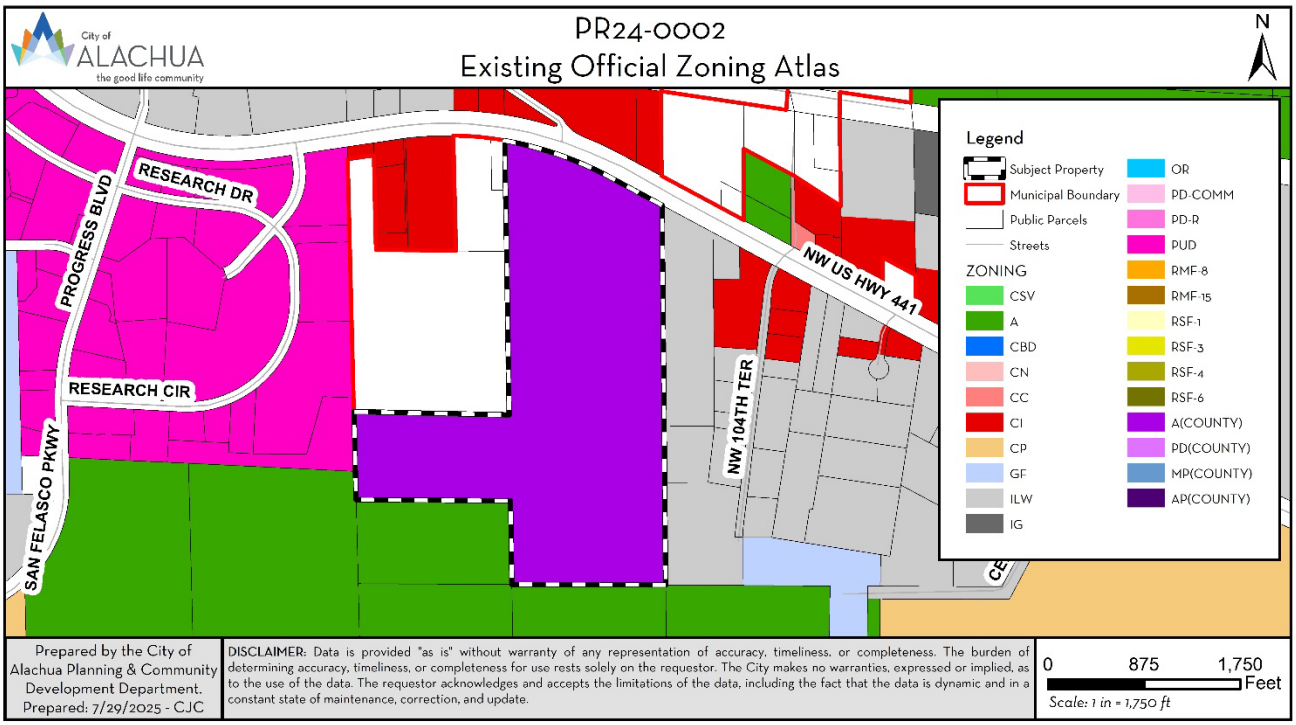

Figure 1. Existing Official Zoning Atlas

Proposed Zone Districts

The proposed zone districts are PD-R, PD-COMM, and CSV.

The CSV district is established by Section 3.2 of the City's Land Development Regulations with the general purposes to conserve natural features and functions, maintain hydrological systems and water quality, conserve feeding and breeding areas of wildlife habitat, allow low-intensity and resource-based public recreation uses, and to limit urban development.

The purpose of a planned development (PD) district is generally to increase flexibility, allow greater freedom to access open space and amenities, allow greater freedom to provide mix of uses and housing types, provide greater opportunity for more efficient land use patterns, promote quality design and environmentally sensitive development, and encourage quality design through density increases.

The specific purpose of the PD-R district is established by Section 3.6.1(B)(1) of the City's Land Development Regulations, for which the intent 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."

The specific purpose of the PD-COMM district is established by Section 3.6.1(B)(4) of the City's Land Development Regulations, for which the intent 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."

The PD Master Plan and PD Ordinance restrict the overall density and intensity of specific development areas and the land uses that may locate in specific development areas, while also providing additional conditions of development. Figure 2 shows the proposed Official Zoning Atlas.

PROPOSED DEVELOPMENT AREAS FOR THE PD DISTRICTS

Development area "A" encompasses the ± 14.04-acre proposed PD-COMM portion of the subject property. A density of zero dwelling units per acre is proposed for a total of zero dwelling units permitted. A floor area ratio of 0.25 is proposed for a total of 150,000 square feet of non-residential floor area permitted. Allowed uses are all those permitted within PD-COMM districts as shown in Table 4.1-1, Table of Allowed Uses, in the City's Land Development Regulations.

Development area "B" is approximately ± 79.40 in size and encompasses the majority of the PD-R portion of the subject property. A density of 3.79 dwelling units per acre is proposed for a total of 340 dwelling units permitted. A floor area ratio of 0.01 is proposed for a total of 15,000 square feet of non-residential floor area. The only allowed uses are dwelling, single-family attached, amenity center, recreational trails, parks, and stormwater management facilities.

Development area "C" is approximately ± 10.40-acres in size. Only low intensity passive or active recreation uses and stormwater management facilities are permitted in this development area. Figure 3 shows the proposed PD Master Plan for the proposed PD portion of the subject property.

Table 1. Summary of Proposed Zone Districts and Development Areas

Summary of Proposed Zone Districts and Development Areas		
Zone Districts:	PD-COMM, PD-R, and CSV	
Max Gross Density:	PD-COMM – Development Area "A"	0 dwelling units (0 DUA)
	PD-R – Development Area "B"	340 dwelling units (3.79 DUA)
	PD-R – Development Area "C"	N/A
	CSV	N/A
	TOTAL	340 dwelling units (± 3.06 DUA)
Max Floor Area:	PD-COMM – Development Area "A"	150,000 square feet (0.25 FAR)
	PD-R – Development Area "B"	15,000 square feet (0.004 FAR)
	PD-R – Development Area "C"	N/A
	CSV	N/A
	TOTAL	165,000 square feet (± 0.03 FAR)
Permitted Uses:	PD-COMM – Development Area "A"	▪ Amenity center[1]; ▪ Recreational trails ▪ Parks; ▪ Stormwater management facilities; and, ▪ All allowed uses within the PD-COMM district as shown in Table 4.1-1, Table of Allowed Uses, of the City's Land Development Regulations (Refer to Table 4.1-1 for a complete list.).
	PD-R – Development Area "B"	▪ Dwelling, single-family detached; ▪ Amenity center[1]; ▪ Recreational trails; ▪ Parks; and, ▪ Stormwater management facilities.
	PD-R – Development Area "C"	▪ Low-intensity passive recreation or active recreation, such as: ▪ Nature trails; ▪ Wildlife viewing areas; ▪ Parks; ▪ Other recreation activities; and, ▪ Stormwater management facilities.
	CSV	▪ Park, private and public; ▪ Recreational trail; ▪ Resource-based recreation uses; ▪ Wireless communication antenna, collocation on existing tower/placement on existing building; and, ▪ Railroad right-of-way. (Permitted CSV uses from Table 4.1-1, Table of Allowed Uses, City of Alachua Land Development Regulations. Refer to Table 4.1-1 for more details.)
1. Amenity centers shall only be comprised of residential amenities that may include clubhouses, playgrounds, pools, athletic facilities, and passive or active recreation opportunities, etc.		

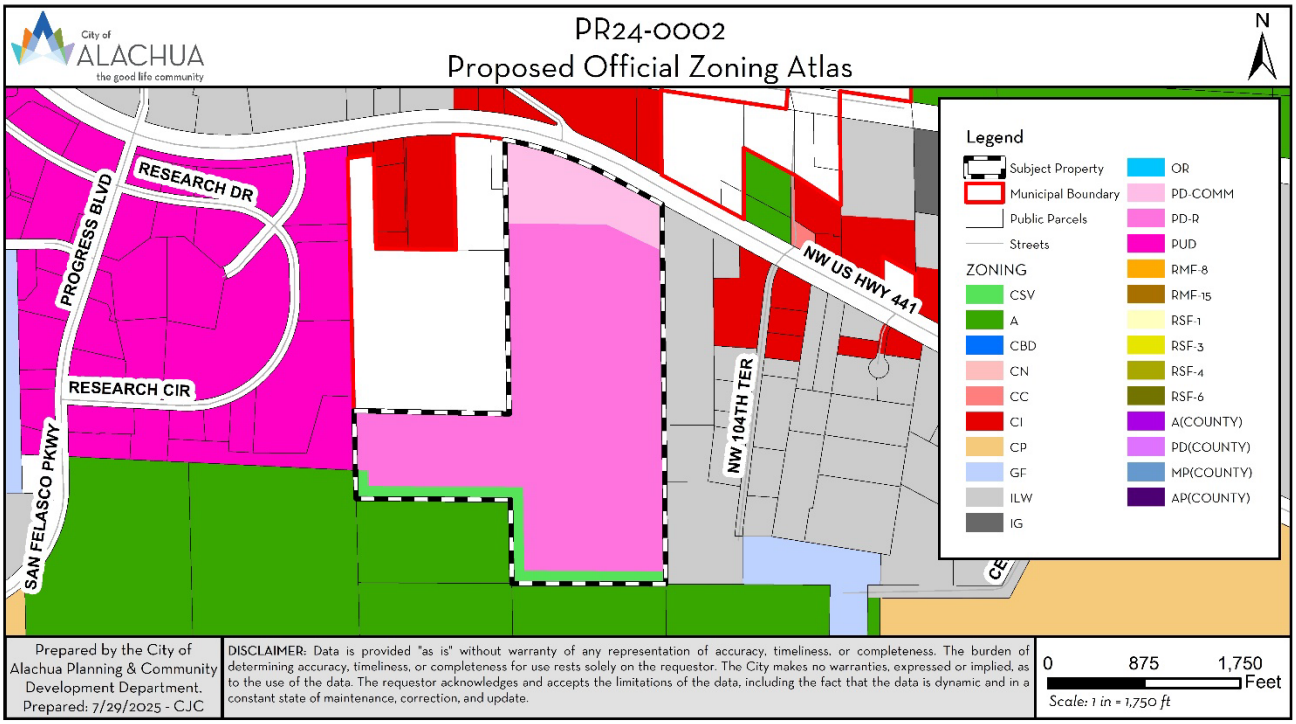

Figure 2. Proposed Official Zoning Atlas

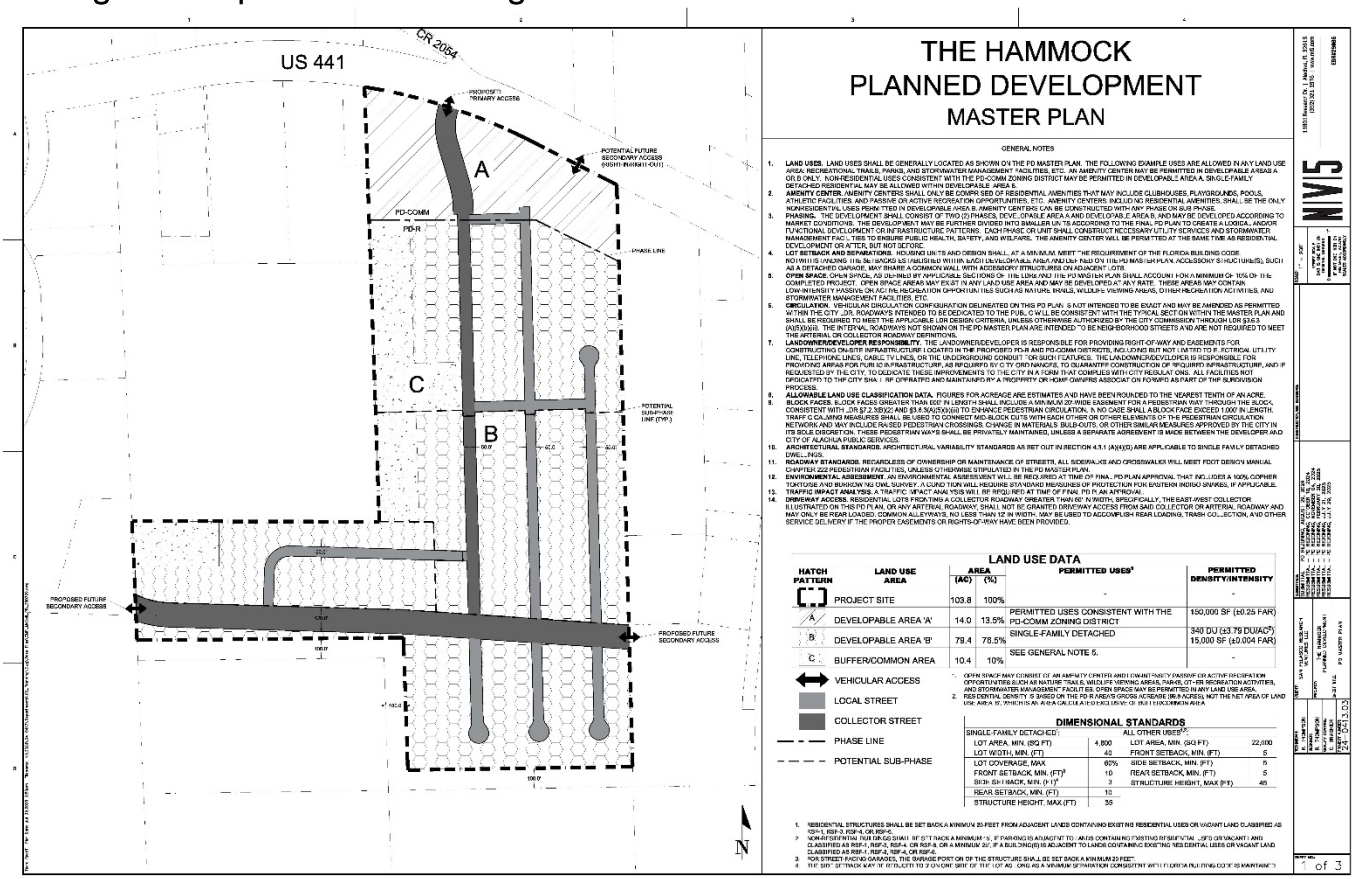

Figure 3. Proposed PD Master Plan

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 2. 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 2. 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)

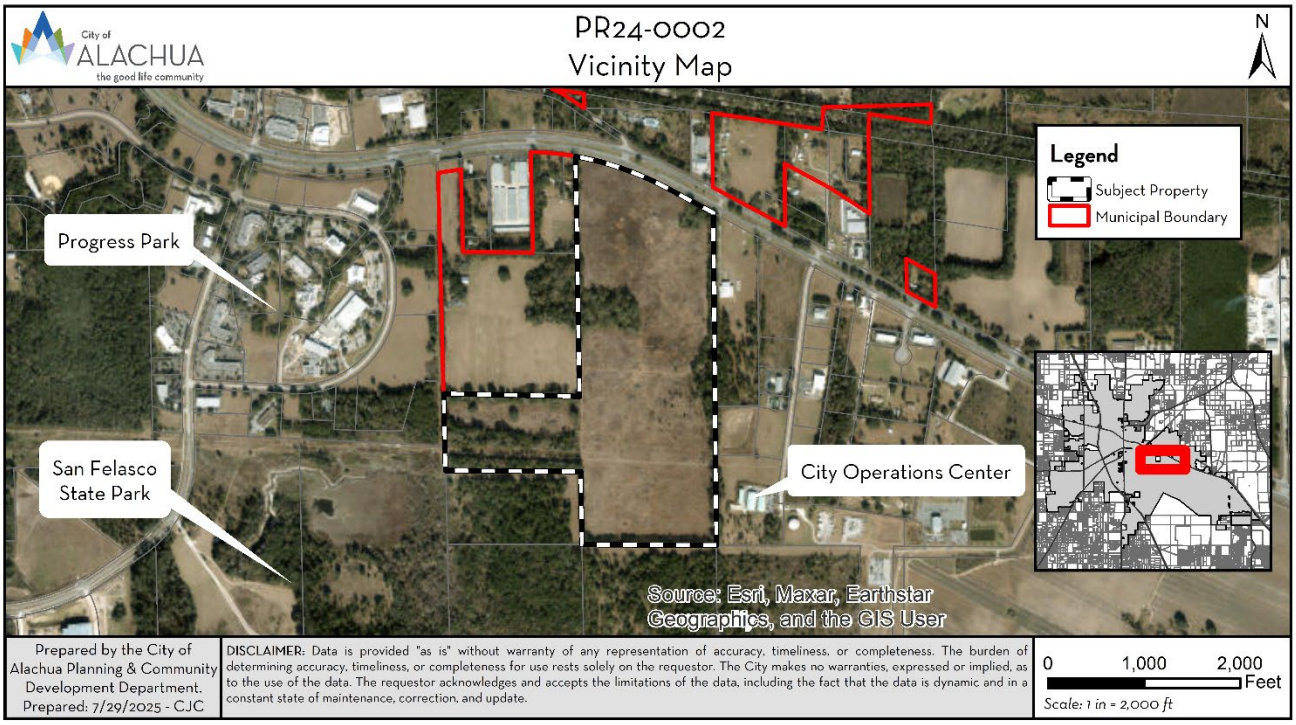

Figure 4. Vicinity Map

EXISTING USES

The subject property is undeveloped and has primarily been used for timberland and silviculture activities.

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-specific amendment to the Official Zoning Atlas applications.

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.

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 PD-R district coincides with the Moderate Density Residential land use category. The proposed density of 3.79 dwelling units per acre is within the permitted range and the uses proposed to be allowed by the PD-R are all allowed within the land use category.

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 proposed PD-COMM district coincides with the Commercial land use category. The location is along a major highway, which supports the purpose of the Commercial land use category. The uses proposed to be allowed by the PD-COMM are all allowed within the land use category.

Policy 1.3.d: *Design and performance standards*: The following criteria shall apply when evaluating commercial development proposals in the commercial & mixed-use future land use categories:

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 potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at

appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;

7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique 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.

Evaluation & Findings: The PD zone districts have been reviewed for consistency with the design and performance standards in Policy 1.3.d. Proposed access points on US Highway 441 generally line up with existing median cuts and provides for the integration of vehicular and non-vehicular uses. Setback standards for adjacent existing and potential residential uses are proposed and the buffering standards of Section 6.2.2(D)(3) of the City's Land Development Regulations will apply within the PD. 10% of the entire PD has been allocated for common area/open space. Stormwater management facilities are proposed to handle impervious surface runoff. Signage, lighting, and landscaping will be evaluated at time of review for a final PD plan. The proposed PD Master Plan demonstrates on-site traffic circulation patterns that are appropriate for the type of development.

Policy 1.3.e: *Density and intensity standards*.

1. Non-mixed-uses. The following density and intensity standards shall apply to non-mixed-use development proposals in the commercial & mixed-use land use categories:
   a. Density. Residential uses are limited to a density of 10 dwelling units per acre in the Community Commercial land use category and 15 dwelling units per acre in the Commercial and Central Business District land use categories.
   b. Intensity. Non-residential uses are limited to an intensity of less than or equal to 0.5 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.
2. Mixed-uses. The following density and intensity standards shall apply to mixed-use development proposals in the commercial & mixed-use land use categories:
   a. Density. Residential uses are limited to a density of 15 dwelling units per acre in the Community Commercial and Commercial future land use categories and 20 dwelling units per acre in the Central Business District land use category.

b. Intensity. Non-residential uses are limited to an intensity of 0.6 floor area ratio for parcels 5 acres or greater, 0.85 for parcels less than 5 acres but greater than 1 acre, and 1.25 floor area ratio for parcels less than 1 acre.

Evaluation & Findings: The proposed PD-COMM zone district coincides with the Commercial land use category and proposes a non-mixed-use district. The proposed maximum density and intensity are 0 dwelling units per acre and 0.25 floor area ratio, well within the allowable standards of the Commercial land use category.

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 PD-COMM district 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 proposed CSV zone district will follow the existing, 100-foot-wide Conservation land use category located at the south of the subject property.

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 companion large-scale amendment to the Comprehensive Plan 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 large-scale amendment does not constitute urban sprawl. As this companion application coincides with the large-scale amendment, there are no concerns related to urban sprawl criteria.

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 zone districts are not anticipated to adversely impact the level of service standard for any public facilities. A full public facilities impact analysis has been included in this report. A PD is a preliminary development order and impacts will be reevaluated at time of final PD plan approval

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. The PD Utility Plan included in the proposed PD Master Plan demonstrates generally where connections will occur and the on-site circulation of said utilities.

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 types of land uses permitted by the proposed PD 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 CSV zone district, to facilitate a new roadway corridor as outlined in the City of Alachua Future Traffic Circulation Map: 2035. The PD Master Plan is consistent with this policy and shows the general alignment of the right-of-way for this collector roadway.

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 manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Evaluation & Findings: The proposed PD would permit up to 340 single-family dwelling units on small- to mid-size lots in close proximity to an employment center.

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 that the proposed CSV zone district will coincide with.

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 CSV district 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 3.

Table 3. 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 CSV district area that is proposed. The proposed zone districts and development areas 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.

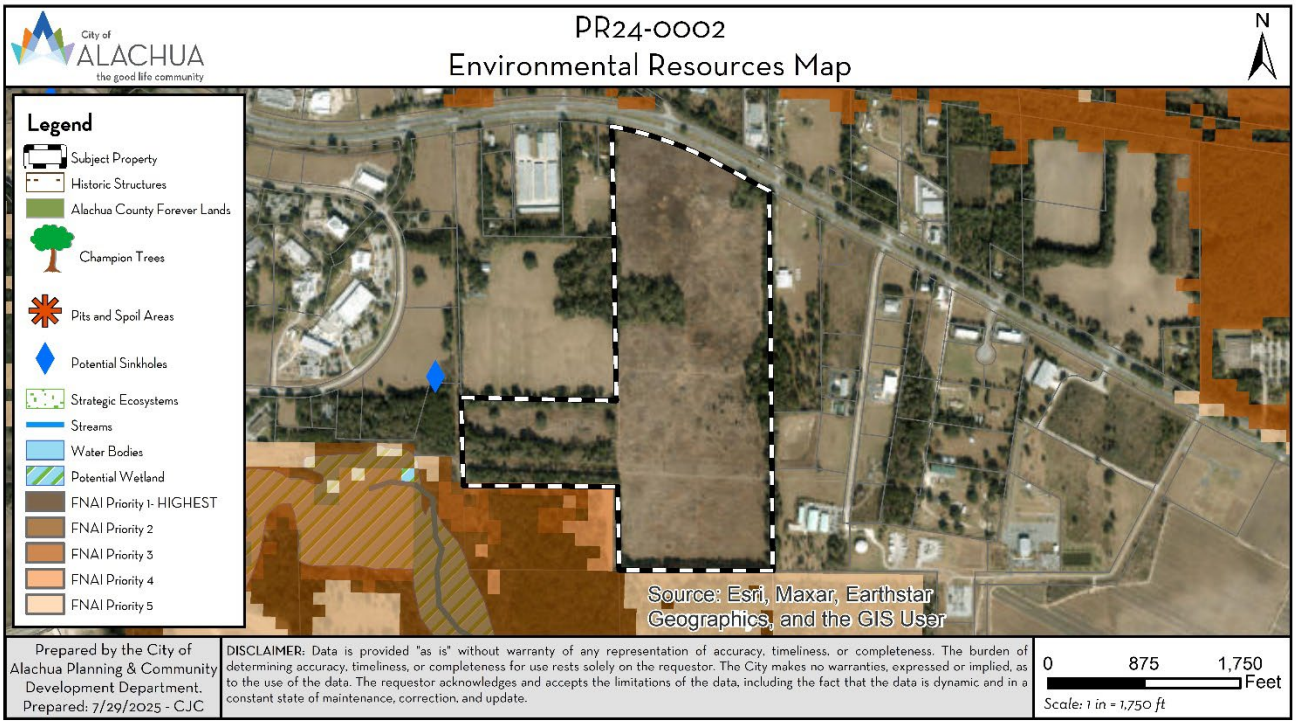

Figure 5. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Site-Specific Amendment to the Official Zoning Atlas

Section 2.4.2(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all planned developments must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.2(E)(1). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.2(E)(1) is provided below.

(1) *Competent substantial evidence provided*. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) *Consistent with the Comprehensive Plan*. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(b) *Consistent with ordinances*. The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation & Findings: An analysis of the application's compliance with the LDRs has been provided in this report. The application is not in conflict with any of these LDRs or any other applicable law or ordinance.

(c) *Logical development pattern*. The proposed amendment would result in a logical and orderly development pattern.

Evaluation & Findings: The subject property is adjacent to Progress Park to the west, a religious institution and government facility to the east, and San Felasco Hammock Preserve State Park to the south with frontage on US Highway 441. The proposed organization of development areas in the planned development and location of the CSV district would taper higher intensity and density uses from US Highway 441 down as development moves south, before providing a conservation buffer adjacent to the state park. The proposed amendment would result in a logical and orderly development pattern.

(d) *Premature development*. The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation & Findings: The subject property is adjacent to an established PD to the west, Progress Park, which is an urban area. Additionally, the lands to the east already have an urban future land use classification and zone district. The proposed amendment would not create premature development in undeveloped or rural areas.

(e) *Incompatible with adjacent lands*. The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of the adjacent lands.

Evaluation & Findings: The proposed PD-COMM district would be located along US Highway 441, adjacent to the east by the ILW zone district and across US Highway 441 from the Commercial Intensive (CI) zone district. The uses and zone districts to the north and east are compatible with the PD-COMM district. Uses to the west include existing single-family residential structures in an enclave of Alachua County. Uses permitted in the PD-COMM district are generally compatible with the existing land uses and the uses permitted by the zone district classifications of adjacent lands; however, the proposed PD Master Plan and PD Ordinance include additional buffer restrictions when adjacent to existing single-family development or vacant single-family zone districts to ensure compatibility is maintained with all permitted uses.

The proposed PD-R district primarily permits single-family detached residential structures, with some recreational and accessory uses. These permitted uses are compatible with the existing uses adjacent on all sides of the PD-R district. Additional buffer requirements for existing single-family residential uses have been included in the PD Master Plan and PD Ordinance to ensure compatibility is maintained. The ILW district directly adjacent to the east does not currently contain any industrial uses; however, any industrial uses that locate in the adjacent ILW district would be required to maintain specific buffer requirements (the exact buffer to be determined by the proposed use) as required by the City's LDRs which would result in compatible uses and development patterns.

The CSV district only permits low intensity recreation and natural function type uses. As such, the CSV district is compatible with the existing and permitted land uses adjacent on all sides.

(f) *Adverse effect on local character*. The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Evaluation & Findings: No adverse impacts from excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances are anticipated. The proposed density and intensity of the PD are well within the maximums allowed by the future land use categories of Commercial and Moderate Density Residential. The applicant has provided a preliminary traffic generation based on the maximum build out potential of the PD and no negative impacts to the level of service standard of any roadway segments are anticipated. A condition of the proposed PD Master Plan and PD Ordinance is to provide a traffic impact analysis (TIA) at time of final PD plan application for further review of any improvements that may be necessary.

(g) *Not deviate from pattern of development*. The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Evaluation & Findings: The proposed PD-COMM portion of the subject property would extend existing business zone districts from the east and north along US Highway 441. The PD-R district would act as a step down in intensity and density from US Highway 441 and the Progress Park PD to the west towards the state park, which is zoned A. The CSV district would border the proposed PD-R and the state park, providing an adequate buffer and transition between the two. Ultimately, the proposed zone districts will result in a more measured transition between the existing adjacent zone districts and would not deviate from the pattern of development.

(h) *Encourage sprawl*. The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

Evaluation & Findings: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "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."

The proposed zone districts would locate a functional mix of uses in close proximity to each other, spanning offices and employment, commercial and retail, residential and recreational, and other community services including the City of Alachua Operations Center and religious institutions.

The companion large-scale Comprehensive Plan amendment application has been reviewed against the 13 primary indicators of urban sprawl and eight urban form criteria as outlined in Florida Statutes and was determined by Staff to not constitute urban sprawl.

(i) *Spot zoning*. The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation & Findings: The proposed zone districts would locate a functional mix of uses in close proximity to each other, spanning offices and employment, commercial and retail, residential and recreational, and other community services including the City of Alachua Operations Center and religious institutions.

The proposed PD-COMM portion of the subject property would be located adjacent to existing business districts to the east, stepping the intensity down towards the west from the permitted intensities and densities in the ILW district. Additionally, across US Highway 441 is a CI zone district. The PD-R district is located adjacent to the existing Progress Park PD, which is primarily comprised of office uses, and adjacent to existing single-family residential uses to the west. The CSV district is directly adjacent to the state park to the south, although that portion of the state park is zoned A.

The general organization of the zone districts results in a taper of development potential from the most dense and intense to the north along US Highway 441, to the least dense and intense in the CSV district adjacent to the state park to the south. The application would not result in spot zoning.

(j) *Public facilities*. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation & Findings: Public facilities are available along US Highway 441 and from the adjacent Progress Park PD. The applicant has provided a PD Utility Plan as part of the proposed PD Master Plan which demonstrates the general location of which public facilities are to be extended into the subject property itself.

(k) *No adverse effect on the environment*. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: There are no significant environmental features located on the subject property and soils that correspond the location of the zone districts and development areas are generally suitable. The CSV district will act as a buffer between development and the state park to the south. An environmental conditions analysis has been included in this report.

Planned Development Standards

Section 2.4.3(D)(2) of the City's Land Development Regulations (LDRs) establishes the standards with which all planned developments must be found compliant.

2.4.3(D)(2) *Planned development standards*. A PD zone district classification, PD Master Plan, and PD agreement shall comply with the standards in Subsection 2.4.2(E) of this section, Standards for site-specific amendments to Official Zoning Atlas and the standards for PD districts in Section 3.6, Planned development (PD) districts

Note that these standards only apply to the proposed PD-R and PD-COMM portions of the application. The application has been reviewed for compliance with Section 2.4.2(E), the findings of which were included in the above subsection of this report. The application has also been reviewed for compliance with the applicable portions of Section 3.6, the findings of which are provided below.

GENERAL STANDARDS FOR ALL PD DISTRICTS

Section 3.6.2(A) of the City's Land Development Regulations (LDRs) establishes the development parameters with which all planned developments must meet. The application has been reviewed for compliance with the Section 3.6.2(A), the findings of which are provided below.

(A) ***Development parameters***. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

(1) ***Master Plan***. The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

(c) Identifies the general location of open space;

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

(f) Identifies on-site potable water and wastewater facilities; and

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

Evaluation & Findings: A PD Master Plan has been submitted by the applicant. The proposed PD Master Plan identifies the general location of land uses within three development areas, including the densities and intensities permitted within those land use areas. 10.4-acres of open space is identified, which meets the minimum 10% of open space as required by Section 6.7.3 of the City's LDRs. There are no environmentally sensitive lands part of the PD. Two collector roadways are proposed, one travelling north-south and one travelling east-west. The east-west collector roadway is being provided for consistency with Objective 1.7 of the City of Alachua Comprehensive Plan, Transportation Element. A PD Utility Plan has been submitted as part of the proposed PD Master Plan which identifies the location of on-site potable water, wastewater, and stormwater facilities. No new public parks, fire, police, EMS, solid waste, or school facilities are proposed as part of this PD.

(2) *Consistency with the Comprehensive Plan*. The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(3) *Compatibility with surrounding residential areas*. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation & Findings: Uses to the west of the subject property include existing single-family residential structures in an enclave of Alachua County. Uses permitted in the PD-COMM district are generally compatible with the existing land uses and the uses permitted by the zone district classifications of adjacent lands; however, the proposed PD Master Plan and PD Ordinance include additional buffer restrictions when adjacent to existing single-family development or vacant single-family zone districts to ensure compatibility is maintained with all permitted uses. The proposed PD-R district primarily permits single-family detached residential structures, with some recreational and accessory uses. These permitted uses are compatible with the existing uses adjacent on all sides of the PD-R district. Additional buffer requirements for existing single-family residential uses have been included in the PD Master Plan and PD Ordinance to ensure compatibility is maintained.

(4) *Development phasing plan*. If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation & Findings: The proposed PD is to be completed in two or more phases. The proposed PD Master Plan identifies the phases as the PD-COMM portion and the PD-R portion, both of which may be completed in potential sub phases as shown on the proposed PD Master Plan. The phasing plan is included as general note 3 on the proposed PD Master Plan and is included in the proposed PD Ordinance.

(5) *Conversion schedule*. The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

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

(6) *Public facilities*.

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

(e) The PD Master Plan shall include a stormwater component that 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.

Evaluation & Findings: The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact analysis has been included in this report. Potential impacts from the proposed PD on transportation, potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities.

(7) *Planned development agreement*. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan, including any PD standards.

(b) Conditions related to the approval of the PD Master Plan.

(c) Conditions related to the form and design of development in the PD.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

(e) Provisions related to environmental protection and monitoring.

(f) Provisions addressing concurrency compliance requirements.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation & Findings: A draft PD agreement has been included in Exhibit "B" of this staff report and will be adopted by the City Commission concurrent with the approval of the PD Master Plan and PD Ordinance should the application request be approved.

ADDITIONAL STANDARDS FOR PD DISTRICTS

Section 3.6.3 of the City's Land Development Regulations (LDRs) establishes the standards with which specific planned developments must meet. Applicable to this application are Sections 3.6.3(A) and 3.6.3(D), which cover PD-R and PD-COMM respectively. The application has been reviewed for compliance with the applicable standards of Section 3.6.3, the findings of which are provided below.

(A) *PD-R, Planned Development-Residential District*.

(1) *Minimum area*. A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation & Findings: The proposed PD-R district is ± 89.80-acres in size and exceeds the minimum size requirement of ten acres.

(2) *Uses*. The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Evaluation & Findings: The only uses proposed to be permitted are dwelling, single-family detached; amenity center (accessory to the residential uses); recreational trails; parks; and stormwater management facilities. All of the uses proposed to be permitted in the PD-R district are allowed by Table 4.1-1 of the City's LDRs.

(3) *Densities/intensities*. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

Evaluation & Findings: The density and intensity of the PD-R district development areas are identified on the proposed PD Master Plan and in the proposed PD Ordinance. In total, the proposed density is 3.79 dwelling units an acre for a total of 340 dwelling units, which is within the maximum of four dwelling units per acre provided by the Moderate Density Residential future land use category. The maximum non-residential intensity is a floor area ratio of 0.004 for a total of 15,000 square feet and is reserved for use by the amenity center only, which is considered a supporting community service as an allowed use by the Moderate Density Residential future land use category.

(4) *Dimensional standards*. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum dimensional requirements*. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

(b) *Setbacks from adjoining residential uses*. Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation & Findings: The proposed PD Master Plan and PD Ordinance contain the required minimum dimensional criteria and include minimum setbacks from adjoining residential development or zone districts.

(5) *Development standards*. Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General development standards*. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard:

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT	
Development Standard	**Procedure for Modification [1]**
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation & Findings: The proposed PD-R is not requesting any modifications to any of the sections listed in Table 3.6-1 and all development within the PD-R will be required to comply with the City's LDRs.

(b) *Public facilities standards*. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) *Potable water*. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) *Wastewater*. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

(iii) *Streets*. The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;
d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

(iv) *Stormwater*. The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

(v) *Other*. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation & Findings: The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact analysis has been included in this report. Potential impacts from the proposed PD on transportation, potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities.

Two collector roadways are proposed, one travelling north-south and one travelling east-west. The east-west collector roadway is being provided for consistency with Objective 1.7 of the City of Alachua Comprehensive Plan, Transportation Element. One modification has been requested regarding the design of public streets, which would allow the block length to exceed 600 feet when a 20-foot-wide easement for a pedestrian way through the block is provided to enhance pedestrian circulation and maintain emergency access. In no case will block lengths be permitted to exceed 1,000 feet.

(D) *PD-COMM, Planned Development-Commercial District*.

(1) *Minimum area*. A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation & Findings: The proposed PD-COMM district is ± 14.04-acres in size and exceeds the minimum size requirement of ten acres.

(2) *Uses*. The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Evaluation & Findings: The proposed permitted uses are all those allowed in the PD-COMM district by Table 4.1-1 of the City's LDRs.

(3) *Densities/intensities*. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-COMM district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.

Evaluation & Findings: The density and intensity of the PD-COMM district development areas are identified on the proposed PD Master Plan and in the proposed PD Ordinance. In total, the proposed density is 0 dwelling units an acre for a total of 0 dwelling units, which is within the maximum of 15 dwelling units per acre provided by the Commercial future land use category. The maximum non-residential intensity is a floor area ratio of 0.25 for a total of 150,000 square feet, which is withing the 0.5 floor area ratio provided by the Commercial future land use category.

(4) *Dimensional standards*. The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum dimensional requirements*. The minimum lot area, minimum lot width, minimum and maximum setbacks, maximum lot coverage, maximum height for development, and maximum individual building size.

(b) *Setbacks from adjoining residential uses*. Minimum setbacks from adjacent residential development or zone districts.

Evaluation & Findings: The proposed PD Master Plan and PD Ordinance contain the required minimum dimensional criteria and include minimum setbacks from adjoining residential development or zone districts.

(5) *Development standards*. Unless otherwise specifically modified by a PD Master Plan, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General development standards*. The following Table 3.6-3, Development Standards Applicable in the PD-COMM District, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

TABLE 3.6-3: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-COMM DISTRICT	
Development Standard	**Procedure for Modification [1]**
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-Comm District.	

Evaluation & Findings: The proposed PD-COMM is not requesting any modifications to any of the sections listed in Table 3.6-3 and all development within the PD-COMM will be required to comply with the City's LDRs.

(b) *Public facilities standards*. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) *Potable water*. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) *Wastewater*. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

(iii) *Streets*. The PD Master Plan District shall establish the design of public streets within the PD-COMM in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;
d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

(iv) *Stormwater*. The PD Master Plan District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.

(v) Other. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-COMM district, including, but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation & Findings: The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact analysis has been included in this report. Potential impacts from the proposed PD on transportation, potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities.

Two collector roadways are proposed, one travelling north-south and one travelling east-west. The east-west collector roadway is being provided for consistency with Objective 1.7 of the City of Alachua Comprehensive Plan, Transportation Element. One modification has been requested regarding the design of public streets, which would allow the block length to exceed 600 feet when a 20-foot-wide easement for a pedestrian way through the block is provided to enhance pedestrian circulation and maintain emergency access. In no case will block lengths be permitted to exceed 1,000 feet.

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

The following impacts are expected on the roadway segments identified in Table 4-1.

Table 4-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3	U.S. Hwy 441 from MPO Boundary to CR 25A East Int.	4/D	Principle Arterial	Comm	D
4	U.S. Hwy 441 from CR 25A East Int. to SR 235	4/D	Principle Arterial	Urban Trans	D
8	SR 235 from NW 143rd Place to US 441	2/U Bays	Major Collector	Comm	D
9	SR 235 from US 441 to NW 140th Street	2/U Bays	Major Collector	Comm	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 more than 1,000 trips, affected roadway segments are identified as all those on which the development's potential impacts are five percent or greater of the maximum service volume of the roadway; and 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 [Section 2.4.14(H)(2)(b) of the LDRs].

Table 4-2. Projected Impact on Affected Comprehensive Plan Roadway Segments 3 & 4

Traffic System Category	Segment 3 US 441		Segment 4 US 441	
	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	43,000	3,870	45,700	4,110
Existing Traffic[2]	21,000	2,002	17,700	1,559
Reserved Trips[3]	1,325	212	4,482	445
Available Capacity[3]	20,675	1,656	23,518	2,106
Increase/ Decrease in Trips Generated by Development[4]	4,267	337	8,534	673
Residual Capacity	16,408	1,319	14,984	1,433
Residual Percentage of Permitted Design Capacity Utilized (%)	61.84%	64.92%	67.21%	65.13%

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 July 2025 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition, ITE Code 210 x 340 dwelling unit + ITE Code 821 x 150 (thousand sq ft); Trip Distribution: Segment 3 – 50%; Segment 4 – 100%.

Table 4-3. Projected Impact on Affected Comprehensive Plan Roadway Segments 8, 9, & 15

Traffic System Category	Segment 8 SR 235		Segment 9 SR 235		Segment 15 CR 2054	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	14,400	1,290	14,400	1,290	15,120	1,359
Existing Traffic[2]	11,000	830	9,400	675	3,211	286
Reserved Trips[3]	0	0	316	38	450	64
Available Capacity[3]	3,400	460	4,684	577	11,459	1,009
Increase/ Decrease in Trips Generated by Development[4]	853	67	853	67	2,560	202
Residual Capacity	2,547	393	3,831	510	88,99	807
Residual Percentage of Permitted Design Capacity Utilized	82.31%	69.53%	73.40%	60.47%	58.86%	40.62%

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 July 2025 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition, ITE Code 210 x 340 dwelling unit + ITE Code 821 x 150 (thousand sq ft); Trip Distribution: Segment 8 – 10%; Segment 9 – 10%; Segment 15 - 30%.

Evaluation & Findings: The potential impacts generated by this amendment are not expected to adversely affect the level of service of the roadway segments identified above. The impacts that will be generated by the development are acceptable. A PD is a preliminary development order and impacts will be reevaluated at time of final PD plan approval.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,548,250
Reserved Capacity[2]	394,967
Available Capacity	339,533
Increase/Decrease in Potable Water Demand from Application[3]	95,000
Residual Capacity	244,533
Residual Percentage of Permitted Design Capacity Utilized	89.37%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua July 2025 Development Monitoring Report
3 Formula: 0.1 GPD/ sq ft non-residential x 150,000 sf + (Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2)) 275 GPD / Unit x 340 dwelling units

Evaluation & Findings: The potential impacts generated by this amendment are not expected to adversely affect the level of service of the City's potable water system. The impacts that will be generated by the development are acceptable. A PD is a preliminary development order and impacts will be reevaluated at time of final PD plan approval.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	764,000
Reserved Capacity[2]	365,723
Available Capacity	321,277
Increase/Decrease in Sanitary Sewer Demand from Application[3]	86,500
Residual Capacity	234,777
Residual Percentage of Permitted Design Capacity Utilized	84.35%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua July 2025 Development Monitoring Report
3 Formula: 0.1 GPD/ sq ft non-residential x 150,000 sf + (Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2)) 250 GPD / Unit x 340 dwelling units

Evaluation & Findings: The potential impacts generated by this amendment are not expected to adversely affect the level of service of the City's sanitary sewer system. The impacts that will be generated by the development are acceptable. A PD is a preliminary development order and impacts will be reevaluated at time of final PD plan approval.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	28,704.04	5,238.49
Increase/Decrease in Demand Generated by Application[3]	973.82	177.72
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 (2023); Policy 2.1.a, Community Facilities Element. Formula: 11,015 Persons x 0.73 tons per year.
2 City of Alachua July 2025 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita (340 dwelling units x 2.6 persons per dwelling unit)
Non-residential formula: Scincero and Scincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996: (12 lbs. / 1,000 sq ft / day)
4 New River Solid Waste Association, April 2025

Evaluation & Findings: The potential impacts generated by this amendment are not expected to adversely affect the level of service of the City's solid waste facilities. The impacts that will be generated by the development are acceptable. A PD is a preliminary development order and impacts will be reevaluated at time of final PD plan approval.

Recreation Facilities

Table 8-1. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	56.48
Reserved Capacity[1]	12.44
Available Capacity	66.56
Increase/Decrease in Recreation Acreage Demand by Development[3]	4.42
Residual Capacity	62.14
Residual Percentage of Recreation Acreage Capacity Utilized	54.13%

1 City of Alachua July 2025 Development Monitoring Report
2 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 1.2.b, Recreation Element. Formula: 11,015 Persons x (5 acres / 1,000 persons).
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.6 persons per unit * 340 units * (5 acres / 1,000 persons)

Table 8-2. Passive Recreational Impacts

System Category	Acreage
Existing Improved Passive Park Space[1]	34.82
Minimum Improved Passive Park Space Required to Serve Existing Population[1, 2]	11.02
Reserved Capacity[1, 2]	2.49
Available Improved Passive Park Space	21.04
Increase/Decrease in Improved Passive Park Space Demand by Development [3]	0.88
Residual Capacity	20.16
Residual Percentage of Improved Passive Park Space Capacity Utilized	42.10%

1 City of Alachua May 2024 Development Monitoring Report
2 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: Acreage Required * 0.20
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.6 persons per unit * 340 units * (5 acres / 1,000 persons) * 0.20

Evaluation & Findings: The potential impacts generated by this amendment are not expected to adversely affect the level of service of the City's recreation facilities. The impacts that will be generated by the development are acceptable. A PD is a preliminary development order and impacts will be reevaluated at time of final PD plan approval.

Public School Facilities

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on September 20, 2024, capacity is currently available at the elementary, middle, and high school levels to support the proposed development. A PD is a preliminary development order and impacts will be reevaluated at time of final PD plan approval.

EXHIBIT "A"
TO
PR24-0002
THE HAMMOCK REZONING
STAFF REPORT

TABLE 4.1-1, TABLE OF ALLOWED USES
CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS

Table 4.1-1. Table of Allowed Uses

P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited

Use Category/Use Type	CSV	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Cottage neighborhood																P								4.3.1(A)(5)
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																4.3.1(A)(1)
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two-to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	

	Group living																							
	Co-housing		P				P	P	P															4.3.1(B)(1)
	Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
	Community residential home (7—14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
	Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
	Group home (15 or more residents)		S				S			S	S	S											A		
	Roominghouse				S	S	S			P	P														
PUBLIC AND INSTITUTIONAL USES																									
	Community services																							
	Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)
	Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
	Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
	Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
	Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
	Day care																							
	Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
	Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
	Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A			
	Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)

	Educational facilities																							
	College or university						S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
	School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)
	Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
	Government facilities																								
	Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A			A	4.3.2(D)
	Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
	Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
	Health care facilities																								
	Blood collection facility															P	P	P	P		A			A	
	Birth center											P	S	P	P	P	P				A		A	A	
	Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
	Medical and dental clinic											P	S	P	P	P	P				A		A	A	
	Medical and dental lab													P		P	P	P	P		A			A	
	Medical marijuana dispensing																								
	Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
	Institutions																								
	Assisted living facility		S			S	S			P	P	S									A	A	A	A	
	Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)

	Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
	Drug and alcohol treatment facility													P											
	Nursing home		S							S	S	P		P	P						A		A		
	Psychiatric treatment facility													P							A				
	Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
	Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
	Parks and open areas																								
	Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
	Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
	Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P				P					

	Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A	
	Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
	Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
	Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
	Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
	Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
	Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
	Public safety																								
	Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
	Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
	Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
	Transportation																								
	Airport		S											S		S			S	P				A	
	Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
	Helicopter landing facilities		S						S	S				S	S	S	S	S	S	P	A			A	4.3.2(H)(2)
	Passenger terminal, surface transportation													S		P	P	P	P	P	A				
	Utilities																								
	Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)

	Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
	Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
	Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
	Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)
	Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																									
	Agriculture																								
	General use category		P																						
	Medical marijuana cultivation																								
	Non-medical marijuana cultivation																								
	Animal husbandry																								
	General use category		P																						
	Horticulture																								
	General use category		P																						
	Agriculture support and services (directly related)																								
	Agricultural processing		P																						4.3.3(A)(1), (2)
	Agri-education		P																						4.3.3(A)(1)

	Agri-entertainment		P																					4.3.3(A)(1)
	Custom operator		P																					4.3.3(A)(1)
	Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																					4.3.3(A)(1), (3)
	Equestrian facility		P													S		S						4.3.3(A)(1)
	Farm co-op		P																					4.3.3(A)(1)
	Farm machinery repair		S																					4.3.3(A)(1)
	Farm market		P																		A			4.3.3(A)(1)
	Farm produce stand		P																		A			4.3.3(A)(1), (3)
	Feedlot (for ongoing, on-site animal husbandry activities)		P																					4.3.3(A)(1)
	Nursery, commercial		S																		A			4.3.3(A)(1), (4)
	Nursery, production		P	S	S	S	S	S								P								4.3.3(A)(1), (4)
	Pet farm		P																					4.3.3(A)(1)
	Sawmill		S																					4.3.3(A)(1), (5)
	Stable		P																					4.3.3(A)(1), (6)

	Agriculture support and services (not directly related)																							
	Agricultural research facility		P														P	P	P						4.3.3(B)(1)
	Animal care business		P															P							
	Auction arena for livestock		S															S	S						
	Central farm distribution hub for agricultural products		P															P	P						4.3.3(B)(1)
	Equestrian facility		P																						4.3.3(B)(2)
	Fair grounds		S																			A			
	Farm machinery repair		P														P		P						
	Farm machinery sales, rental, and service		P														P		P			A			
	Landscape services		S																						4.3.3(B)(4)
	Stable		P																						4.3.3(B)(3)
	Animal sales, service and care																								
	Animal hospital		P											P		S						A			4.3.3(C)(1)
	Animal shelter		S											S		P						A			4.3.3(C)(2)
	Animal grooming		P											P	P	P			P			A			
	Kennel, indoor		P							S	S		S	P		S	P	P				A		A	4.3.3(C)(3)
	Kennel, outdoor		P											P		P		P	P			A			4.3.3(C)(4)
	Veterinary clinic		P											P	P	P	P					A		A	4.3.3(C)(5)
BUSINESS																									
	Eating establishments																								
	Ice cream shop									S	S	S	P	P	P	P	P					A	A	A	

	Mobile food dispensing vehicle												P		P	P	P	P		A	A	A	A	4.3.4(A)(3)
	Restaurant, indoor seating only								S	S	S	P	P	P	P	P	P			A	A	A	A	
	Restaurant, with outdoor seating								S	S	S	P	P	P	P	P	S			A	A	A	A	4.3.4(A)(1)
	Restaurant, with drive-through or drive-in service												P		P	S	S			A			A	4.3.4(A)(2)
	Specialty eating establishment								S	S	S	P	P	P	P	P				A	A	A	A	
	Conference and training centers																							
	Conference center		S						S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
	Rural agricultural corporate retreat		P																					4.3.4(B)(2)
	Industrial services																							
	Building, heating, plumbing, or electrical contractors															P	P	P		A				
	Electric motor repair																	P						4.3.4(C)(1)
	Fuel oil distributor																	P						
	General industrial service												P	P	P	P	P	P					A	
	Heavy equipment sales, rental, or repair														P			P						4.3.4(C)(2)

	Laundry, dry cleaning, and carpet cleaning facilities												P	P	P								A	4.3.4(C)(3)
	Machine shop														S			P						4.3.4(C)(1)
	Repair of scientific or professional instruments												S		S	P	P	P		A			A	
	Tool repair														S	P	P	P						4.3.4(C)(1)
	Manufacturing and production																							
	Asphalt/concrete batch plant																	S						4.3.4(D)(1)
	Manufacturing, heavy[1]																	P						4.3.4(D)(1)
	Manufacturing, light															P	P	P		A			A	
	Medical marijuana processing																							
	Medical radioisotope laboratory															P								
	Non-medical marijuana processing																							
	Offices																							
	Business services										P	P	P	P	P	P				A		A	A	
	Financial services										P	P	P	P	P	P				A		A	A	
	Professional services									S	P	P	P	P	P	P				A		A	A	
	Radio and television												P	P	P	P	P	P		A			A	

	broadcasting studio																							
	Sales												P	P	P	P				A		A	A	
	Parking, commercial																							
	Parking lot												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
	Parking structure												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
	Recreation/entertainment, indoor																							
	Banquet hall												P	P	P	P			P	A		A	A	4.3.4(F)(1)
	Commercial recreation, indoor								S	S			P	P	P	P		P	P	A	A	A	A	
	Internet Café/simulated gaming establishment																							
	Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
	Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
	Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
	Theater												S	P	P	P	P	P		S	A		A	A	
	Recreation/entertainment, outdoor																							
	Archery range		P													P				P					

	Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
	Commercial recreation, outdoor		S													P				P	A		A	A	
	Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	A	
	Retail sales and services																									
	Auction house		P													P					A				4.3.4(G)
	Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
	Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
	Department or discount store													P	P	P					A		A		4.3.4(G)
	Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
	Crematory		S													S		P	P					A	4.3.4(G)
	Entertainment establishment													P	P	P	P				A				4.3.4(G)
	Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
	Funeral home											S		P	P	P					A				4.3.4(G)
	General media store													P	P	P	P				A	A	A		4.3.4(G)
	Liquor store													S	P	P	P				A		A		4.3.4(G)
	Laundromat															P	P				A				4.3.4(G)(5)
	Microbrewery														P	P	P	P			A		A		4.3.4(G)(11)
	Non-medical marijuana dispensing																								

	Pawn shop														P					A				4.3.4(G)(8)
	Precious metals dealer														P					A				4.3.4(G)(9)
	Personal services establishment								S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
	Repair establishment											S	P	P	P					A				4.3.4(G)
	Sales establishment								S	S		S	P	P	P	P				A	A	A		4.3.4(G)
	Tattoo parlor/Body-piercing studio														P					A				4.3.4(G)(10)
	Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf												P		P					A		A		4.3.4(G)(7)
	Large-scale retail establishments ≥ 80,000 sf												S		S					A				4.3.4(G)(7)
	Cigar/hookah bar														P					A				4.3.4(G)(12)
	Smoke shop														P					A				4.3.4(G)(12)
	Self-service storage																							
	All uses												P		P	S	P	P						4.3.4(H)
	Sexually oriented business																							
	Sexually oriented cabaret														P									4.3.4(I)
	Sexually oriented media store														P									4.3.4(I)
	Sexually oriented motion picture theater														P									4.3.4(I)
	Sex shop														P									4.3.4(I)

	Vehicles, sales and services																							
	Automobile body shop														P		P	P						4.3.4(J)(1)
	Automobile parts sales													S		P		P	P		A				
	Automobile rental and sales													S		P					A				4.3.4(J)(2)
	Automobile repair and servicing		S													S		P	P		A				4.3.4(J)(3)
	Automobile service station												S	S	P	P		P	P		A				
	Automobile service station with wash and detail															P					A				
	Boat and marine rental and sales													P		P					A				4.3.4(J)(4)
	Carwash or auto detailing															P					A				4.3.4(J)(5)
	Gasoline sales												S	P	P	P		S	S		A		A		4.3.4(J)(6)
	Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)
	Taxicab service													P	P	P					A				
	Tire sales and mounting													P		P					A				4.3.4(J)(7)
	Towing service															P					A				4.3.4(J)(8)
	Transmission or muffler shop															P					A				4.3.4(J)(7)
	Truck or tractor rental or sales															P			P						4.3.4(J)(2)
	Visitor accommodations																								
	Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)

	Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
	Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
	Warehouse and freight movement																								
	Cold storage plant																		P						
	Parcel services															P	P	P	P		A				4.3.4(L)(1)
	Truck or freight terminal																	S	P						4.3.4(L)(1)
	Warehouse (distribution)																P	P	P						4.3.4(L)(1)
	Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
	Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
	Waste-related services																								
	Energy recovery plant		S																						
	Hazardous waste collection sites																		P						
	Incinerator		S																S						
	Landfill		S																S	S					
	Landspreading of wastes		S																S						
	Recycling dropoff center															S		S	S		A		A	A	4.3.4(M)(1)
	Recycling and salvage center		S																P						4.3.4(M)(2)
	Salvage and junkyard																		P						4.3.4(M)(3)
	Tire disposal or recycling																		S						4.3.4(M)(3)

	Waste composting		S																P					
	Wholesale sales																							
	All uses														S	P	P	P						

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

EXHIBIT "B"
TO
PR24-0002
THE HAMMOCK REZONING
STAFF REPORT

DRAFT ORDINANCE 25-XX
AND DRAFT PD AGREEMENT

ORDINANCE 25-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") (COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R"), PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM"), AND CONSERVATION ("CSV") 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, an application for a site-specific amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City by CHW, LLC ("Agent") on behalf of San Felasco Research Ventures, LLC, a Florida corporation ("Owner"); and,

WHEREAS, the Owner desires to obtain approval for a Planned Development – Residential ("PD-R") and a Planned Development – Commercial ("PD-COMM") in the City, together known as The Hammock Planned Development ("Project"); and,

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 340 residential units and a maximum of 150,000 square feet of non-residential uses on the subject property, the legal description of which is attached hereto as Exhibit "A" and is referred to as the "Property"; and,

WHEREAS, the Owner also desires to obtain approval for a Conservation ("CSV") zone district on the subject property, the legal description of which is attached hereto as Exhibit "B"; and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the Amendment on August 12, 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 quasi-judicial 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 duly advertised quasi-judicial public hearings on _____, 2025, and _____, 2025, and provided for and received public participation at both public hearings; and,

WHEREAS, the City Commission has determined and found the proposed 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 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.

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

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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 Amendment is in compliance with the City of Alachua Land Development Regulations.
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. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural ("A") (County) to Planned Development – Residential ("PD-R"), Planned Development – Commercial ("PD-COMM"), and Conservation ("CSV") for the Property in accordance with the legal descriptions found in Exhibit "A" and Exhibit "B" and map found in Exhibit "C" attached hereto and incorporated herein.

Section 3. Planned Development Master Plan and Planned Development Agreement

The Planned Development Master Plan ("PD Master Plan") found in Exhibit "D" and the Planned Development Agreement ("PD Agreement") found in Exhibit "E" of this PD Ordinance are hereby approved and adopted concurrent with the approval of this PD Ordinance for a period of 10 years from the date of final approval by the City Commission.

Section 4. Development Parameters

These development parameters shall apply to any development proposed within the PD-R or PD-COMM zone districts as adopted by Section 2 of this Ordinance and as described by Exhibits "A" and "C". These development parameters shall not apply to the CSV zone district as adopted by Section 2 of this Ordinance and as described by Exhibits "B" and "C".

1. The development shall be developed in two or more phases. This PD Ordinance and the PD Agreement found in Exhibit "D" shall be valid for a period of 10 years from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance.
2. The development shall consist of uses including single-family detached, uses consistent with the PD-COMM zoning district, and buffer/common areas as shown on the PD Master Plan in Exhibit "C". The density, intensity, allowable uses, and acreage, where applicable, for each development area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD
Development Area 'A' 0 DUA 0.25 FAR	• Amenity center[1]; • Recreational trails; • Parks; • Stormwater management facilities; and, • All allowed uses within the PD-COMM district as shown in Table 4.1-1, Table of	0 dwelling units 150,000 square feet non-residential	± 14.0	± 12.5%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD
Development Area 'A' (Continued)	Allowed Uses, of the City's Land Development Regulations, including, but not limited to: • Child care center; • School; • Post office; • Assisted living facility; • Golf course, public; • Restaurant, indoor seating only; • Restaurant, with outdoor seating; • Restaurant, with drive-through or drive-in service; • Specialty eating establishment; • Offices; • Commercial recreation, indoor; • Commercial recreation, outdoor; • Bar, nightclub, or cocktail lounge; • Drug store or pharmacy (stand alone); • Entertainment establishment; • Financial institution; • Microbrewery; and, • Hotel or motel.			
Development Area 'B' 3.79 DUA[2] 0.004 FAR	• Dwelling, single-family detached; • Amenity center[1]; • Recreational trails; • Parks; and • Stormwater management facilities.	340 dwelling units 15,000 square feet non-residential	± 79.4	± 77.5%

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Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD
Development Area 'C' (Buffer/Common Area) N/A	• Low-intensity passive recreation or active recreation, such as: • Nature trails; • Wildlife viewing areas; • Parks; • Other recreation activities; and, • Stormwater management facilities	N/A	± 10.4	± 10%

1. Amenity centers shall only be comprised of residential amenities that may include clubhouses, playgrounds, pools, athletic facilities, and passive or active recreation opportunities, etc.
2. Residential density in area B is based on the gross acreage of the PD-R portion of the Project (the acreage of area B plus area C for a total of ± 97.8-acres), not the net area of area B, which is an area calculate exclusive of buffer/common area.

3. The dimensional standards for the allowable uses, where applicable, for the Project are as follows:

Allowable Use	Min. Lot Area (Sq. Ft.)	Min. Lot Width (Ft.)	Max. Lot Coverage	Min. Setbacks (Ft.)			Max. Height
				Front[3]	Side[4]	Rear	
Dwelling, single-family detached[1]	4,800	40	60%	10	3	10	35
All other uses[1,2]	22,000	None	None	5	5	5	45

1. Residential structures shall be set back a minimum 25-feet from adjacent lands containing existing residential uses or vacant lands classified as RSF-1, RSF-3, RSF-4, or RSF-6.
2. Non-residential buildings shall be set back a minimum 15', if parking is adjacent to lands containing existing residential uses or vacant lands classified as RSF-1, RSF-3, RSF-4, or RSF-6.
3. For street-facing garages, the garage portion of the structure shall be set back a minimum of 20 feet.
4. The side setback may be reduced to 0; on one side of the lot as long as a minimum separation consistent with Florida Building Code is maintained. This provision shall not apply to street-facing side yards.

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4. A final PD plan shall consist of a site plan or preliminary plat.

5. A final PD plan shall for development on the Property shall be consistent with the City of Alachua Comprehensive Plan, the City's Land Development Regulations, approved PD Master Plan, PD Agreement, and this PD Ordinance, and includes the following requirements:

    a. General Requirements:

        i. The Owner, their successors and/or assigns, shall be responsible for the provision of infrastructure for the project. This shall include all on-site and off-site improvements, including transportation system or utility improvements, deemed necessary to support the development by the City in the City's sole discretion. Off-site improvements deemed necessary to support the development by the City in the City's sole discretion shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations in existence at the time the development requiring the infrastructure is proposed and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If off-site improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for off-site improvements will be provided by traffic study data, reports, or other infrastructure analysis that identify proportional impacts from the proposed development. The data and analysis will be provided by the Owner, their successors and/or assigns, and reviewed by the City. The Owner, their successors and/or assigns, shall pay for any consultants or experts the City deems necessary to review the data and analysis provided.

        ii. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association in compliance with Section 7.7 of the City's Land Development Regulations. The property owners' association shall have the transponibility of maintenance of all common areas. In the event common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3, and 7.8.1 of the City's Land Development Regulations are not owned by a property owners' association, such areas shall be burdened by an easement that requires a property owners' association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

        iii. The Owner, their successors and/or assigns, shall submit a utility system plan as part of the construction plans for the proposed site plan or preliminary plat.

        iv. Utilities shall be extended throughout the Project within areas designated as public rights-of-way to the maximum extent practicable. Utility infrastructure which must run outside a public right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

        v. A final PD plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, traffic and pedestrian circulation, and stormwater management.

    b. Transportation Requirements:

        i. The ingress/egress points to the Property shall be located as depicted on the approved PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's Land Development Regulations, the City's Design and Construction Requirements (latest edition at the time of review of site plan or construction plans), and the approved PD Master Plan.

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ii. Roadway shifts of less than 75 feet (measured centerline to centerline) shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3(D)(8) of the City's Land Development Regulations.

iii. The design of proposed roadways shall be reviewed and approved as part of construction plans submitted for the subdivision review process, as further described in Section 2.4.10 of the City's Land Development Regulations, or site plan review or infrastructure plan review process, as further described in Section 2.4.9 of the City's Land Development Regulations.

iv. A traffic impact analysis ("TIA") shall be required as part of an application for final PD plan approval.

v. Residential lots fronting a collector roadway with a right-of-way greater than 60-feet in width, specifically, the east-west collector as shown on the approved PD Master Plan, 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-feet 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.

vi. The east-west collector roadway with a right-of-way greater than 60-feet in width as shown on the approved PD Master Plan shall be designed in general conformance with the San Felasco Parkway Corridor Analysis: Parkway Alignment Study Report, except for that said collector shall be designed for travel speeds of 35 miles per hour, unless otherwise determined to be infeasible or undesirable to the City in its sole discretion.

vii. A 100-foot right-of-way to accommodate a future roadway connection in general conformance with the City of Alachua Comprehensive Plan, City of Alachua Future Traffic Circulation Map, and San Felasco Parkway Corridor Analysis: Parkway Alignment Study Report shall be provided and dedicated to the City no later than such time of Development Parameter 5.e.v of this PD Ordinance. The location of such right-of-way shall generally be between the westernmost proposed future secondary access point as shown on the PD Master Plan and the right-of-way known as Research Circle.

c. Pedestrian and Street Improvements:

i. The Owner, their successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Article 7 and any other pertinent section of the City's Land Development Regulations, subject to the following:

1. Block lengths in area B may exceed 600-feet in length. Block lengths greater than 600' in length shall include a minimum 20-foot-wide easement for a pedestrian way through the block. In no case shall block lengths exceed 1,000-feet.

2. Traffic calming measures 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, or other similar measures approved by the City in its sole discretion. These pedestrian ways shall be privately maintained, unless a separate agreement is made between the Owner, their successors and/or assigns, and the City of Alachua Public Services Department.

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d. Electric System Requirements:

i. The Owner, their successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provide as necessary to serve the Project.

e. Potable Water and Wastewater System Requirements:

i. The Owner, their successors and or/assigns, shall be responsible for all costs associated with connection to the City's potable water and wastewater systems as necessary to serve the project.

ii. No new wells will be allowed in the Project. No new sceptic or other self-contained waste water systems will be allowed in the Project. All development within the Project will be required to connect to the City's potable water and wastewater systems.

iii. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, the Florida Building Code, and Chapter 633, Florida Statutes.

iv. The locations of proposed lift stations are approximate as depicted in the PD Utility Plan as part of the approved PD Master Plan. The applicant will be required to coordinate exact location and design of future lift stations with the City of Alachua Public Services Department.

v. A 100-foot right-of-way to accommodate necessary utility connections between Research Circle and the Property as shown on the PD Utility Plan as part of the approved PD Master Plan shall be provided and dedicated to the City no later than such time that said utilities are proposed to be installed. The location of such right-of-way shall generally be between the westernmost proposed future secondary access point as shown on the PD Master Plan and the right-of-way known as Research Circle.

f. Landscape and Open Space Requirements

i. The Owner, their successors and/or assigns, shall submit a landscaping and buffering plan as part of any final PD plan. The landscaping and buffering plan shall meet the requirements established by the approved PD Master Plan and Sections 6.2 and 6.3 of the City's Land Development Regulations.

ii. The Owner, their successors and/or assigns, shall submit an open space plan as part of any final PD plan. The open space plan shall meet the minimum requirements established by Section 6.7 of the City's Land Development Regulations.

g. Stormwater and Environmental Requirements:

i. The Owner, their successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's Land Development Regulations must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

ii. Any final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.

iii. The Owner, their successors and/or assigns, shall provide a listed species and habitat survey as part of any final PD plan for the Project, including a 100% gopher tortoise and burrowing owl survey. Standard measures of protection for eastern indigo snakes

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are required, if documented. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, state, or federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

iv. If any wetlands are identified on the Property, such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and shall grant conservation easements or other appropriate mechanisms, as determined by the City, to protect wetland areas. Any submitted wetland delineations shall be acceptable to the City for a period of no more than three years from the original date of delineation.

v. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the eradication of invasive exotic plant species.

vi. The Owner, or their successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property. Thereafter, the Owner, or their successors and/or assigns, shall assure long-term implementation of an exotic plants management approved with a final development order and which shall be included in covenants and restrictions to be implemented by a property owner's association in conformance with Section 7.7 of the City's Land Development Regulations or other mechanism acceptable to the City.

vii. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

6. The Owner, their successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, the Florida Department of Transportation, and any other local, state, or federal agency before the commencement of any development on the Property for the Project.

7. The development parameters defined herein do not inordinately burden the Owner, their successors and/or assigns, or the development of the Property or the Project.

8. The rezoning of the Property and adoption of this PD Ordinance does not reserve concurrency for the Project or Property.

9. The adoption of this PD Ordinance does not guarantee the approval of any development permits, including, but not limited to, preliminary plats, construction plans, final plats, infrastructure plans, or site plans for the Project, or for any section thereof, for the Owner, their successor and/or assigns.

10. All development, including, but not limited to, any final PD plan for the Project shall be governed by the laws, regulations, comprehensive plan, and ordinances in effect at the time of the specific proposed development and not as of the date of this ordinance.

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Section 5. 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 6. Repealing Clause

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

Section 7. 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 8. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

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

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EXHIBIT "A"

LEGAL DESCRIPTIONS:

DESCRIPTION FOR: Planned Development – Residential District ("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

DESCRIPTION FOR: Planned Development – 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 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

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EXHIBIT "B"

DESCRIPTION FOR: Conservation ("CSV")

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.

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EXHIBIT "C"

OFFICAL ZONING ATLAS ADOPTED

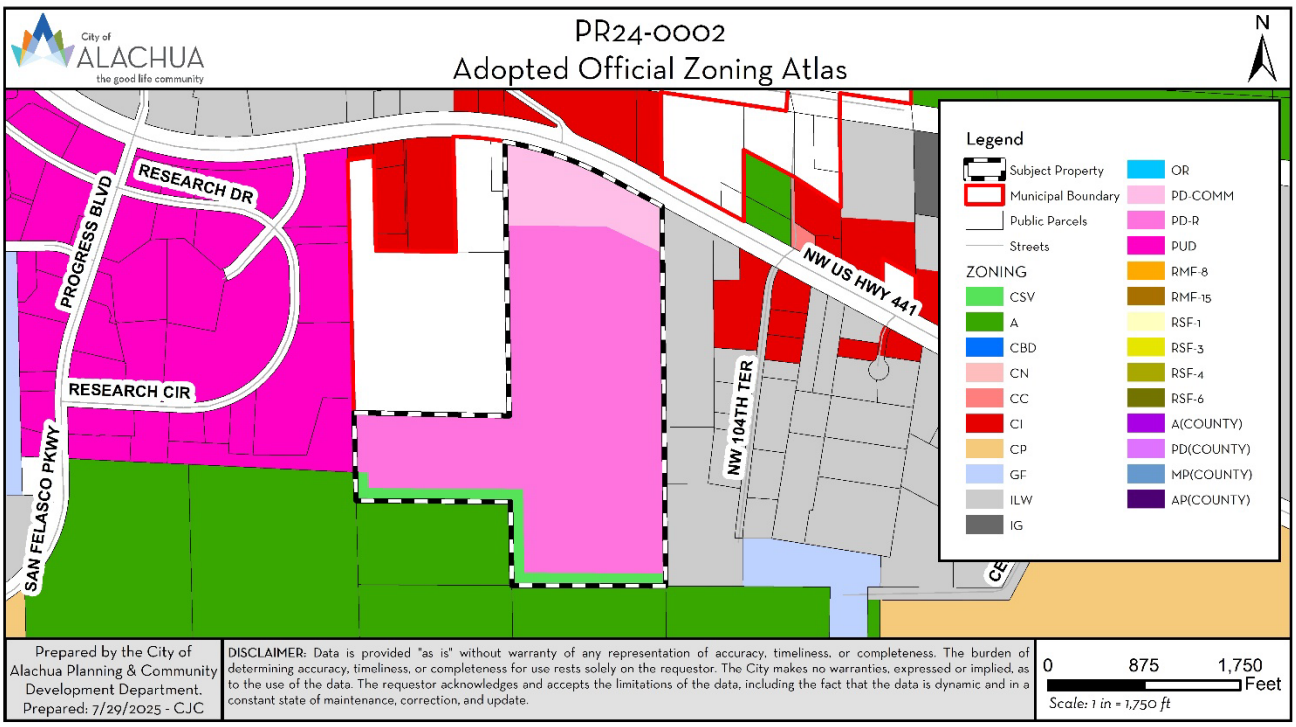
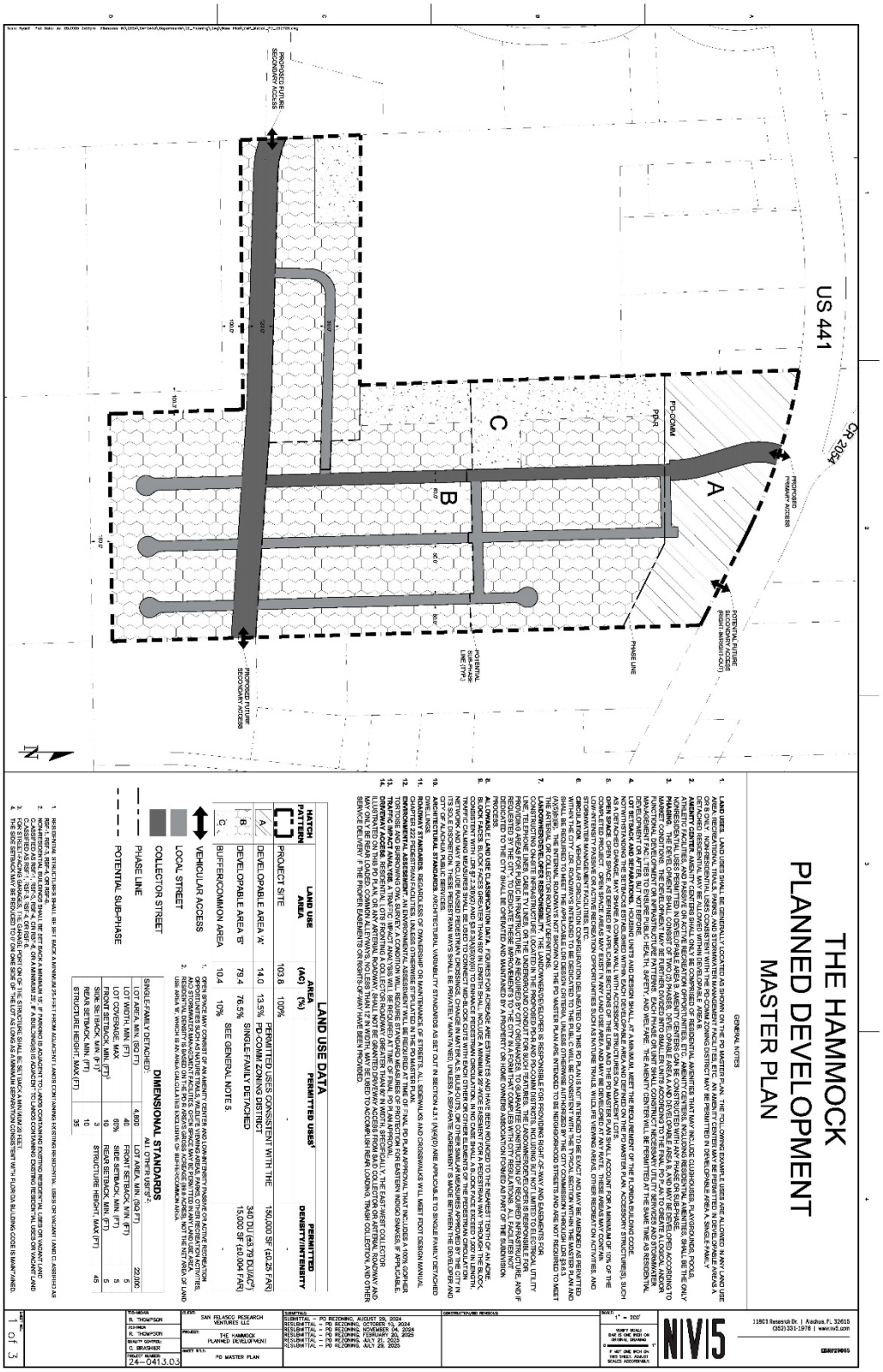
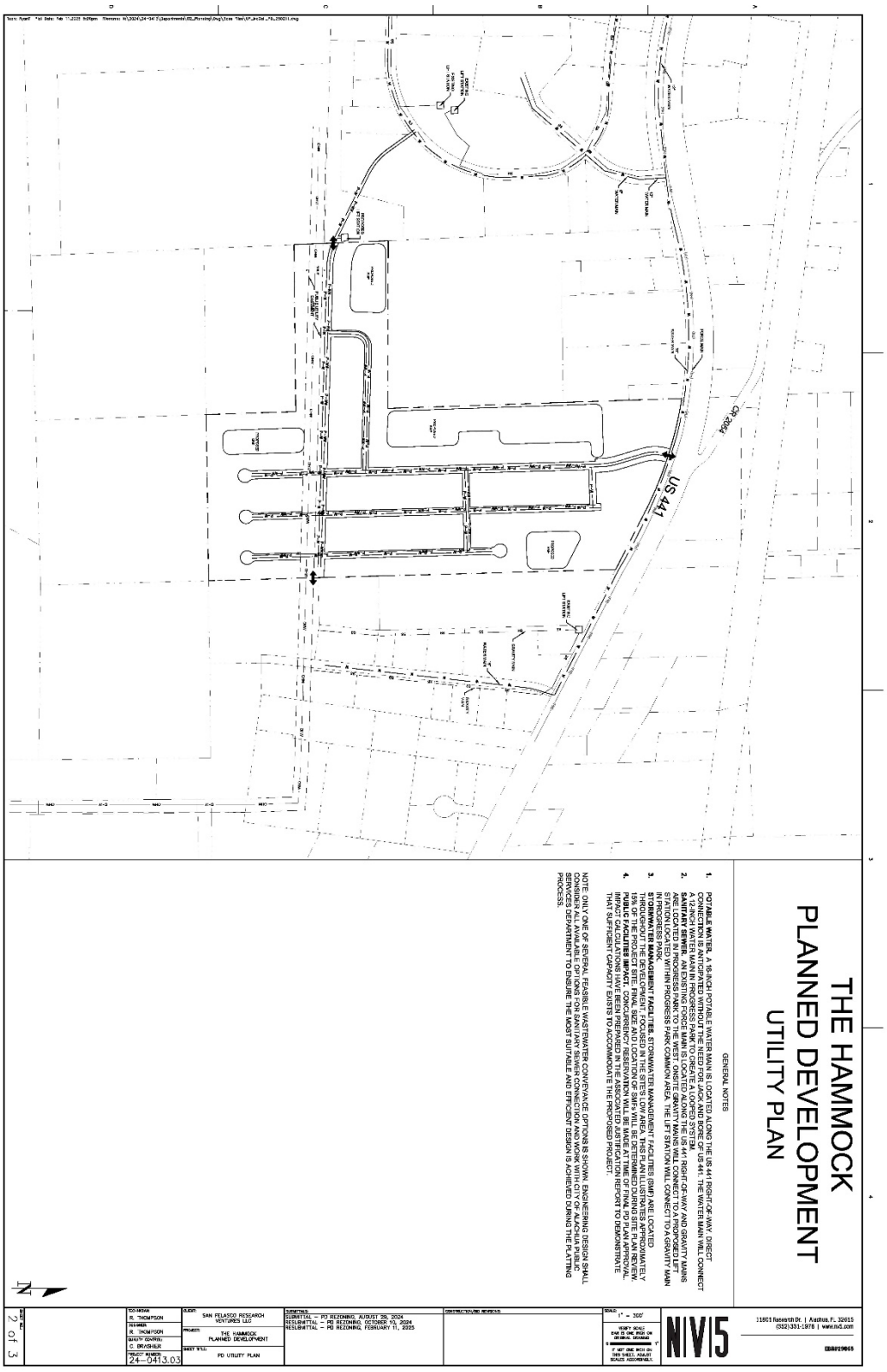


EXHIBIT "D"

PD MASTER PLAN




US 441
CR 2054
THE HAMMOCK
PLANNED DEVELOPMENT
UTILITY PLAN
GENERAL NOTES
1. POTABLE WATER. A 16-INCH POTABLE WATER MAIN IS LOCATED ALONG THE US 441 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF US 441. THE WATER MAIN WILL CONNECT A 12-INCH WATER MAIN IN PROGRESS PARK TO CREATE A LOOPED SYSTEM.
2. SANITARY SEWER. SANITARY SEWER MAINS ARE LOCATED IN THE RIGHT-OF-WAY AND GRAVITY MAINS ARE LOCATED IN PROGRESS PARK TO THE WEST. ONSITE GRAVITY MAINS WILL CONNECT TO A PROPOSED LIFT STATION LOCATED WITHIN PROGRESS PARK COMMON AREA. THE LIFT STATION WILL CONNECT TO A GRAVITY MAIN IN PROGRESS PARK.
3. STORMWATER MANAGEMENT FACILITIES. STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, FOCUSED IN THE SITE'S LOW AREA. THIS PLAN ILLUSTRATES APPROXIMATELY 10 SMF FACILITIES THAT WILL BE REFINED DURING FINAL PD PLAN APPROVAL.
4. PUBLIC FACILITIES IMPACT. CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD PLAN APPROVAL. IMPACT CALCULATIONS HAVE BEEN PREPARED IN THE ASSOCIATED JUSTIFICATION REPORT TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS.
N
SHEET NO. 2 of 3
DESIGNED R. THOMPSON
DRAWN R. THOMPSON
QUALITY CONTROL C. DAVISHUB
PROJECT NUMBER 24-0413.03
CLIENT: SAN FELASCO RESEARCH VENTURES LLC
PROJECT: THE HAMMOCK PLANNED DEVELOPMENT
SHEET TITLE: PD UTILITY PLAN
SUBMITTALS
SUBMITTAL – PD REZONING, AUGUST 26, 2024
RESUBMITTAL – PD REZONING, OCTOBER 10, 2024
RESUBMITTAL – PD REZONING, FEBRUARY 11, 2025
CONSTRUCTION/AS REVISED
SCALE: 1" = 300'
VERIFY SCALE
IF NOT ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
NIV5
11801 Research Dr. | Alachua, FL 32615
(352)331-1976 | www.niv5.com

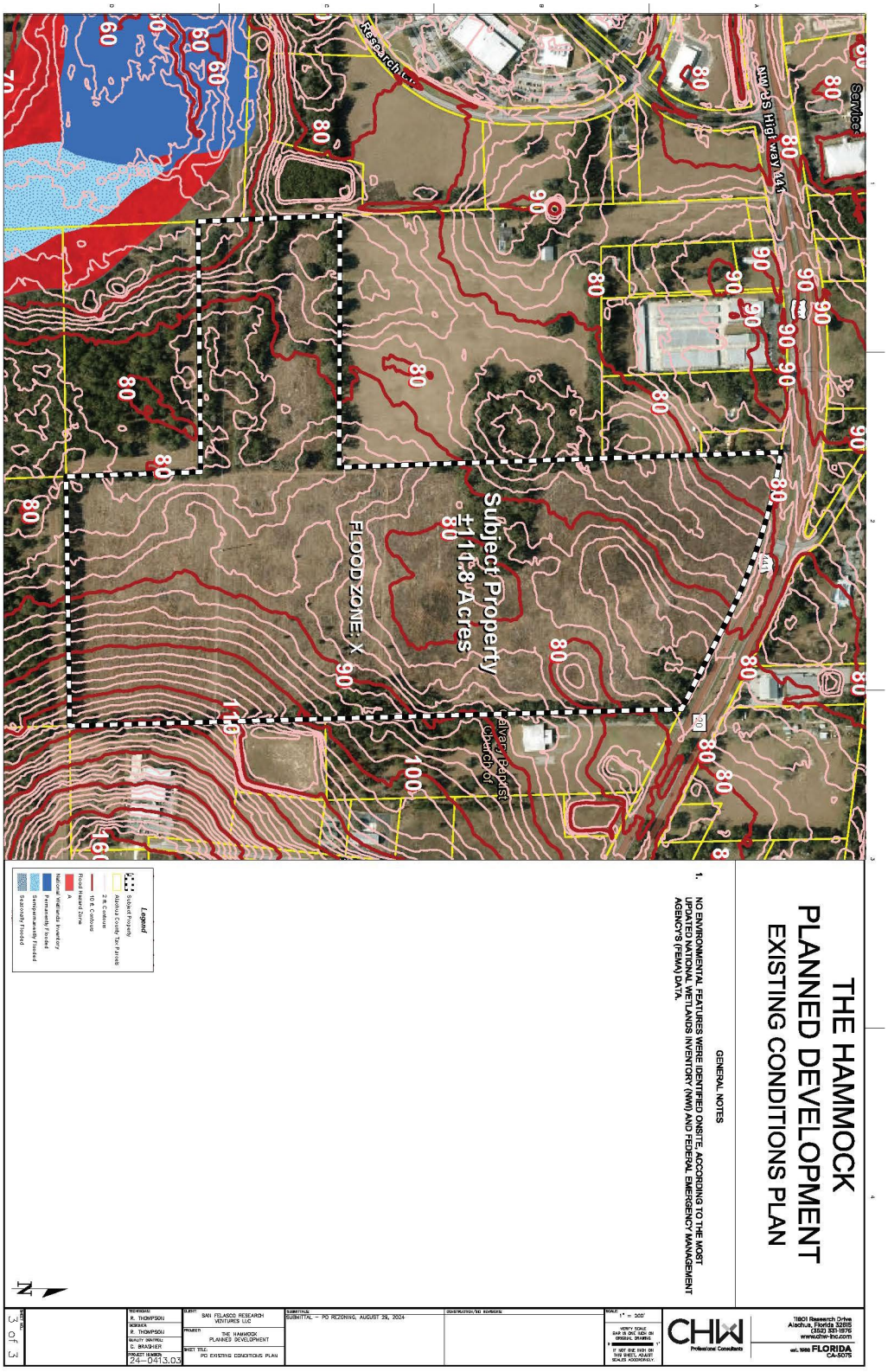

Subject Property
±111.8 Acres
FLOOD ZONE: X
Research Ln
NW 83 Highway 441
Service
Silver Lake Church of
Legend
Subject Property
Alachua County Tax Parcels
2 ft. Contour
10 ft. Contour
Flood Hazard Zone
A
National Wetlands Inventory
Permanently Flooded
Semipermanently Flooded
Seasonally Flooded
N
GENERAL NOTES
1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.
THE HAMMOCK
PLANNED DEVELOPMENT
EXISTING CONDITIONS PLAN
DESIGNED R. THOMPSON
DRAWN R. THOMPSON
QUALITY CONTROL C. BRADSHER
PROJECT NUMBER 24-0413.03
CLIENT: SAN FELASCO RESEARCH VENTURES LLC
PROJECT: THE HAMMOCK PLANNED DEVELOPMENT
SHEET TITLE: PD EXISTING CONDITIONS PLAN
SUBMITTAL – PD REZONING, AUGUST 26, 2024
SCALE 1" = 300'
CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
FLORIDA CA-30775
SHEET NO. 3 of 3

EXHIBIT "E"

PD AGREEMENT

DRAFT

PLANNED DEVELOPMENT REGULATORY AGREEMENT
FOR THE HAMMOCK PD PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of _____, 20____, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **SAN FELASCO RESEARCH VENTURES, LLC**, a Florida corporation, their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **The Hammock ("Project")**, which is proposed to consist of ±103.84 acres; and,

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property"); and,

WHEREAS, as part of the approval process for the planned development required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Agricultural ("A") (County) to Planned Development-Residential ("PD-R"), Planned Development-Commercial ("PD-Comm"), and Conservation ("CSV") has been filed with the City; and,

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Agricultural ("A") (County) to Planned Development-Residential ("PD-R"), Planned Development-Commercial ("PD-Comm"), and Conservation ("CSV") at a quasi-judicial public hearing held on _____, 20____; and,

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on _____, 20____, to consider the proposed rezoning of the Property pursuant to Ordinance Number 25-XX; and,

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 25-XX; and,

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved.

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 25-XX, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (a **Preliminary Plat** or a **Site Plan**) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 25-XX, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD zone district classifications of the Project. If the PD zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning district of Agricultural ("A").

4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.

5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to

comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer, or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 25-XX.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been

received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

City of Alachua
ATTN: Department of Planning & Community Development
P.O. Box 9
Alachua, Florida 32616

Owner/Developer:

San Felasco Research Ventures, LLC
P.O. Box 238
Lake Butler, FL 32054

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

12. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein,

expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 25-XX do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies under the City's Land Development Regulations. Thereafter, Owner/Developer's remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall the Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

[SIGNATURES BEGIN NEXT PAGE]

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

OWNER/DEVELOPER

_____
By: _____
Its: _____

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____20___ by _____, as _____ of San Felasco Research Ventures, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

DRAFT

ATTEST:

CITY OF ALACHUA

_____
Rodolfo Valladares, City Manager/Clerk

_____
Walter Welch, Mayor

APPROVED AS TO FORM:

_____
Marian Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this_____ day of _____, 20__ by Walter Welch, Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[END SIGNATURES]

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION FOR: Planned Development – Residential District ("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

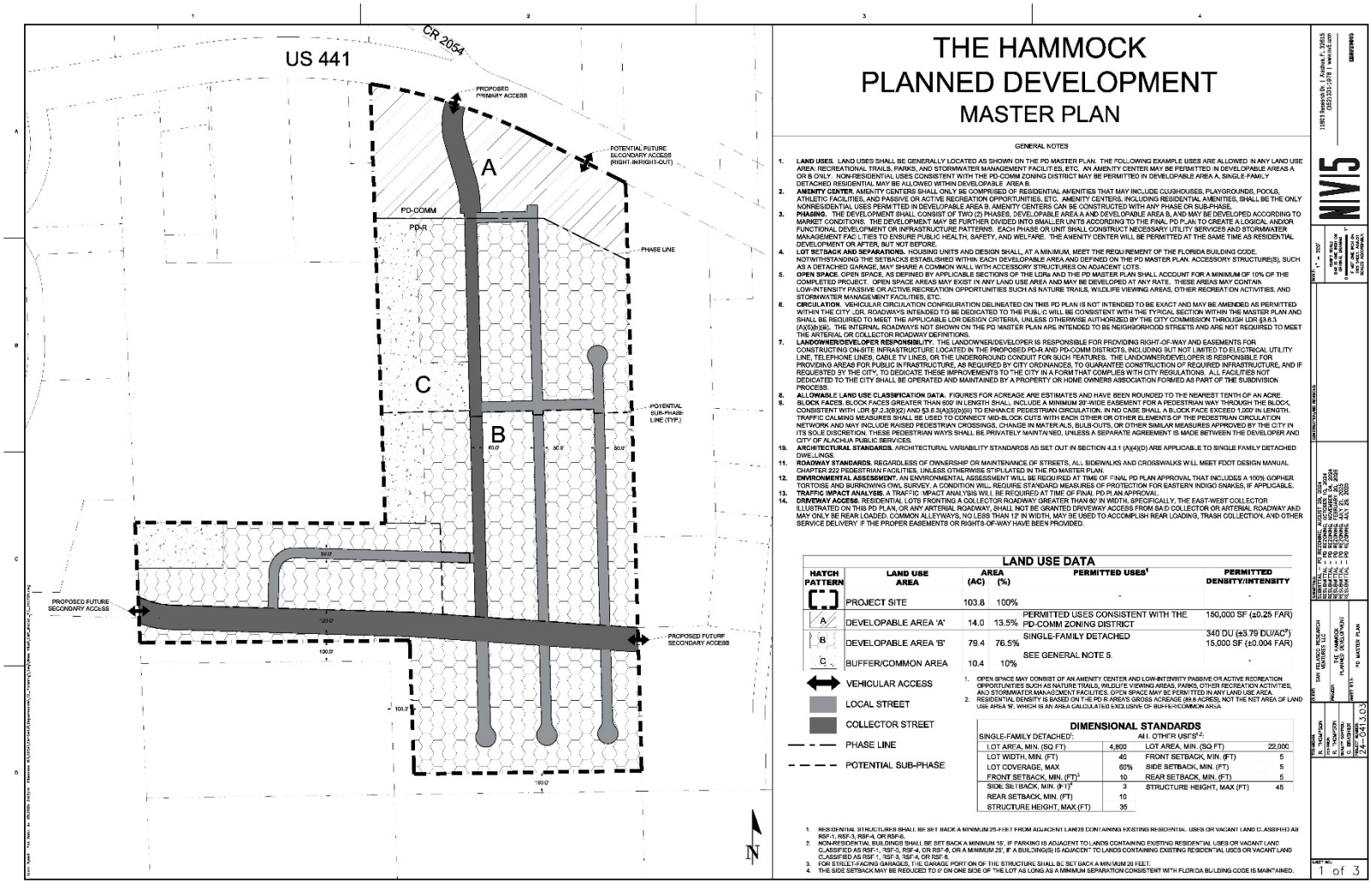
LEGAL DESCRIPTION FOR: Planned Development – Commercial ("PD-COMM")

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 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

EXHIBIT "B"
EXECUTED/SIGNED PD ORDINANCE 25-XX

EXHIBIT "C"
PD MASTER PLAN



THE HAMMOCK
PLANNED DEVELOPMENT
MASTER PLAN

GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING EXAMPLE USES ARE ALLOWED IN ANY LAND USE AREA: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES, ETC. AN AMENITY CENTER MAY BE PERMITTED IN DEVELOPABLE AREAS A OR B ONLY. NON-RESIDENTIAL USES CONSISTENT WITH THE PD-COMM ZONING DISTRICT MAY BE PERMITTED IN DEVELOPABLE AREA A. SINGLE-FAMILY DETACHED RESIDENTIAL MAY BE ALLOWED WITHIN DEVELOPABLE AREA B.
2. **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, ETC. AMENITY CENTERS, INCLUDING RESIDENTIAL AMENITIES, SHALL BE THE ONLY NONRESIDENTIAL USES PERMITTED IN DEVELOPABLE AREA B. AMENITY CENTERS CAN BE CONSTRUCTED WITH ANY PHASE OR SUB-PHASE.
3. **PHASING.** THE DEVELOPMENT SHALL CONSIST OF TWO (2) PHASES, DEVELOPABLE AREA A AND DEVELOPABLE AREA B, AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE. THE AMENITY CENTER WILL BE PERMITTED AT THE SAME TIME AS RESIDENTIAL DEVELOPMENT OR AFTER, BUT NOT BEFORE.
4. **LOT SETBACK AND SEPARATIONS.** HOUSING UNITS AND DESIGN SHALL, AT A MINIMUM, MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPABLE AREA AND DEFINED ON THE PD MASTER PLAN. ACCESSORY STRUCTURE(S), SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
5. **OPEN SPACE.** OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRs AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, OTHER RECREATION ACTIVITIES, AND STORMWATER MANAGEMENT FACILITIES, ETC.
6. **CIRCULATION.** VEHICULAR CIRCULATION CONFIGURATION DELINEATED ON THIS PD PLAN IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC WILL BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR §3.6.3 (A)(5)(b)(iii). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND ARE NOT REQUIRED TO MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITIONS.
7. **LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OR HOME OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. **ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE.
9. **BLOCK FACES.** BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 20'-WIDE EASEMENT FOR A PEDESTRIAN WAY THROUGH THE BLOCK, CONSISTENT WITH LDR §7.2.3(B)(2) AND §3.6.3(A)(5)(b)(iii) TO ENHANCE PEDESTRIAN CIRCULATION. IN NO CASE SHALL A BLOCK FACE EXCEED 1,000' IN LENGTH. TRAFFIC CALMING MEASURES 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, OR OTHER SIMILAR MEASURES APPROVED BY THE CITY IN ITS SOLE DISCRETION. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE AGREEMENT IS MADE BETWEEN THE DEVELOPER AND CITY OF ALACHUA PUBLIC SERVICES.
10. **ARCHITECTURAL STANDARDS.** ARCHITECTURAL VARIABILITY STANDARDS AS SET OUT IN SECTION 4.3.1 (A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS.
11. **ROADWAY STANDARDS.** REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS AND CROSSWALKS WILL MEET FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
12. **ENVIRONMENTAL ASSESSMENT.** AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL REQUIRE STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.
13. **TRAFFIC IMPACT ANALYSIS.** A TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED AT TIME OF FINAL PD PLAN APPROVAL.
14. **DRIVEWAY ACCESS.** RESIDENTIAL LOTS FRONTING A COLLECTOR ROADWAY GREATER THAN 60' IN WIDTH, SPECIFICALLY, THE EAST-WEST COLLECTOR ILLUSTRATED ON THIS PD PLAN, 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.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)	PERMITTED USES[1]	PERMITTED DENSITY/INTENSITY
	PROJECT SITE	103.8	100%	-	-
A	DEVELOPABLE AREA 'A'	14.0	13.5%	PERMITTED USES CONSISTENT WITH THE PD-COMM ZONING DISTRICT	150,000 SF (±0.25 FAR)
B	DEVELOPABLE AREA 'B'	79.4	76.5%	SINGLE-FAMILY DETACHED	340 DU (±3.79 DU/AC[2])
				SEE GENERAL NOTE 5.	15,000 SF (±0.004 FAR)
C	BUFFER/COMMON AREA	10.4	10%		-

VEHICULAR ACCESS
LOCAL STREET
COLLECTOR STREET
PHASE LINE
POTENTIAL SUB-PHASE

1. OPEN SPACE MAY CONSIST OF AN AMENITY CENTER AND LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, PARKS, OTHER RECREATION ACTIVITIES, AND STORMWATER MANAGEMENT FACILITIES. OPEN SPACE MAY BE PERMITTED IN ANY LAND USE AREA.
2. RESIDENTIAL DENSITY IS BASED ON THE PD-R AREA'S GROSS ACREAGE (69.8 ACRES), NOT THE NET AREA OF LAND USE AREA 'B', WHICH IS AN AREA CALCULATED EXCLUSIVE OF BUFFER/COMMON AREA.

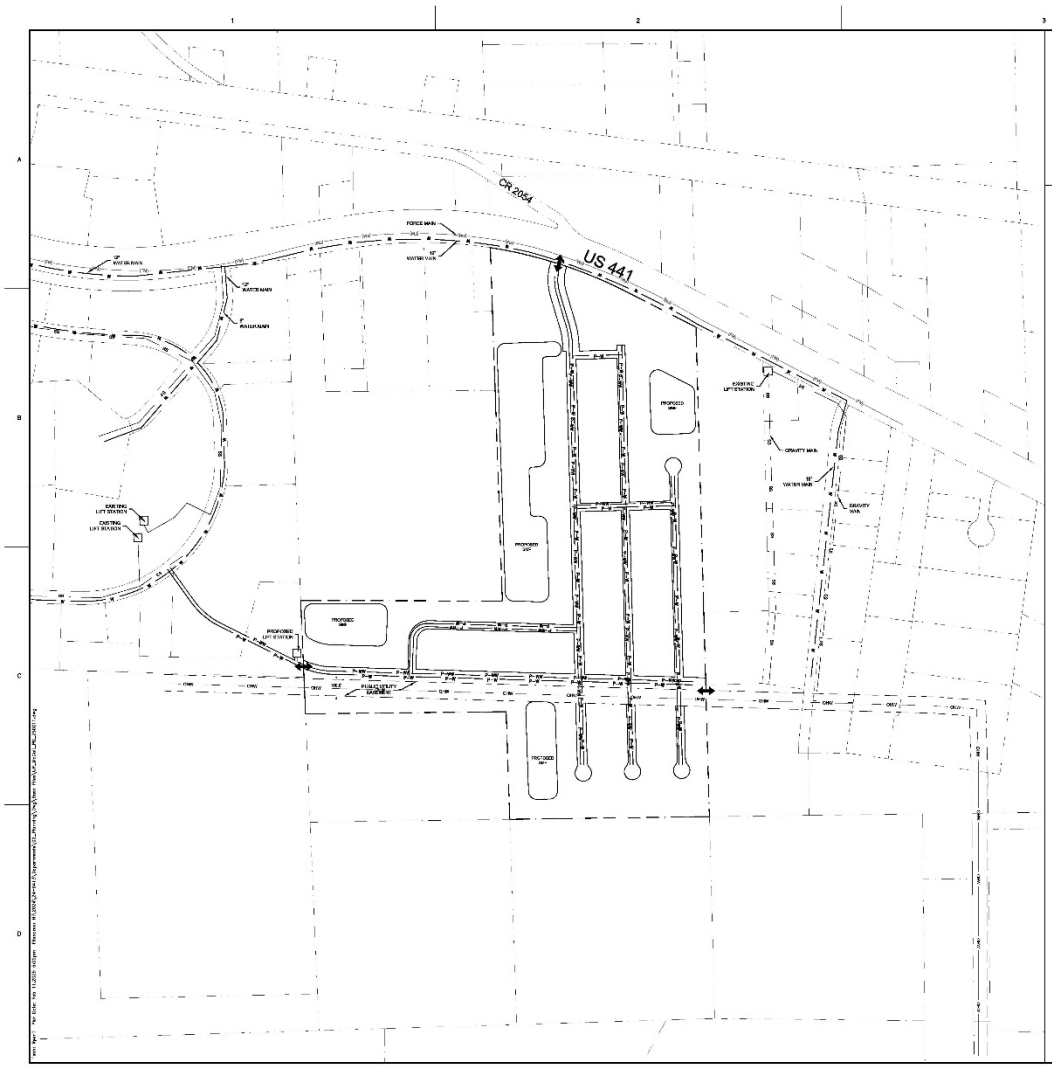
DIMENSIONAL STANDARDS

SINGLE-FAMILY DETACHED:		ALL OTHER USES[1,2]:	
LOT AREA, MIN. (SQ FT)	4,800	LOT AREA, MIN. (SQ FT)	22,000
LOT WIDTH, MIN. (FT)	40	FRONT SETBACK, MIN. (FT)	5
LOT COVERAGE, MAX	60%	SIDE SETBACK, MIN. (FT)	5
FRONT SETBACK, MIN. (FT)[3]	10	REAR SETBACK, MIN. (FT)	5
SIDE SETBACK, MIN. (FT)[4]	3	STRUCTURE HEIGHT, MAX (FT)	45
REAR SETBACK, MIN. (FT)	10		
STRUCTURE HEIGHT, MAX (FT)	35		

1. RESIDENTIAL STRUCTURES SHALL BE SET BACK A MINIMUM 25-FEET FROM ADJACENT LANDS CONTAINING EXISTING RESIDENTIAL USES OR VACANT LAND CLASSIFIED AS RSF-1, RSF-3, RSF-4, OR RSF-6.
2. NON-RESIDENTIAL BUILDINGS SHALL BE SET BACK A MINIMUM 15'. IF PARKING IS ADJACENT TO LANDS CONTAINING EXISTING RESIDENTIAL USES OR VACANT LAND CLASSIFIED AS RSF-1, RSF-3, RSF-4, OR RSF-6, OR A MINIMUM 25', IF A BUILDING(S) IS ADJACENT TO LANDS CONTAINING EXISTING RESIDENTIAL USES OR VACANT LAND CLASSIFIED AS RSF-1, RSF-3, RSF-4, OR RSF-6.
3. FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 20 FEET.
4. THE SIDE SETBACK MAY BE REDUCED TO 0' ON ONE SIDE OF THE LOT AS LONG AS A MINIMUM SEPARATION CONSISTENT WITH FLORIDA BUILDING CODE IS MAINTAINED.

11861 Research Dr. | Alachua, FL 32615
(352)331-1976 | www.kw5.com

SHEET NO.: 1 of 3



THE HAMMOCK
PLANNED DEVELOPMENT
UTILITY PLAN

GENERAL NOTES

1. **POTABLE WATER.** A 16-INCH POTABLE WATER MAIN IS LOCATED ALONG THE US 441 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF US 441. THE WATER MAIN WILL CONNECT A 12-INCH WATER MAIN IN PROGRESS PARK TO CREATE A LOOPED SYSTEM.
2. **SANITARY SEWER.** AN EXISTING FORCE MAIN IS LOCATED ALONG THE US 441 RIGHT-OF-WAY AND GRAVITY MAINS ARE LOCATED IN PROGRESS PARK TO THE WEST. ONSITE GRAVITY MAINS WILL CONNECT TO A PROPOSED LIFT STATION LOCATED WITHIN PROGRESS PARK COMMON AREA. THE LIFT STATION WILL CONNECT TO A GRAVITY MAIN IN PROGRESS PARK.
3. **STORMWATER MANAGEMENT FACILITIES.** STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, FOCUSED IN THE SITE'S LOW AREA. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
4. **PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD PLAN APPROVAL. IMPACT CALCULATIONS HAVE BEEN PREPARED IN THE ASSOCIATED JUSTIFICATION REPORT TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS.

11801 Research Dr | Alachua, FL 32615
(352)331-1976 | www.nvs.com
EB#25964

NVS

SCALE: 1" = 300'

VERIFY SCALE
IF BAR DOES NOT MEASURE AS SHOWN, ADJUST SCALE ACCORDINGLY

DRAWN:	R. THOMPSON
DESIGNED:	R. THOMPSON
QUALITY CONTROL:	K. HARRIS
PROJECT NUMBER:	24-1041.03
CLIENT:	SW FLAGLER RESEARCH & TECHNOLOGY, LLC
PROJECT:	THE HAMMOCK PLANNED DEVELOPMENT
SHEET TITLE:	PD UTILITY PLAN

SUBMITTAL	DATE
1ST SUBMITTAL - PD REZONING, AUDLEY DR. EXTENSION, AND CR 2054	AUGUST 29, 2024
RESUBMITTAL - PD REZONING	FEBRUARY 11, 2025

SHEET NO.
2 of 3

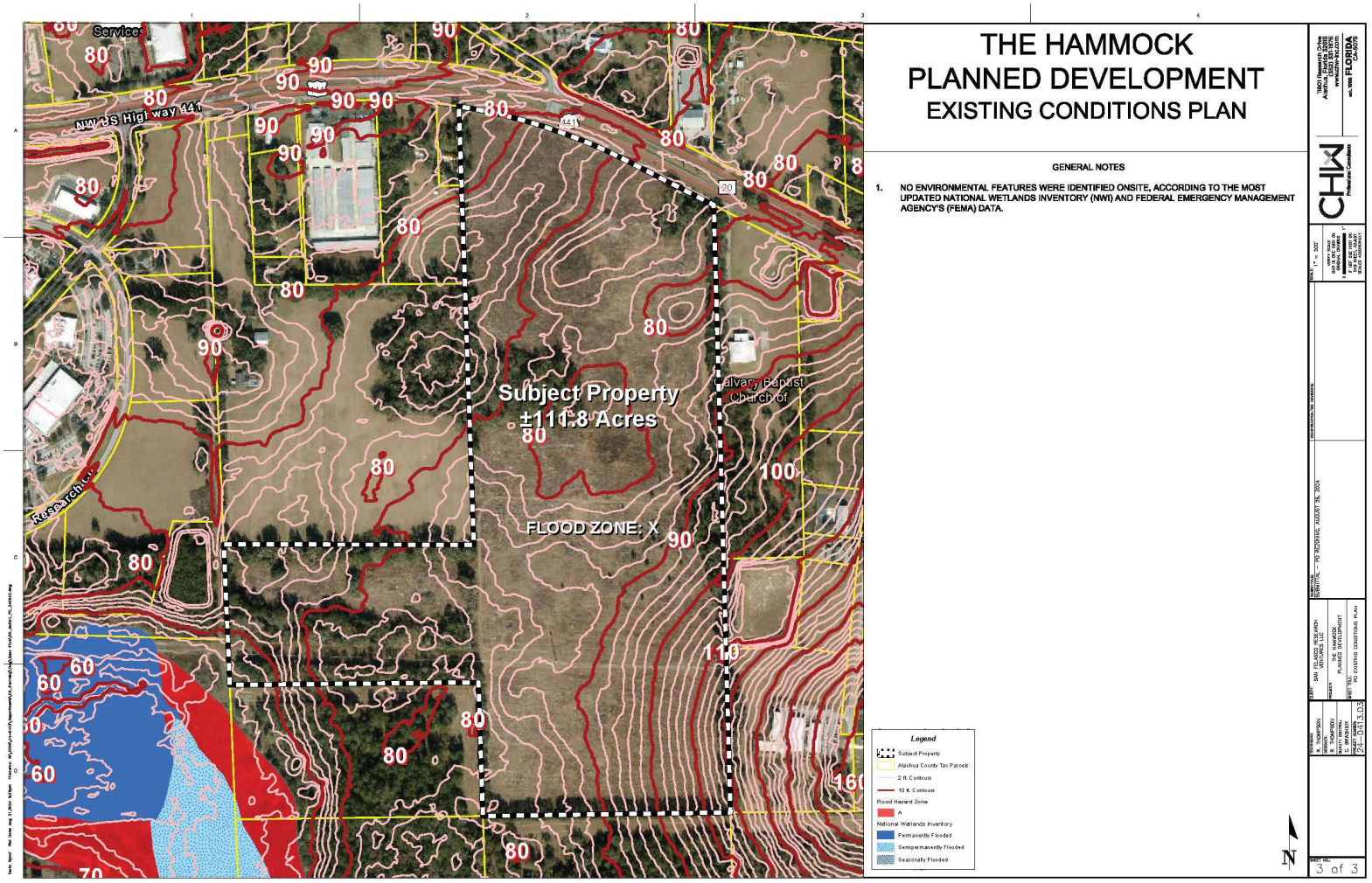

THE HAMMOCK
PLANNED DEVELOPMENT
EXISTING CONDITIONS PLAN
GENERAL NOTES
1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.
Subject Property
±111.8 Acres
FLOOD ZONE: X
NW US High way 441
Research Cv
Calvary Baptist Church of
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
N
3 of 3

EXHIBIT "C"
TO
PR24-0002
THE HAMMOCK REZONING
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

July 23, 2025

Submitted electronically to Gerry.Dedenbach@nv5.com

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

Application #: PR24-0002

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

Dear Gerry Dedenbach,

On July 22, 2025, the City of Alachua received your revised site-specific amendment to the Official Zoning Atlas (rezoning) application for The Hammock project, which proposes to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV) on a ± 111.25-acre subject property (Tax Parcel(s) 03957-000-000).

The application has been scheduled for the **August 12, 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, July 28, 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, July 28, 2025.*** These signs will be ready for pickup after 12:00 PM on Thursday, July 24, 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, August 11, 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, 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)*
Ryan Thompson, AICP, CHW, LLC *(by electronic mail)*
Project File

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 #: PR24-0002

RE: Project Assistance Team (PAT) Comments for The Hamock Rezoning

Dear Gerry Dedenbach,

On February 21, 2025, the City of Alachua received your revised site-specific amendment to the Official Zoning Atlas (rezoning) application for The Hammock project, which proposes to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV) on a ± 111.25-acre subject property (Tax Parcel(s) 03957-000-000).

The application has 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 may be scheduled to review these comments at the request of the applicant.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on July 7, 2025**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. 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 application may be scheduled for the **August 12, 2025, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed

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

1. **Comprehensive Plan Consistency**
   a. The new proposed roadway alignment of the east-west collector roadway does not substantially meet the future roadway corridor alignment as shown in the Future Traffic Circulation Map: 2035 as adopted in the Future Land Use Element of the City's Comprehensive Plan. The roadway should connect to the adjacent eastern property south of the location of the City's Operations Center, not north. This adjustment would allow for further connectivity to the east which is a compelling interest of the City and its residents.

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
Planner

CC: Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(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.*

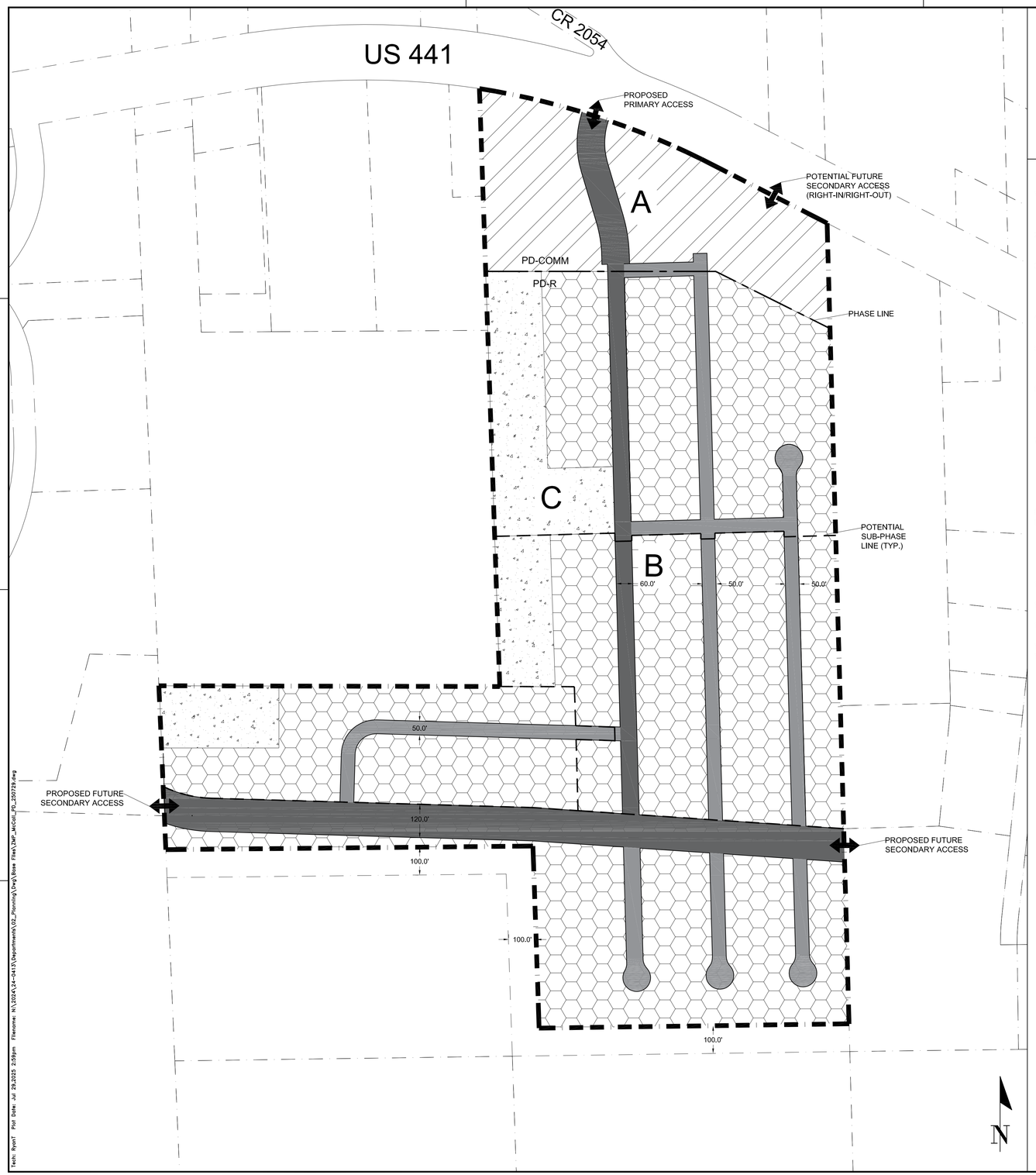
Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

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
PLANNED DEVELOPMENT
MASTER PLAN

GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING EXAMPLE USES ARE ALLOWED IN ANY LAND USE AREA: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES, ETC. AN AMENITY CENTER MAY BE PERMITTED IN DEVELOPABLE AREAS A OR B ONLY. NON-RESIDENTIAL USES CONSISTENT WITH THE PD-COMM ZONING DISTRICT MAY BE PERMITTED IN DEVELOPABLE AREA A. SINGLE-FAMILY DETACHED RESIDENTIAL MAY BE ALLOWED WITHIN DEVELOPABLE AREA B.
2. **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, ETC. AMENITY CENTERS, INCLUDING RESIDENTIAL AMENITIES, SHALL BE THE ONLY NONRESIDENTIAL USES PERMITTED IN DEVELOPABLE AREA B. AMENITY CENTERS CAN BE CONSTRUCTED WITH ANY PHASE OR SUB-PHASE.
3. **PHASING.** THE DEVELOPMENT SHALL CONSIST OF TWO (2) PHASES, DEVELOPABLE AREA A AND DEVELOPABLE AREA B, AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE. THE AMENITY CENTER WILL BE PERMITTED AT THE SAME TIME AS RESIDENTIAL DEVELOPMENT OR AFTER, BUT NOT BEFORE.
4. **LOT SETBACK AND SEPARATIONS.** HOUSING UNITS AND DESIGN SHALL, AT A MINIMUM, MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPABLE AREA AND DEFINED ON THE PD MASTER PLAN. ACCESSORY STRUCTURE(S), SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
5. **OPEN SPACE.** OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRs AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, OTHER RECREATION ACTIVITIES, AND STORMWATER MANAGEMENT FACILITIES, ETC.
6. **CIRCULATION.** VEHICULAR CIRCULATION CONFIGURATION DELINEATED ON THIS PD PLAN IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC WILL BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR §3.6.3 (A)(5)(b)(iii). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND ARE NOT REQUIRED TO MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITIONS.
7. **LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OR HOME OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. **ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE.
9. **BLOCK FACES.** BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 20'-WIDE EASEMENT FOR A PEDESTRIAN WAY THROUGH THE BLOCK, CONSISTENT WITH LDR §7.2.3(B)(2) AND §3.6.3(A)(5)(b)(iii) TO ENHANCE PEDESTRIAN CIRCULATION. IN NO CASE SHALL A BLOCK FACE EXCEED 1,000' IN LENGTH. TRAFFIC CALMING MEASURES 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, OR OTHER SIMILAR MEASURES APPROVED BY THE CITY IN ITS SOLE DISCRETION. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE AGREEMENT IS MADE BETWEEN THE DEVELOPER AND CITY OF ALACHUA PUBLIC SERVICES.
10. **ARCHITECTURAL STANDARDS.** ARCHITECTURAL VARIABILITY STANDARDS AS SET OUT IN SECTION 4.3.1 (A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS.
11. **ROADWAY STANDARDS.** REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS AND CROSSWALKS WILL MEET FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
12. **ENVIRONMENTAL ASSESSMENT.** AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL REQUIRE STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.
13. **TRAFFIC IMPACT ANALYSIS.** A TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED AT TIME OF FINAL PD PLAN APPROVAL.
14. **DRIVEWAY ACCESS.** RESIDENTIAL LOTS FRONTING A COLLECTOR ROADWAY GREATER THAN 60' IN WIDTH, SPECIFICALLY, THE EAST-WEST COLLECTOR ILLUSTRATED ON THIS PD PLAN, 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.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)	PERMITTED USES[1]	PERMITTED DENSITY/INTENSITY
	PROJECT SITE	103.8	100%	-	-
A	DEVELOPABLE AREA 'A'	14.0	13.5%	PERMITTED USES CONSISTENT WITH THE PD-COMM ZONING DISTRICT	150,000 SF (±0.25 FAR)
B	DEVELOPABLE AREA 'B'	79.4	76.5%	SINGLE-FAMILY DETACHED	340 DU (±3.79 DU/AC[2]) 15,000 SF (±0.004 FAR)
C	BUFFER/COMMON AREA	10.4	10%	SEE GENERAL NOTE 5.	-

VEHICULAR ACCESS
LOCAL STREET
COLLECTOR STREET
PHASE LINE
POTENTIAL SUB-PHASE

1. OPEN SPACE MAY CONSIST OF AN AMENITY CENTER AND LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, PARKS, OTHER RECREATION ACTIVITIES, AND STORMWATER MANAGEMENT FACILITIES. OPEN SPACE MAY BE PERMITTED IN ANY LAND USE AREA.
2. RESIDENTIAL DENSITY IS BASED ON THE PD-R AREA'S GROSS ACREAGE (89.8-ACRES), NOT THE NET AREA OF LAND USE AREA 'B', WHICH IS AN AREA CALCULATED EXCLUSIVE OF BUFFER/COMMON AREA.

DIMENSIONAL STANDARDS

SINGLE-FAMILY DETACHED[1]:		ALL OTHER USES[1,2]:	
LOT AREA, MIN. (SQ FT)	4,800	LOT AREA, MIN. (SQ FT)	22,000
LOT WIDTH, MIN. (FT)	40	FRONT SETBACK, MIN. (FT)	5
LOT COVERAGE, MAX	60%	SIDE SETBACK, MIN. (FT)	5
FRONT SETBACK, MIN. (FT)[3]	10	REAR SETBACK, MIN. (FT)	5
SIDE SETBACK, MIN. (FT)[4]	3	STRUCTURE HEIGHT, MAX (FT)	45
REAR SETBACK, MIN. (FT)	10		
STRUCTURE HEIGHT, MAX (FT)	35		

1. RESIDENTIAL STRUCTURES SHALL BE SET BACK A MINIMUM 25-FEET FROM ADJACENT LANDS CONTAINING EXISTING RESIDENTIAL USES OR VACANT LAND CLASSIFIED AS RSF-1, RSF-3, RSF-4, OR RSF-6.
2. NON-RESIDENTIAL BUILDINGS SHALL BE SET BACK A MINIMUM 15', IF PARKING IS ADJACENT TO LANDS CONTAINING EXISTING RESIDENTIAL USES OR VACANT LAND CLASSIFIED AS RSF-1, RSF-3, RSF-4, OR RSF-6, OR A MINIMUM 25', IF A BUILDING(S) IS ADJACENT TO LANDS CONTAINING EXISTING RESIDENTIAL USES OR VACANT LAND CLASSIFIED AS RSF-1, RSF-3, RSF-4, OR RSF-6.
3. FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 20 FEET.
4. THE SIDE SETBACK MAY BE REDUCED TO 0' ON ONE SIDE OF THE LOT AS LONG AS A MINIMUM SEPARATION CONSISTENT WITH FLORIDA BUILDING CODE IS MAINTAINED.

11801 Research Dr. | Alachua, FL 32615
(352) 331-1976 | www.nv5.com
EBR#29065

SCALE: 1" = 200'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY

SUBMITTALS:
SUBMITTAL – PD REZONING, AUGUST 29, 2024
RESUBMITTAL – PD REZONING, OCTOBER 10, 2024
RESUBMITTAL – PD REZONING, NOVEMBER 04, 2024
RESUBMITTAL – PD REZONING, FEBRUARY 20, 2025
RESUBMITTAL – PD REZONING, JULY 21, 2025
RESUBMITTAL – PD REZONING, JULY 29, 2025

CONSTRUCTION/AS' REVISIONS:

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

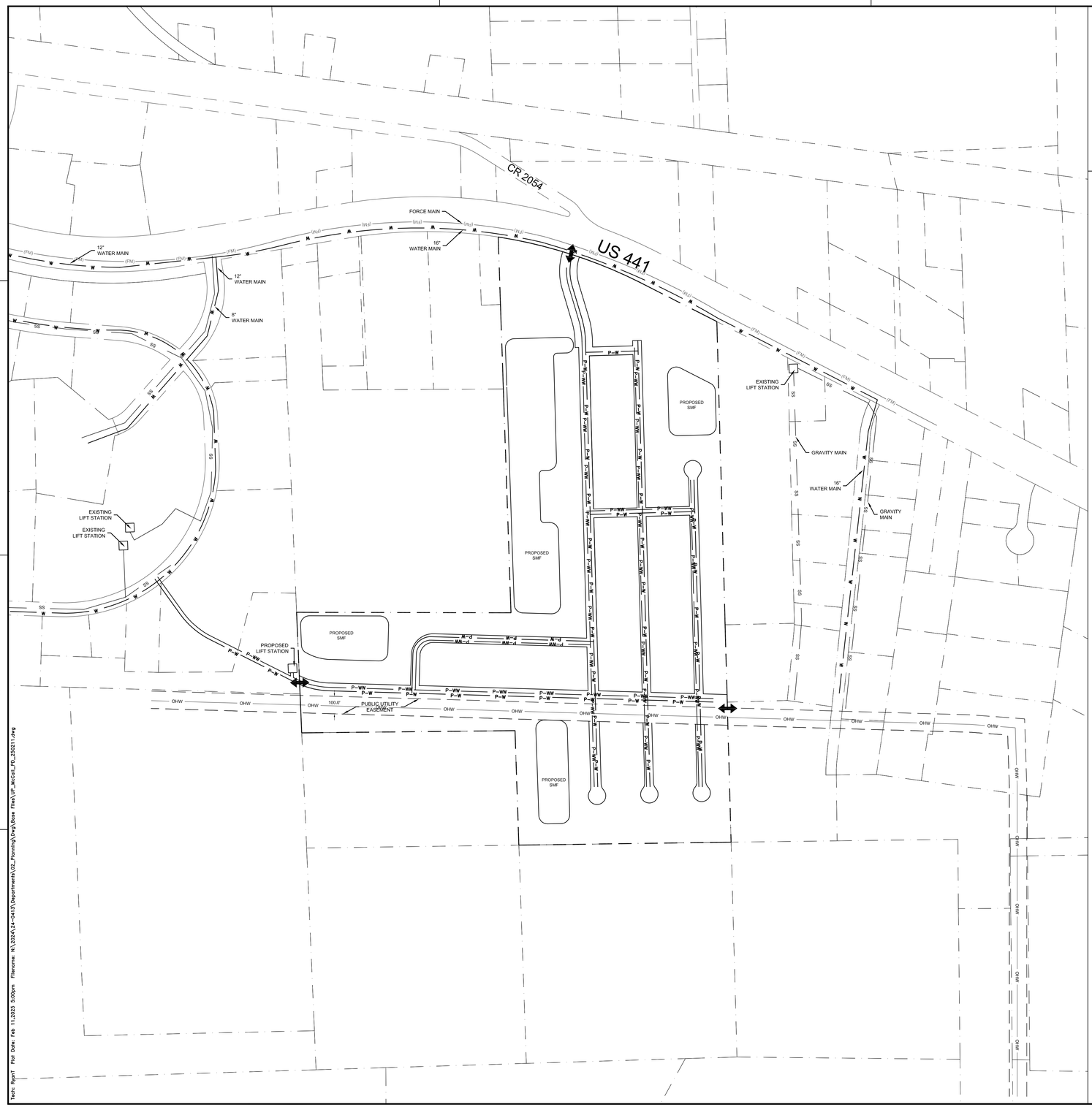
PROJECT: THE HAMMOCK PLANNED DEVELOPMENT

SHEET TITLE: PD MASTER PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 24-0413.03

SHEET NO.: 1 of 3

Tech: RyanT Plot Date: Jul 29,2025 2:59pm Filename: N:\2024\24-0413\Department\02_Planning\Dwg\Base Files\2MP_McColl_PD_250729.dwg



THE HAMMOCK PLANNED DEVELOPMENT

UTILITY PLAN

GENERAL NOTES

1. **POTABLE WATER.** A 16-INCH POTABLE WATER MAIN IS LOCATED ALONG THE US 441 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF US 441. THE WATER MAIN WILL CONNECT A 12-INCH WATER MAIN IN PROGRESS PARK TO CREATE A LOOPED SYSTEM.
2. **SANITARY SEWER.** AN EXISTING FORCE MAIN IS LOCATED ALONG THE US 441 RIGHT-OF-WAY AND GRAVITY MAINS ARE LOCATED IN PROGRESS PARK TO THE WEST. ONSITE GRAVITY MAINS WILL CONNECT TO A PROPOSED LIFT STATION LOCATED WITHIN PROGRESS PARK COMMON AREA. THE LIFT STATION WILL CONNECT TO A GRAVITY MAIN IN PROGRESS PARK.
3. **STORMWATER MANAGEMENT FACILITIES.** STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, FOCUSED IN THE SITE'S LOW AREA. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
4. **PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD PLAN APPROVAL. IMPACT CALCULATIONS HAVE BEEN PREPARED IN THE ASSOCIATED JUSTIFICATION REPORT TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS.

11801 Research Dr. | Alachua, FL 32615
(352) 331-1976 | www.nv5.com
EBR#29065
NV5

SCALE: 1" = 300'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
SUBMITTAL – PD REZONING, AUGUST 29, 2024
RESUBMITTAL – PD REZONING, OCTOBER 10, 2024
RESUBMITTAL – PD REZONING, FEBRUARY 11, 2025

CLIENT: SAM FELASCO RESEARCH VENTURES LLC

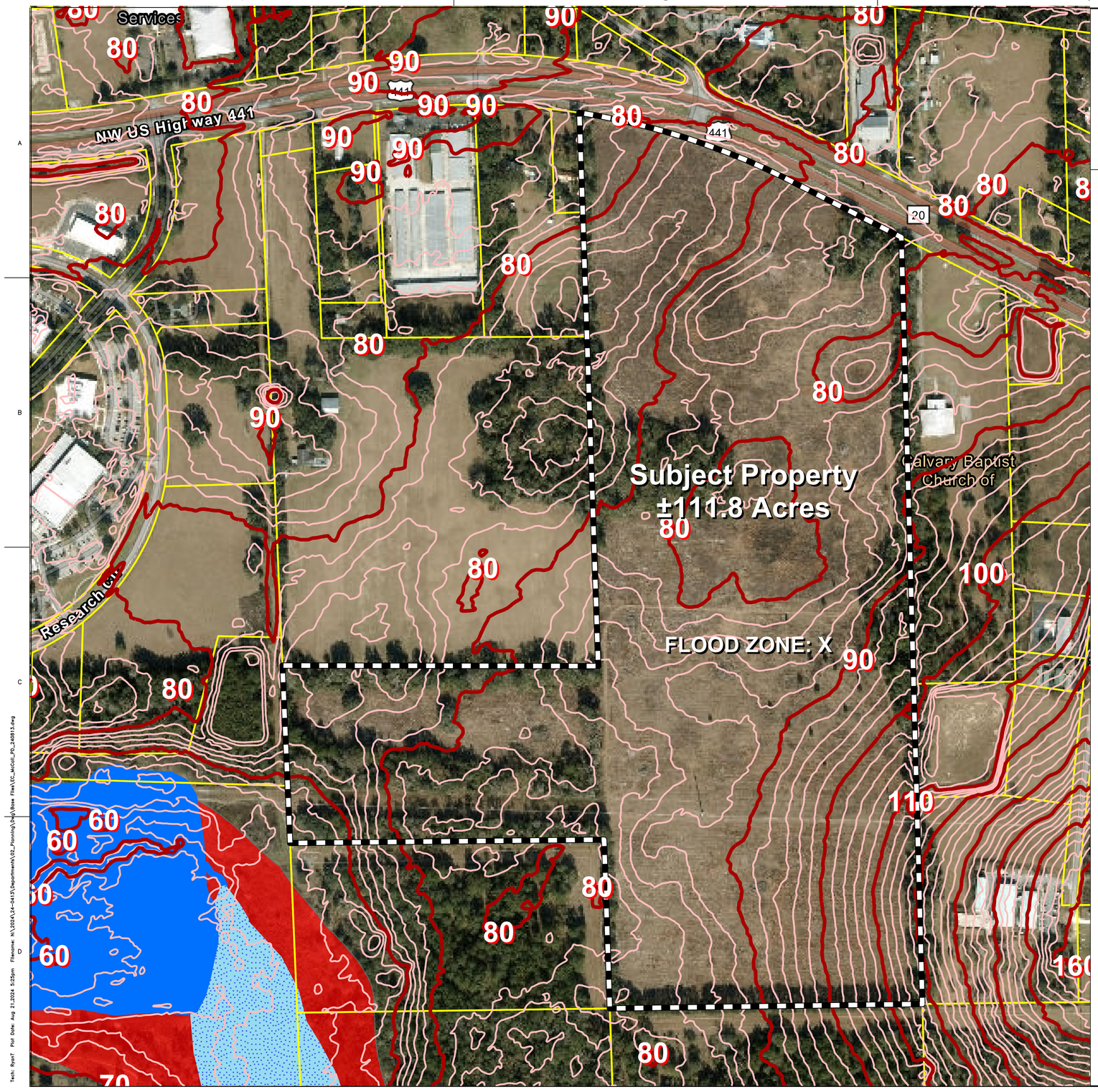
PROJECT: THE HAMMOCK PLANNED DEVELOPMENT

SHEET TITLE: PD UTILITY PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 24-0413.03

SHEET NO.: 2 of 3

Tech: RyanT Plot Date: Feb 11,2025 5:00pm Filenames: N:\2024\24-0413\Departments\02_Planning\Dwg\Base Files\UP_McColl_PD_25021.dwg



THE HAMMOCK
PLANNED DEVELOPMENT
EXISTING CONDITIONS PLAN

GENERAL NOTES

1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.

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

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

SCALE: 1" = 200'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY

CONSTRUCTION/AS REVISIONS:

SUBMITTALS:
SUBMITTAL - PD REZONING, AUGUST 29, 2024

CLIENT: SAN FELASCO RESEARCH VENTURES LLC

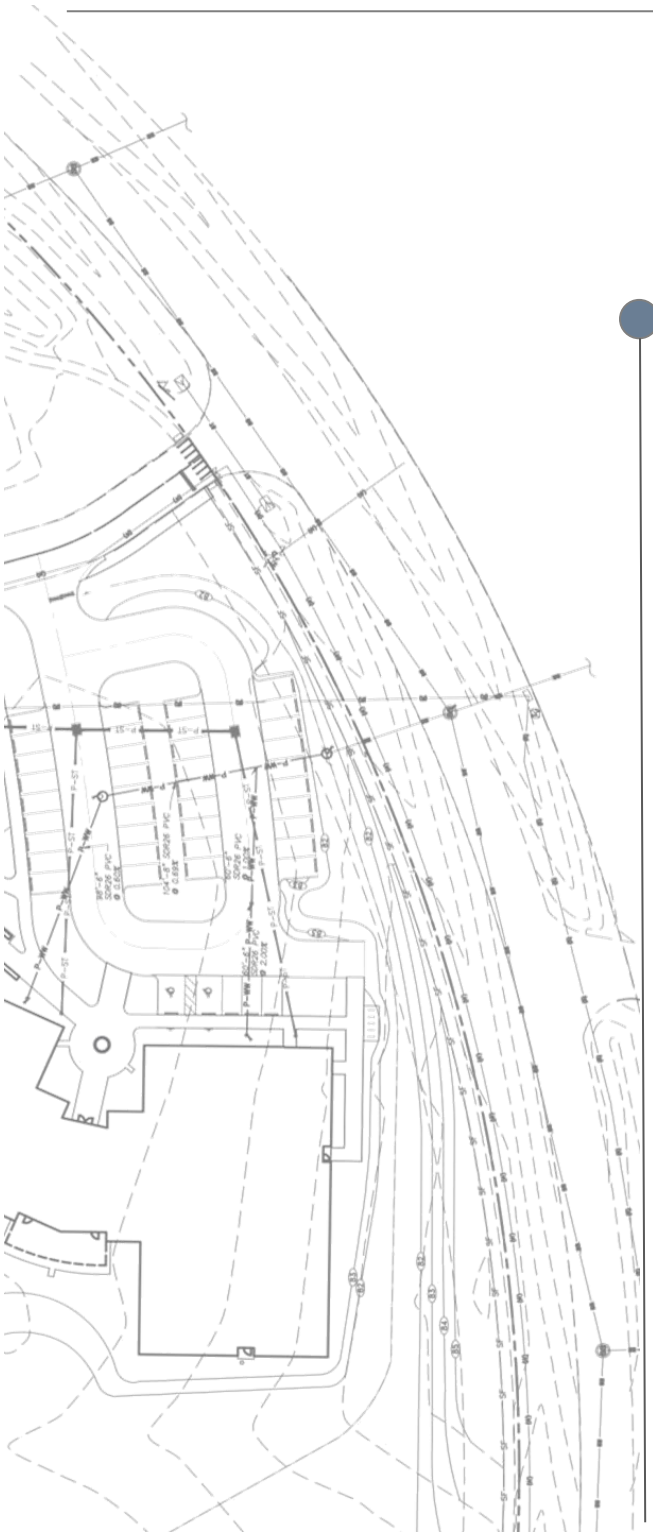
PROJECT: THE HAMMOCK PLANNED DEVELOPMENT

SHEET TITLE: PD EXISTING CONDITIONS PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 24-0413.03

SHEET NO.: 3 of 3

Tech: RyanT Plot Date: Aug 21,2024 5:25pm FName: N:\2024\24-0413\Deptmtwork\02_Planning\Civil\Base Files\02_AeCol_PD_240813.dwg



THE HAMMOCK

Rezoning – 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 Rezoning.docx

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5. **Deed, Property Appraiser Datasheets, and Tax Records**
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7. **Justification Report**
8. **Public School Student Generation Form**
9. **Map Set**
10. **PD Plan Set: PD Master Plan, Existing Conditions Plan, and Utilities Plan**

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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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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

CHW Professional Consultants

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
Table of Contents

1. Response Letter
2. Rezoning 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
10. PD Plan Set: PD Master Plan, Existing Conditions Plan, and Utilities Plan

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)

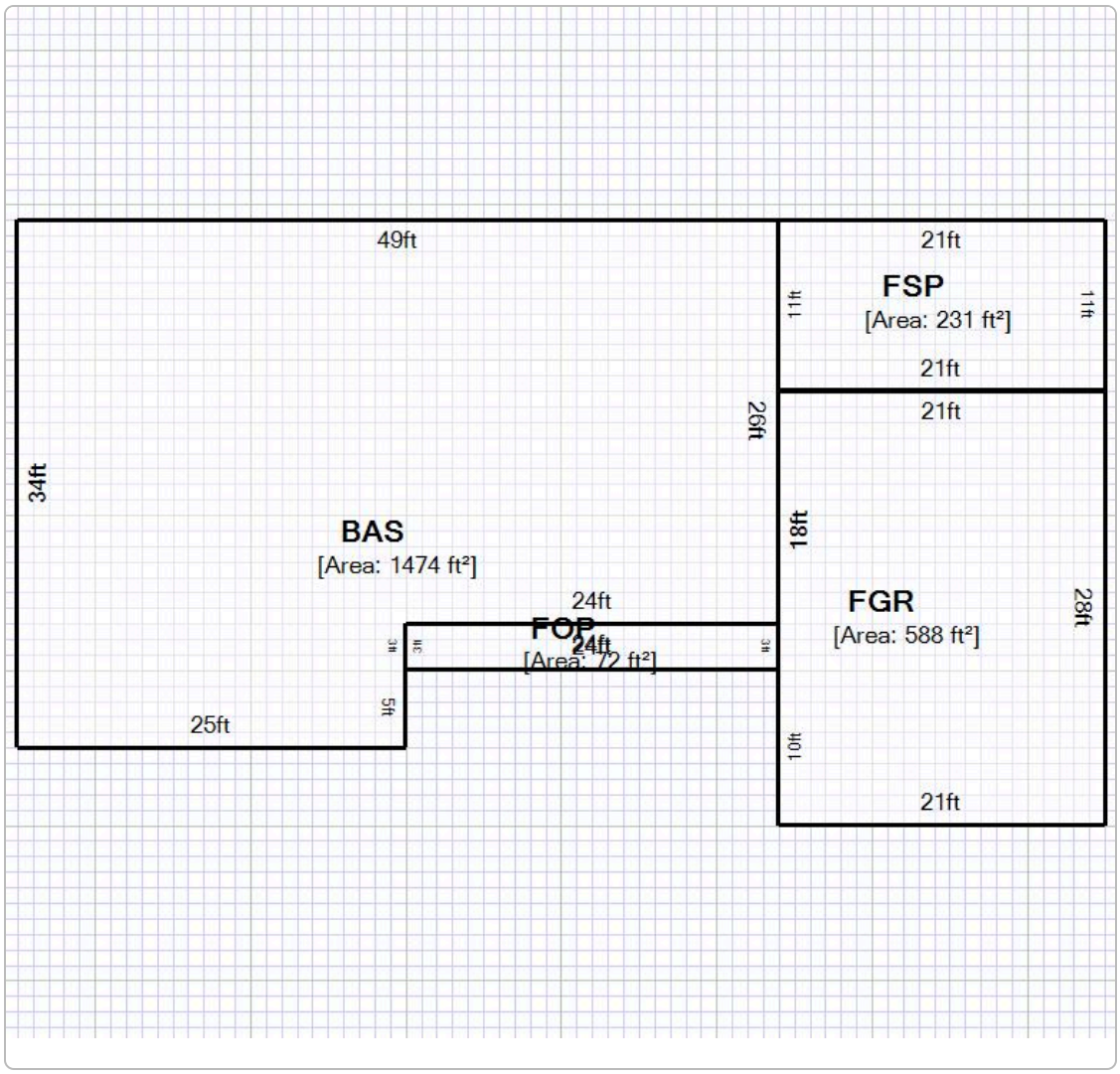
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

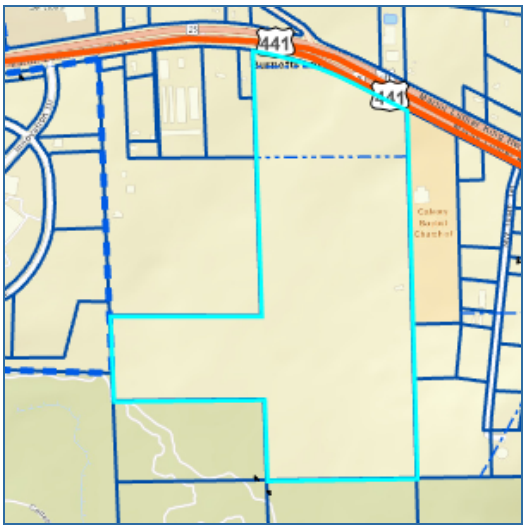
Permit Number	Type	Primary	Active	Issue Date	Value
07-10998	SERVICE UPGRADE	Yes	No	4/25/2007	$500
7720	MECHANICAL	Yes	No	2/21/2001	$1,000
96-00000	OVER THE COUNTER INSPECT	Yes	No	10/30/1996	$0
95-00000	OVER THE COUNTER INSPECT	Yes	No	1/25/1995	$0

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

Application Package
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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

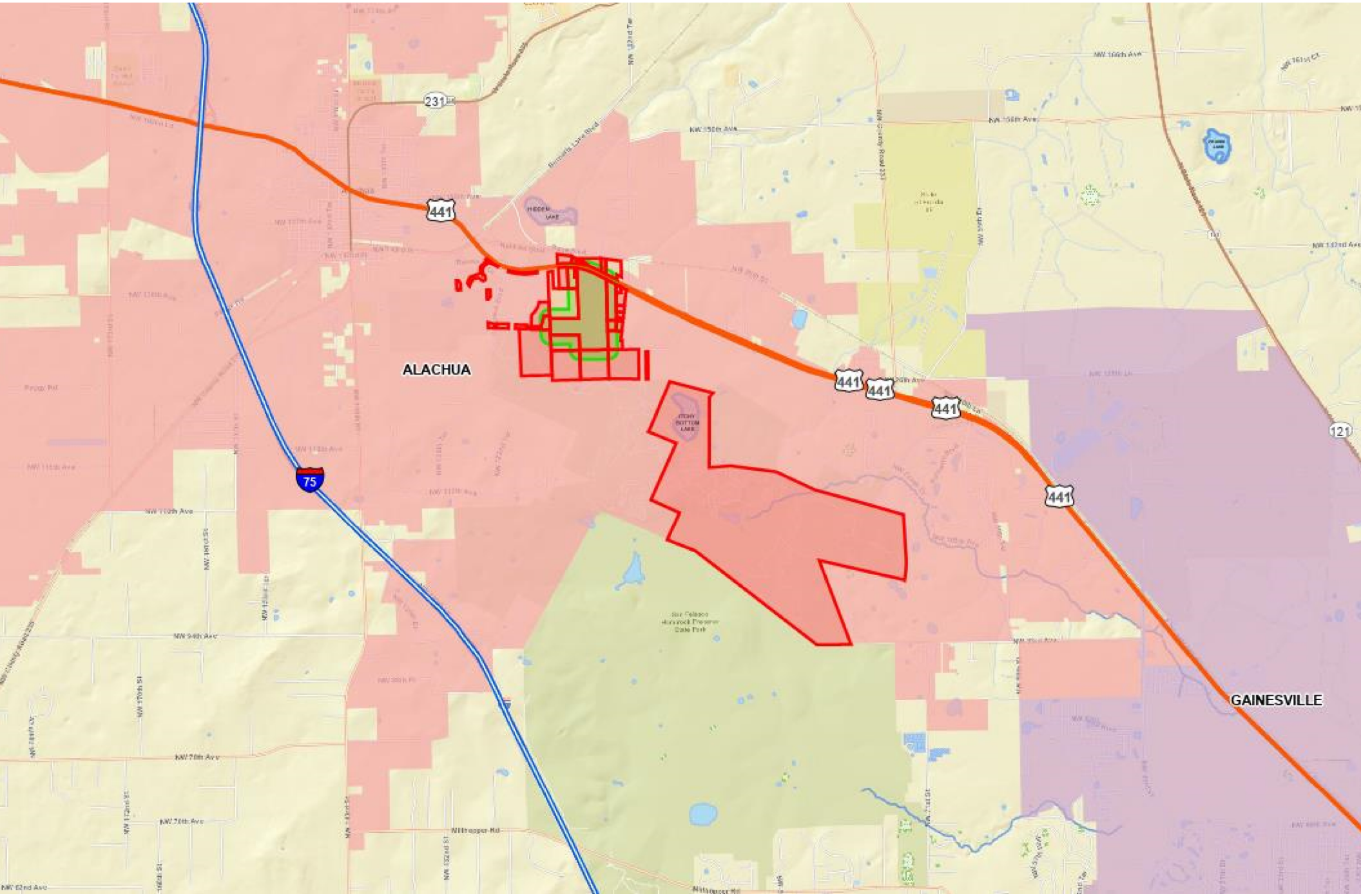
Date:	14 August 2024
Time:	6:00 PM
Location:	CHW Office, 11801 Research Drive, Alachua, FL, 32615
Contact:	Gerry Dedenbach, AICP 11801 Research Drive Alachua, FL 32615 (352) 331-1976 CHW-Live@NV5.com

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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Neighborhood Meeting Materials

Workshop Presentation

The Hammock

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

CHW
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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

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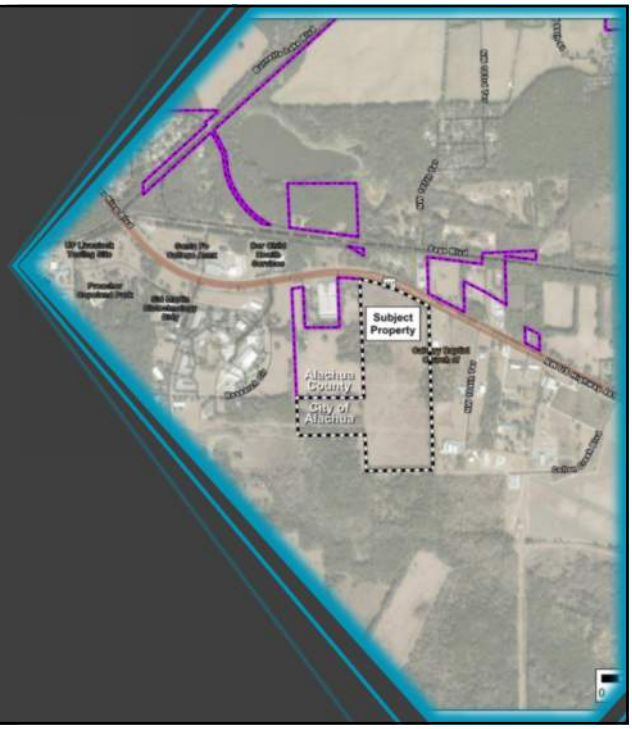
REQUEST:

- 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)**



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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

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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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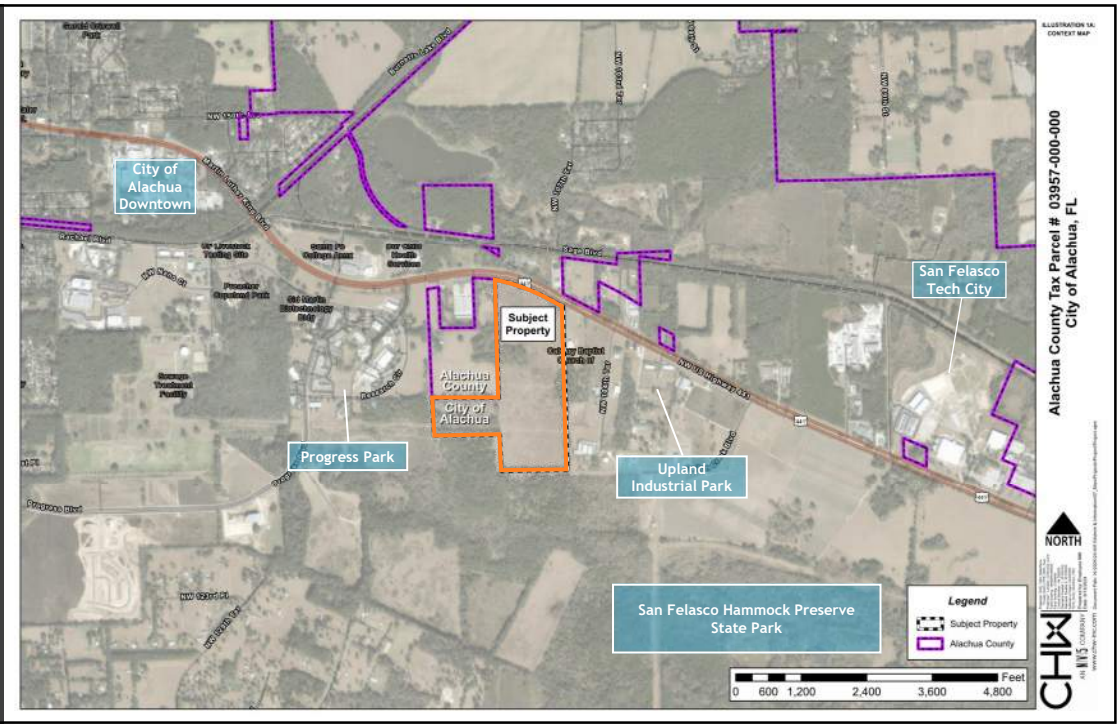
Context Map



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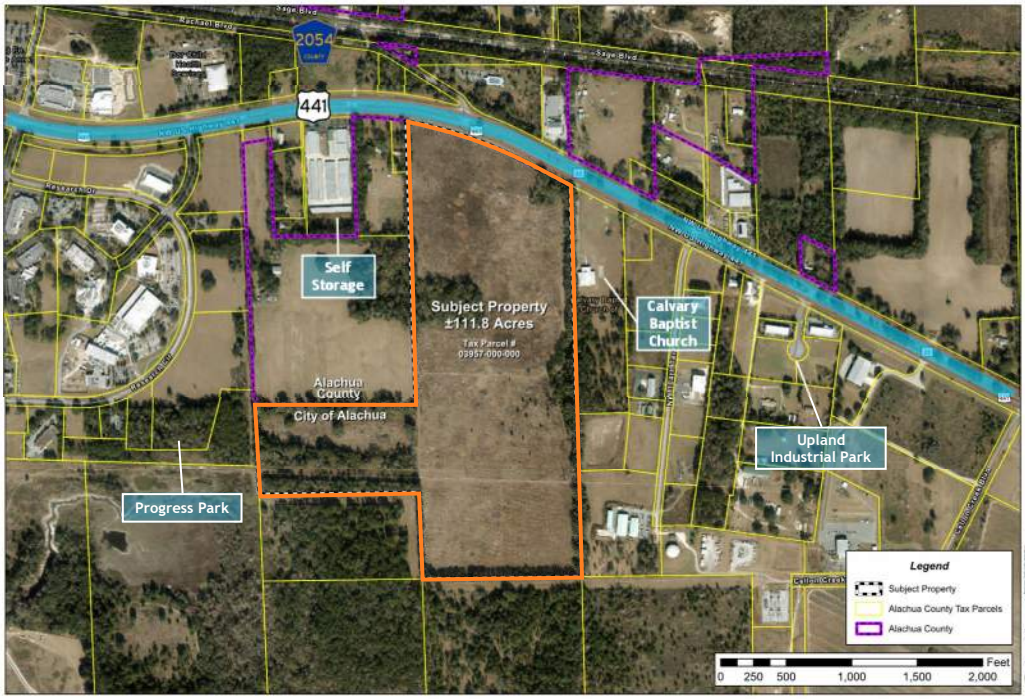
Aerial Map



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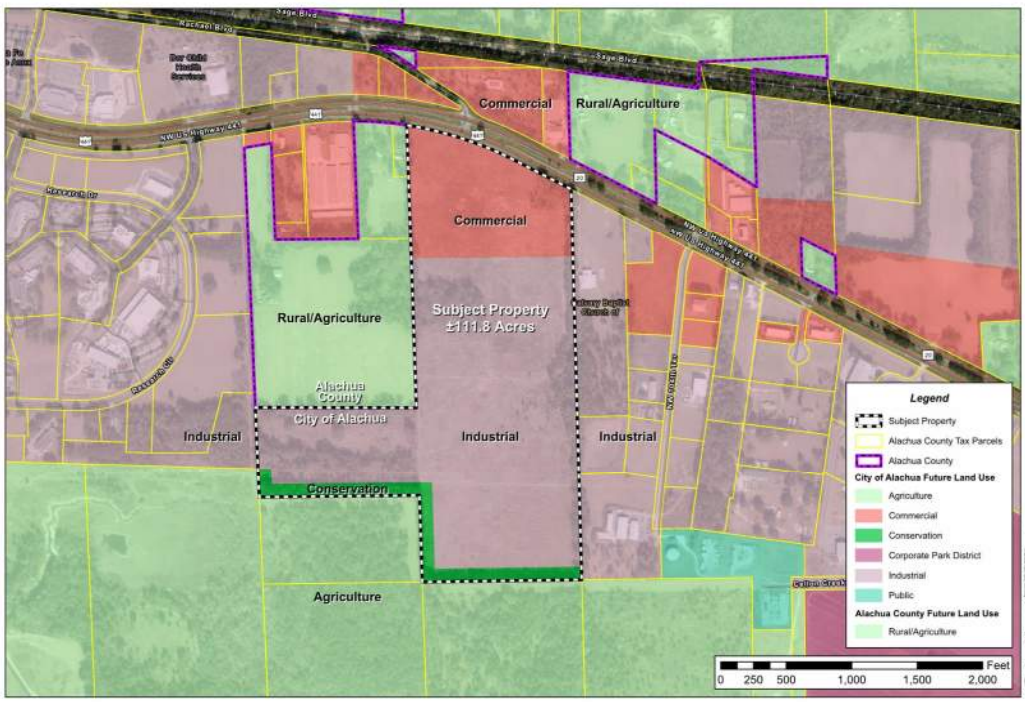
Existing Future Land Use Map

FLU:
Commercial;
Industrial;
Conservation



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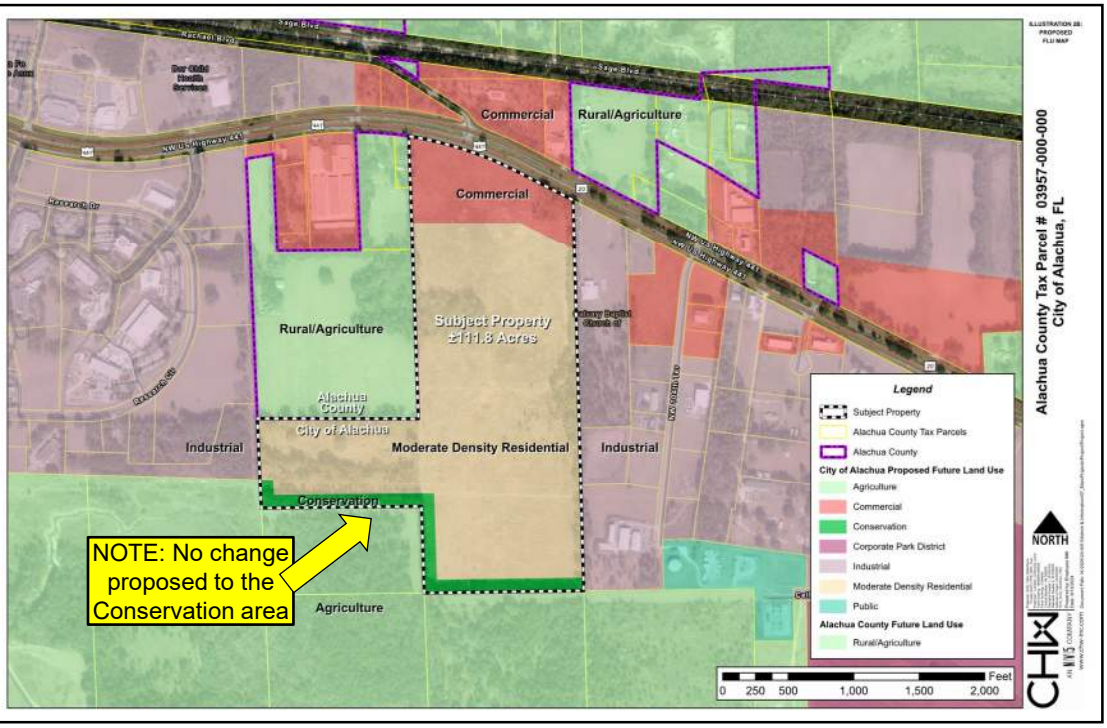
Proposed Future Land Use Map

Proposed FLU: Commercial; Moderate Density Residential;& Conservation

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



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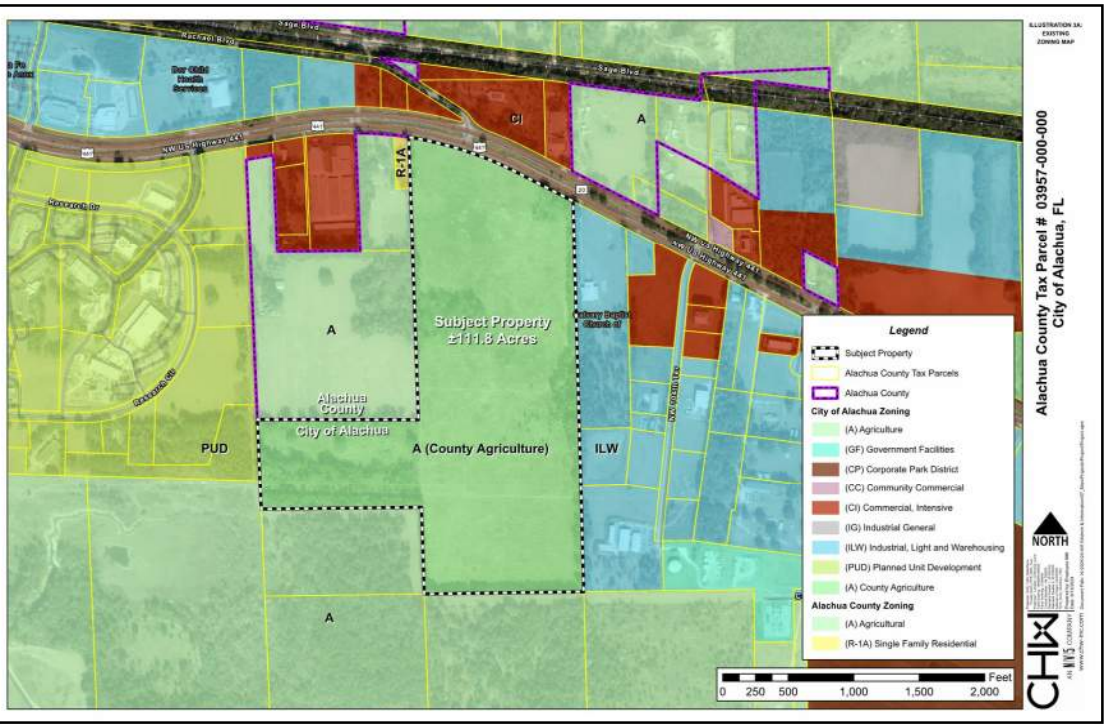
Existing Zoning Map

Zoning: Agriculture

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



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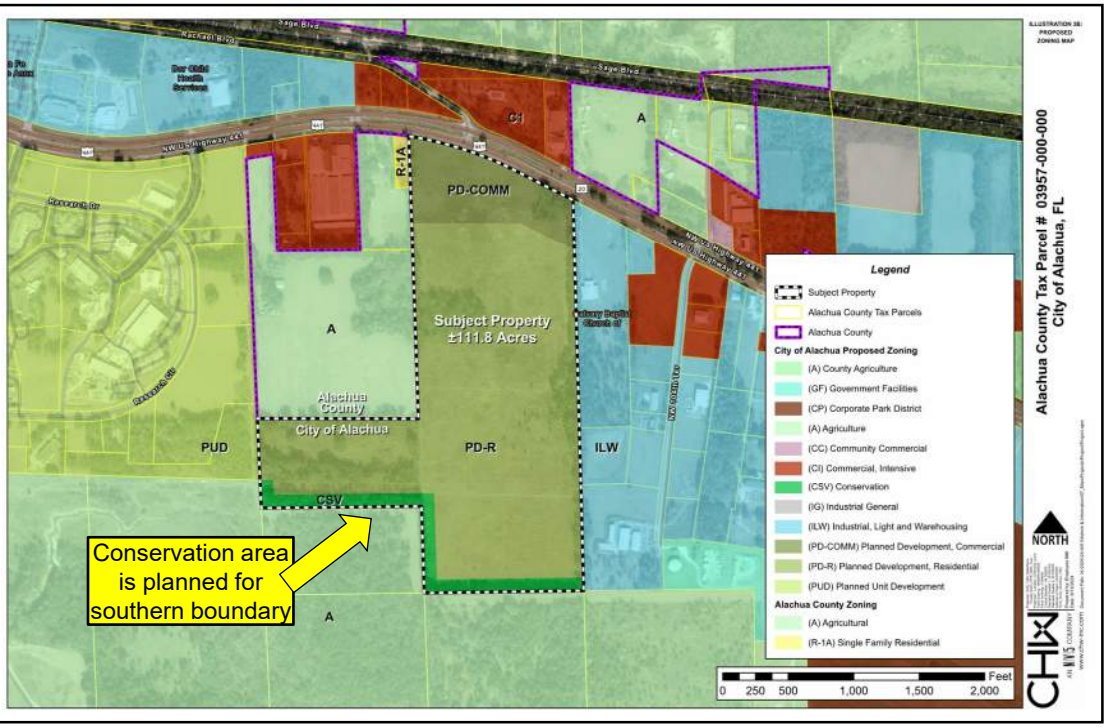
Proposed Zoning Map

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



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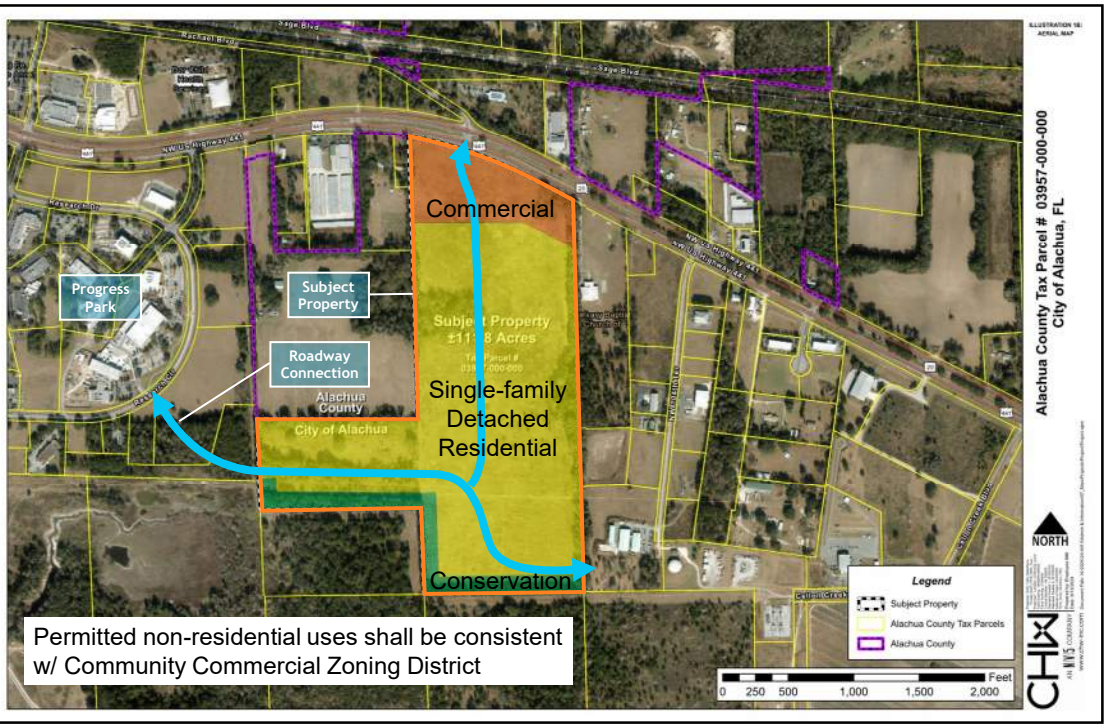
Concept

Proposed Entitlements:

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



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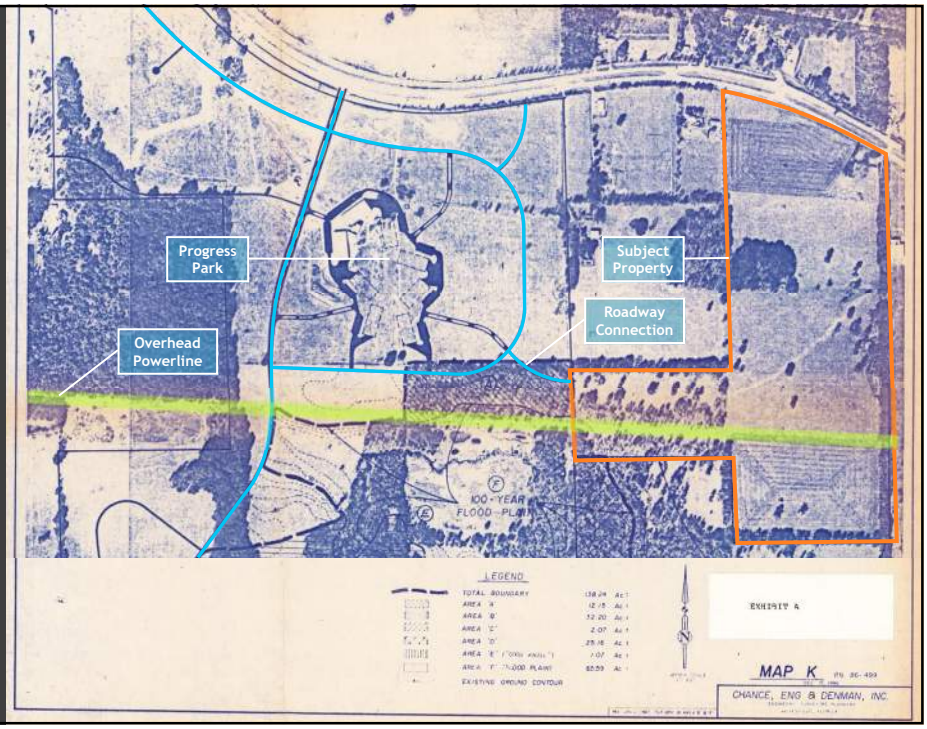
Progress Center Development of Regional Impact (DRI) Map K (Master Plan)

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



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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			
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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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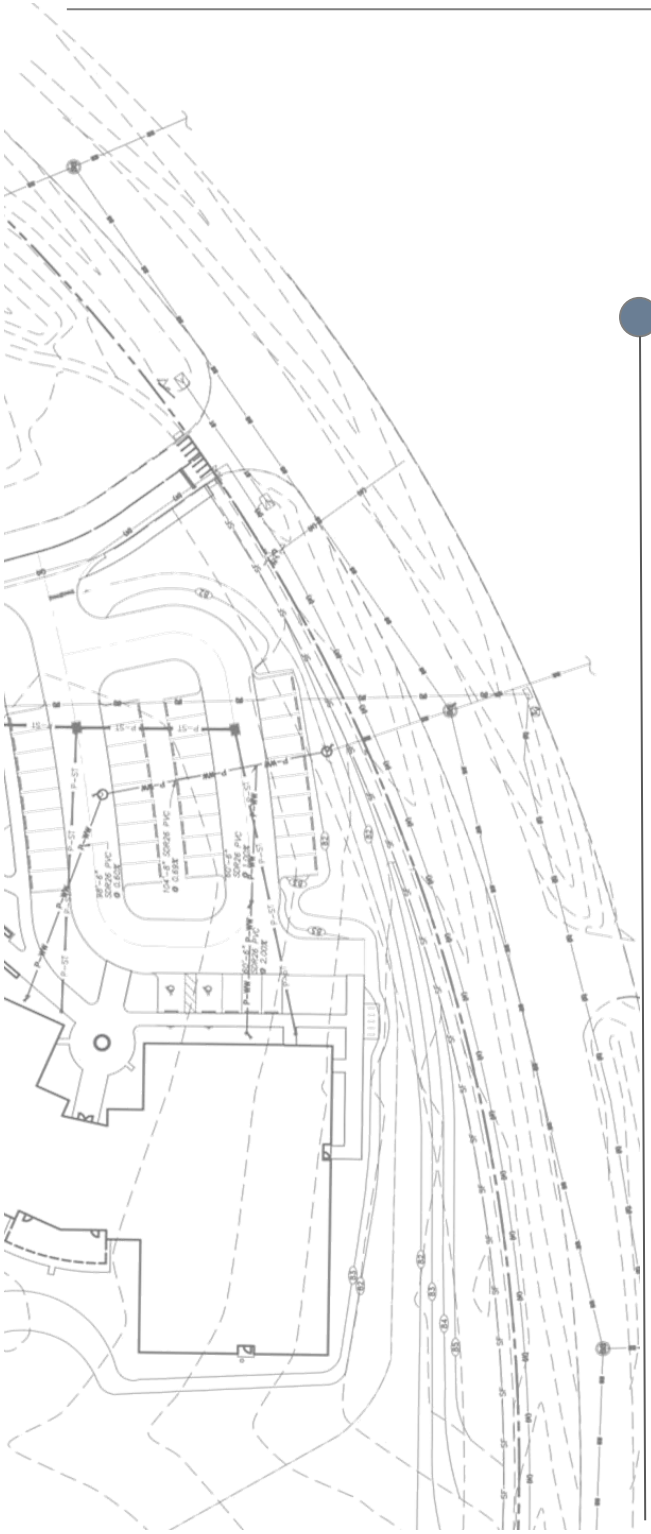
1. Response Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. **Justification Report**
8. Public School Student Generation Form
9. Map Set
10. PD Plan Set: PD Master Plan, Existing Conditions Plan, and Utilities Plan



THE HAMMOCK

Rezoning – Justification Report

~~August 29, 2024~~

RESUBMITTED July 22, 2025

Prepared for:
City of Alachua
Planning and Community Development Office

Prepared on behalf of:
San Felasco Research Ventures, LLC

Prepared by:
NV5, inc. (FKA CHW, Inc.)

PN# 24-0413
N:\2024\24-0413\Departments\02_Planning\Reports\Justification Report\RPT 250722 The Hammock Rezoning.docx

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1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning and Community Development Director
From: Gerry Dedenbach, AICP+LEED AP, CHW, Vice President of Infrastructure Florida
Date: ~~August 29, 2024,~~ RESUBMITTED July 22, 2025
Re: The Hammock Rezoning 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…

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. ***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…
Existing Density/Intensity: Density: N/A Intensity (Commercial): ±23.05 ac * 0.5 FAR = ±502,029.00 sf Intensity (Industrial): ±81.31 ac * 50% Max Building Coverage = ±1,770,931.80 sf Intensity (max. allowed): ±2,272,960.80 sf	**Proposed Density/Intensity:** Density: Total Units Requested: **340 du** 340 du / ±89.80 ac = **±3.8 du / ac** Intensity (Commercial): Total Requested: **±150,000 sf**
Net Change Approval of this application will result in a potential net increase of **±340 net dwelling units** and a decrease of **±2,122,960.80 sf** of non-residential uses compared to what is currently allowed by the onsite FLU classifications.	

2. STATEMENT OF PROPOSED CHANGE

This Rezoning application requests to change the City of Alachua zoning designation on ±111.24 acres of land in the City of Alachua, Florida (Alachua County Tax Parcel 03957-000-000) ("Subject Property"). This application proposes rezoning from Agriculture (A) (County) zoning to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-Comm), and Conservation (CSV) zoning. 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.

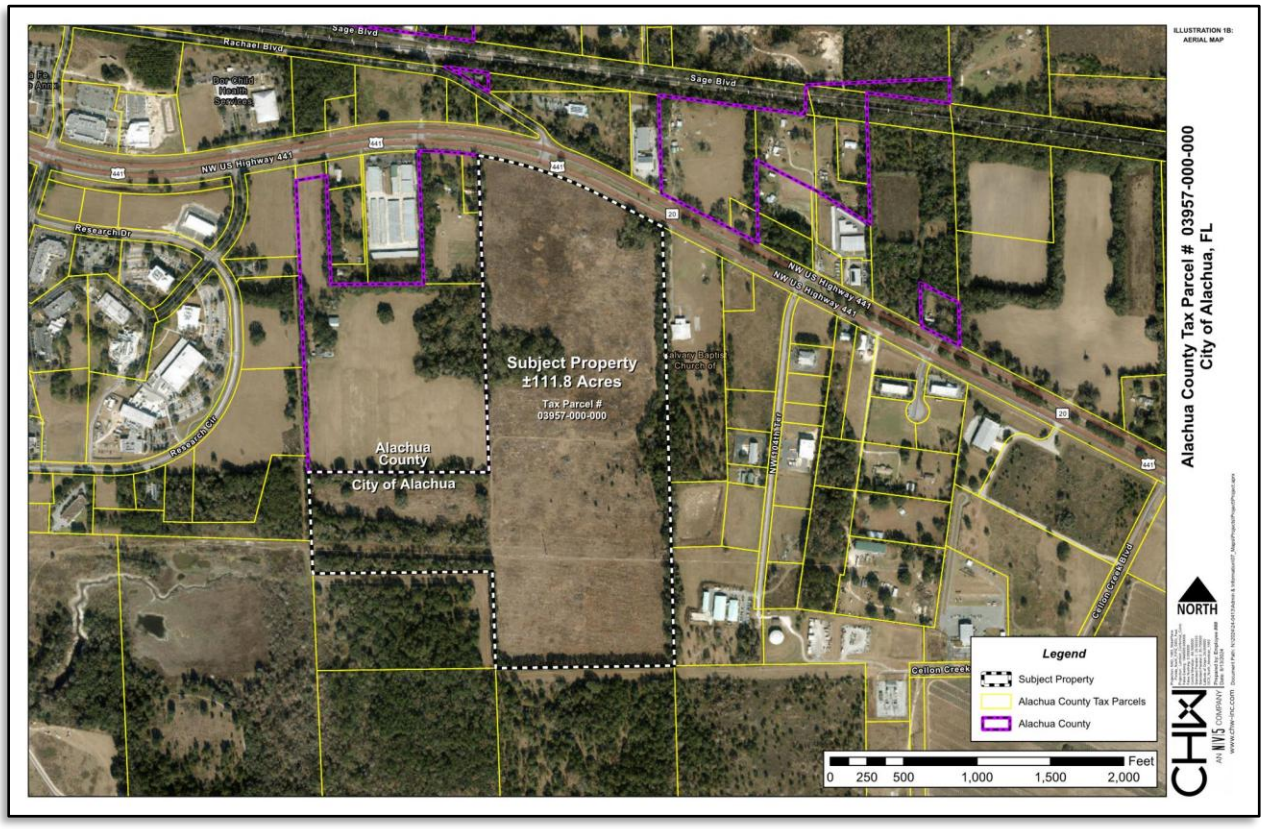

Figure 1: Aerial Map

This request is submitted as a companion to a Large-scale Comprehensive Plan Amendment (Ls-CPA) to amend the site's future land use (FLU) classifications from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation. The intent of these applications is to allow for a master planned development, inclusive of single-family detached dwelling units and commercial space while preserving conservation area. These zoning districts will be in accordance with the proposed FLU categories.

There are no changes to the site's existing Conservation FLU designation. In fact, this rezoning application will further ensure the conservation area remains in perpetuity with the added protection of the requested Conservation zoning district designation.

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 Future Land Use and Zoning 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)

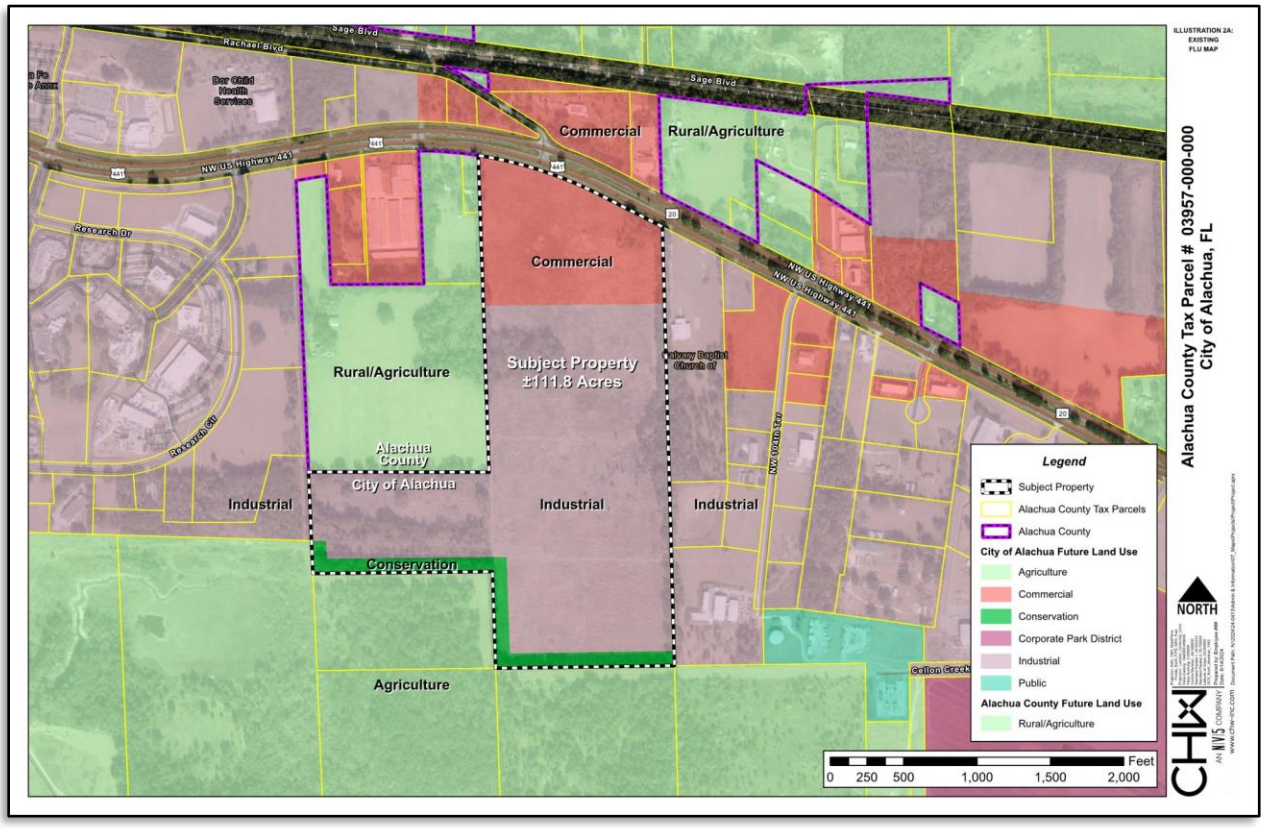

Figure 2: Existing Future Land Use Map

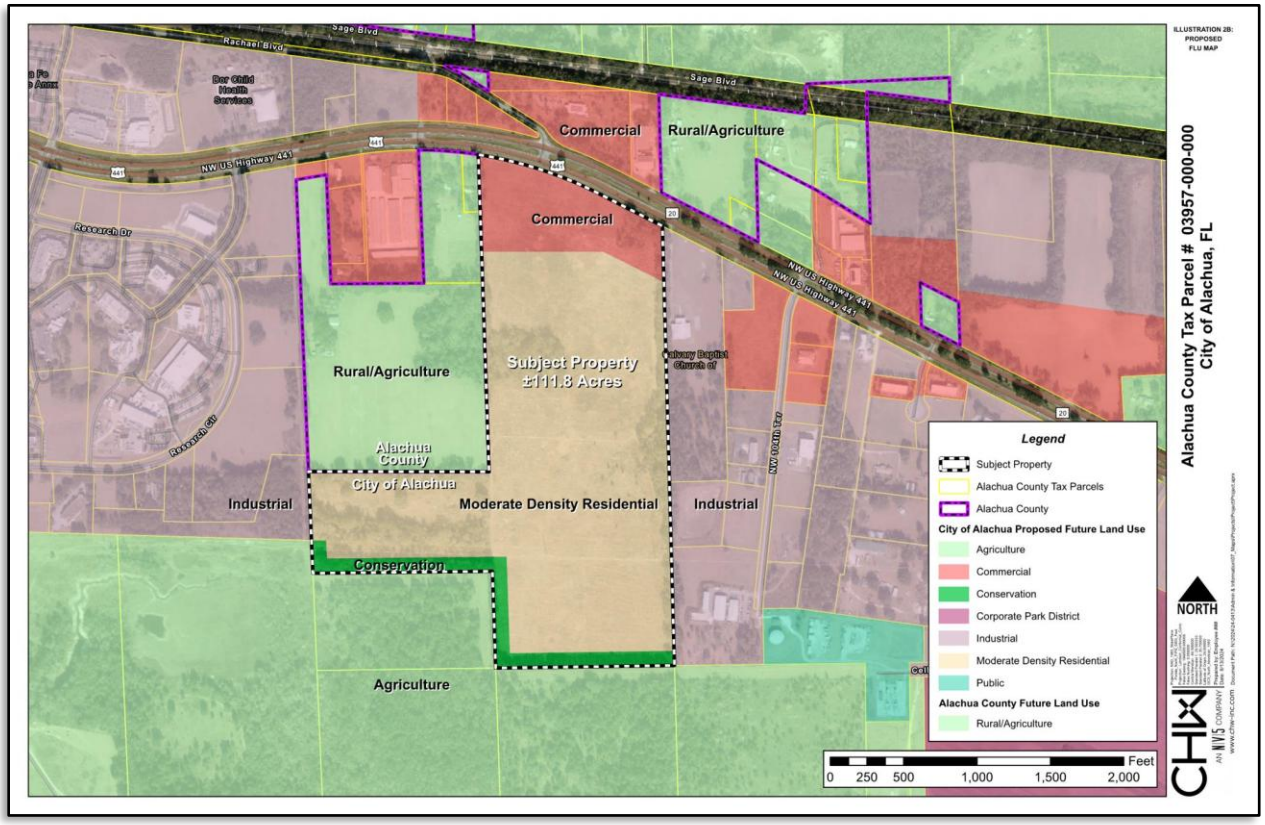

Figure 3: Proposed Future Land Use Map

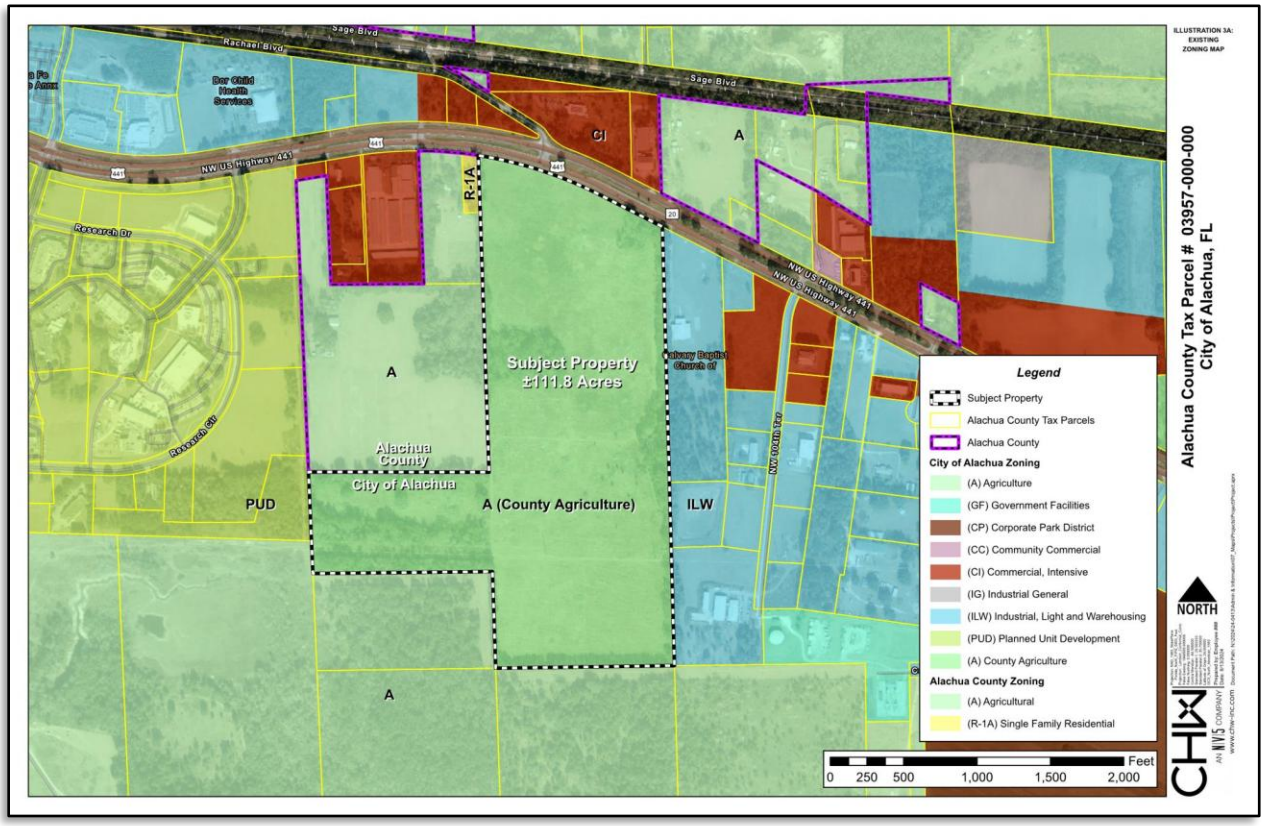

Figure 4: Existing Zoning Map

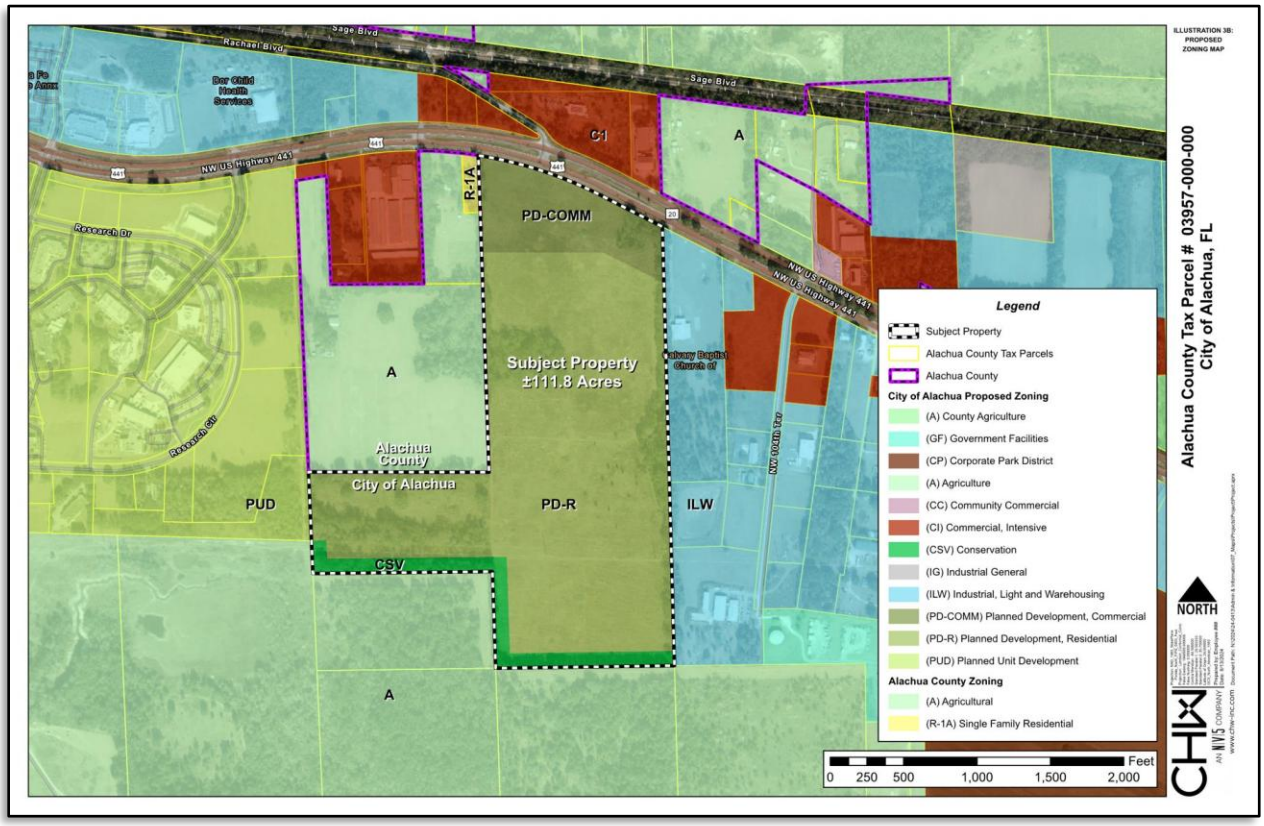

Figure 5: Proposed Zoning Map

3. IMPACT ANALYSIS

This Rezoning application requests to change the ±111.24-acre site's existing zoning designation from A to PD-R, PD-Comm, and CSV. The application in its entirety requests the following entitlements:

- 340 single-family dwelling units
- 150,000 square feet of non-residential building coverage

Non-residential development on the PD-COMM portion of the Subject Property will not exceed ±150,000 total square feet, in accordance with the proposed PD conditions.

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).

Roadways / Transportation

Table 2. Trip Generation Table

McCall Tract Development - Trip Generation										
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.

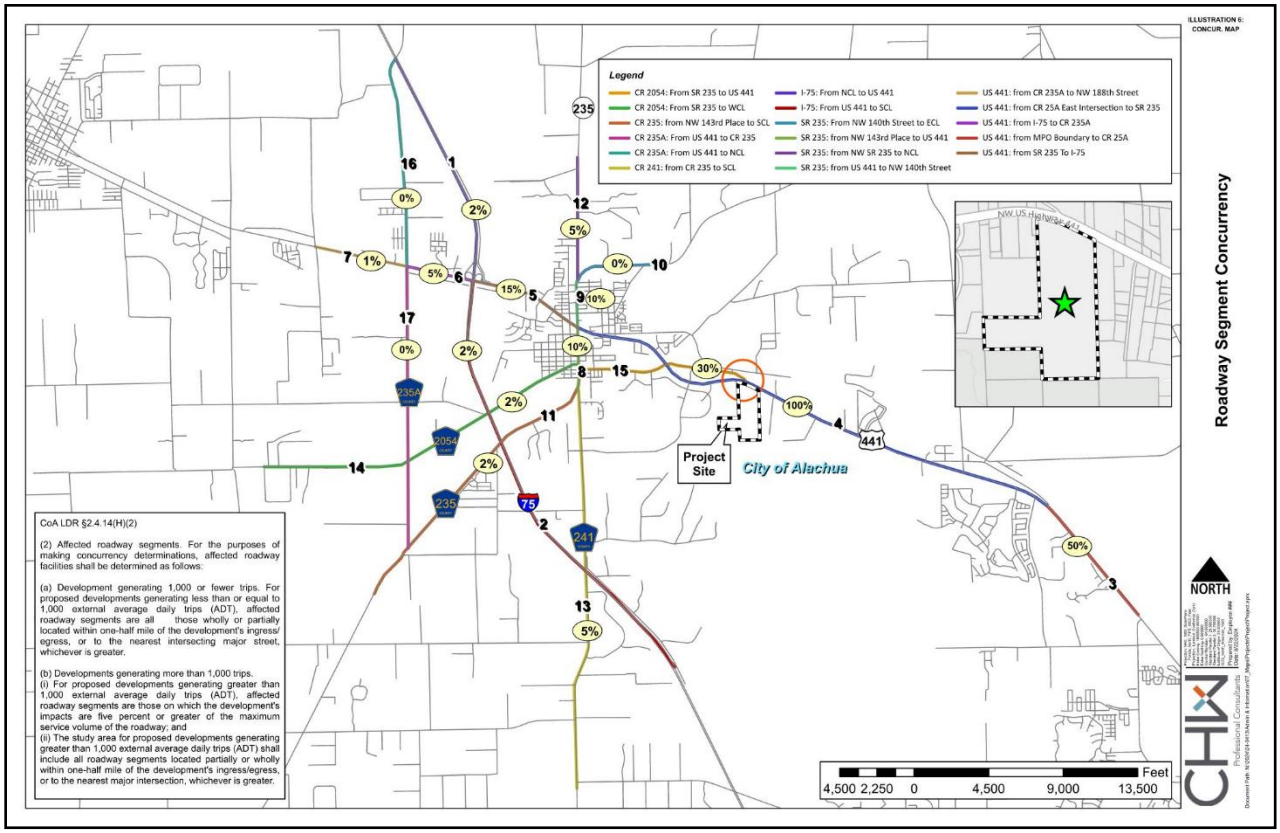

Figure 6: Projected Trip Distribution Map

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.

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 / sq. ft. of floor space*
            - *150,000 sq. ft. * 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.*

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 Rezoning applications. 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 / sq. ft. of floor space*
            - *150,000 sq. ft. * 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.

Per Community Facilities Element Policy 1.1.d the existing demand and reserve capacity of the wastewater 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 Rezoning applications. Any future application for a site plan or final PD plan must demonstrate sufficient wastewater 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.

The City of Alachua also requires all rezoning applications involving residential developments to include an estimated potential recreational impacts analysis.

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 Rezoning 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

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 Rezoning application requests Planned Development Commercial (PD-Comm), Planned Development Residential (PD-R), and Conservation (CSV) zoning on the Subject Property. The intent of this application is to allow for a master planned development, inclusive of single-family detached dwelling units and commercial space while preserving conservation area. These zoning districts implement and are in accordance with the City of Alachua's Future Land Use (FLU) categories.

This Rezoning request is submitted as a companion to a Large-scale Comprehensive Plan Amendment (Ls-CPA) to amend the site's FLU classifications from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation.

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 Rezoning and companion Ls-CPA 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 Rezoning 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.

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 requests application of City's Conservation zoning on the ±7.40 acre portion to better align the zoning with intended future use.

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 maximum proposed 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 is allowed in the City's Moderate Density Residential FLU category. The proposed PD-R zoning, 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 classifications.

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 ±14.04-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 of 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 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 Rezoning 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 Rezoning 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 Rezoning 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. CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's Land Development Regulations (LDR). Language from the LDR is provided in normal font, and the consistency statements are provided in **bold** font.

2.4.2. Site specific amendments to Official Zoning Atlas

(E) Standards for site-specific amendments to the Official Zoning Atlas. The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:

(1) Competent substantial evidence provided. The applicant has provided competent substantial evidence that is made part of the record of the hearing thata)

(a) Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all pertinent City of Alachua Comprehensive Plan Goals, Objectives, and Policies. In addition, the proposed rezoning Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-Comm) implement the site's Future Land Use Element (FLUE) requirements and Future Land Use Map classification.

The Subject Property's proposed PD-R and PD-Comm zoning districts are aligned with the Vision Element, as contained and defined in the City's Comprehensive Plan.

(b) *Consistent with ordinances.* The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Section 5 of this Report demonstrates the application is consistent with all relevant City LDR Sections and the Code of Ordinances. Items applicable to this proposal have been addressed in the following pages to ensure the proposed rezoning is consistent with the standards discussed within both City of Alachua documents.

(c) *Logical development pattern.* The proposed amendment would result in a logical and orderly development pattern.

The Subject Property is located on the US Highway 441 corridor, proximate to both residential and nonresidential uses. The proposed PD-R and PD-Comm zoning blend implements a logical site layout, placing commercial opportunity along the major highway corridor and at the entry to the proposed neighborhood, consisting of moderate-density residential development interior to the site. This urban development pattern is recognized in many locations throughout the City of Alachua.

The density gradient created is a logical and orderly development pattern, with density decreasing as one moved away from the US Highway to the State Park, which is effectively a planning transect approach upon the Property.

The PD zoning districts also allow for logical transportation development patterns via the master planning mechanism. The development to follow approval of this request will be

master planned with internal connections to the West and East to facilitate multimodal transportation, where available. This planning will also include future utility connections.

(d) *Premature development.* The proposed amendment will not create premature development in undeveloped or rural areas.

This application does not create premature development, as development exists in all directions, excepting the State Park immediately south of the site. Instead, this amendment allow for orderly development along a major corridor consistent with existing and planned development throughout the context area.

Adjacent to the Subject Property's PD-R portion are the existing employment centers such as Progress Park and Upland Industrial Park, along with smaller residential areas. There are other residential areas developing within a mile of the proposed site.

The Subject Property's US 441 Highway frontage provides easy access to an array of nonresidential developments, including hundreds of businesses along the US 441 corridor, and businesses within the City of Alachua's downtown and others. Additionally, the PD zoning districts ensure multimodal connectivity across the City.

Lastly, development on the Subject Property would not constitute premature development, due to its proximity to existing utility infrastructure, residential development, and nonresidential opportunities.

(e) *Incompatible with adjacent lands.* The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

The Subject Property is located on US 441. Adjacent and nearby land uses include agricultural lands, industrial uses, single-family residential development, and commercial uses. Adjacent and nearby zoning districts provide similar urban patterns as proposed, with Commercial Intensive (CI) zoned property to the Subject Property's north, and land zoned for single-family residential to the Subject Property's west and in the context area.

The three zoning districts proposed; PD-R, PD-Comm, and CSV will implement the Subject Property's underlying FLU categories, seamlessly blending sites allowed uses in a harmonious pattern with existing adjacent lands. The delineation of two PD districts will focus commercial development near the higher-intensity US 441 corridor and focus single-family residential development to the south proximate to adjacent residential areas. The CSV district creates a complimentary 100 ft. buffer between the residential neighborhood and the State Park. This density and intensity gradient across the site further ensures compatibility across the Subject Property to neighboring lands.

Additionally, land use areas and buffers are placed strategically on the PD Master Plan to create compatibility with surrounding properties. Buffers and open space areas are proposed on portions of the property abutting existing agricultural land. These added compatibility measures will ensure minimal change to area residents' quality of life.

(f) *Adverse effect on local character.* The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

The proposed amendment will not adversely affect the character of the general area by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Potential traffic impacts are defined in greater detail in Section 3 of this Report.

The densities and intensities of the two (2) proposed PD zoning districts are in accordance with the Subject Property's underlying FLU categories, ensuring alignment with the City's long-term vision and character of and for the area.

Building height and bulk are defined in the PD standards. These standards are compatible with the underlying FLU categories and the development pattern established by nearby residential and non-residential area, which include land zoned RSF-1, RSF-4, and A. Additionally, the PD includes buffers and open space on portions of the Subject Property abutting existing Agricultural lands, furthering compatibility.

No nuisances will be caused by the proposed development. The proposed site's layout upon the Subject Property places commercial uses on US 441, and places compatibly-scaled residential uses in areas that abut other low density uses.

Approval of this application for PD-R and PD-Comm zoning will not generate traffic, uses, noise, or lighting unlike what currently exists within the context area in the City.

(g) *Not deviate from pattern of development.* The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

The Subject Property area proposed for PD-R abuts existing residential development and land with single-family residential zoning on the west. The proposed PD-R uses are exclusively single-family detached dwelling units and complementary amenities. Development within the Subject Property's PD-R portion will complement the City's established development pattern. A range of single-family detached lot sizes is possible and the City's established residential scale and character will be maintained.

The Subject Property area proposed for PD-COMM abuts US 441 and is across the US Highway's Right-of-Way from land zoned CI. The nonresidential uses proposed within the PD-Comm area align with those permitted in the CI zoning district and throughout the context area. Commercial development within the Subject Property's US 441 frontage will continue the established pattern of placing nonresidential opportunity on this major thoroughfare.

Overall, the uses permitted by the proposed amendments will complement, rather than deviate from, the established and allowed development pattern by facilitating the realization of the site's underlying FLU classifications and yielding a mixed-use development compatible both with its residential neighbors and abutting major employment centers, commercial offerings, and service businesses along the US 441 Highway throughout the City of Alachua.

(h) *Encourage sprawl.* The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

The proposed amendment will not encourage urban sprawl, as it's within a city.

The PD mechanism allows for a cohesive, master planned development form across the property, taking into consideration existing area character and the densities and intensities prescribed by the City's Comprehensive Plan. The result will not be strip or ribbon commercial development, nor leapfrog development. Rather, the site will be well-planned, cohesive, interconnected, multi-modal mixed-use development.

Rather than resulting in low-density single dimensional development, the inclusion of both the PD-R and PD-Comm districts within the Subject Property creates a mixed-use development form, like many other established City of Alachua communities.

(i) *Spot zoning.* The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

The proposed amendment will not result in the creation of an isolated zone district. The proposed amendment creates a zoning district highly related to surrounding context area. The Subject Property's portion proposed for the PD-R zoning district abuts property in Alachua County's R-1A zoning district, and residentially platted agricultural property. The Subject Property's portion proposed for the PD-Comm zoning district abuts US 441 and is across the street from property zoned CI.

Additionally, the Subject Property is ±111.24 acres. The Subject Property's size, combined with the fact it will be developed in accordance with the proposed PD-R and PD-COMM conditions, precludes the risk of spot zoning.

(j) *Public facilities.* The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

The site is located adjacent to the City of Alachua municipal potable water and sanitary sewer systems. The Subject Property's development will connect to the City's municipal utility system for roads, potable water, wastewater, and other utility needs.

The Subject Property is in the City of Alachua Electric service area.

(k) *No adverse effect on the environment.* The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The proposed amendment will not result in significantly adverse impacts on the natural environment. According to current Federal Emergency Management Agency's (FEMA) data, no floodplain areas exist within the property. According to current National Wetlands Inventory (NWI) data, there are no NWI-delineated wetlands on the property. In addition, onsite soils are highly graded (A/B) conducive to urban development. Onsite stormwater management facilities will respect the site's natural topography by draining to the site's lowest areas.

Noise from the proposed development will not exceed adopted local limits. Noise or lighting generated by onsite commercial uses will not be out of place proximate to US 441, with its high traffic volumes and multiple existing nonresidential uses.

Sec. 3.6. – Planned Development (PD) Districts.
3.6.1 General Provisions

(A) *General Purpose.* The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

1) *Increasing flexibility.* Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

The proposed PD-R zoning is necessary to establish a range of possible single-family dwelling units lot sizes onsite. The proposed PD-COMM zoning is necessary to accommodate a master-planned, traditional neighborhood-supportive nonresidential elements, made possible via a PD. This flexibility in use allocation and diversity is only possible with the PD mechanism.

2) *Greater freedom to provide access, open space and amenities*. Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

The PD mechanism allows for greater freedom to provide and ensure access, open space, and amenities onsite. This PD proposes designating a minimum of 10% of the Subject Property as open space, dispersed across the property. Access will be provided in accordance with pertinent City of Alachua and Florida Department of Transportation (FDOT) standards.

3) *Greater freedom to provide mix of uses and housing types*. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

The PD allows greater freedom to provide a mix of uses and housing types, while the site will provide single-family detached dwelling units. The PD-Comm area will place residents proximate to essential nonresidential offerings and opportunities.

4) *Providing greater opportunity for more efficient land use patterns*. Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

This Subject Property's application requests PD-R and PD-Comm zoning districts so the area can be designed as a unified mixed-use master planned development. The Subject Property's provision of a mixture of residential and nonresidential use promotes efficient uses of the land. The gradient of uses created, with higher-intensity commercial development transitioning to single-family residential development as one continues into the property from US 441, efficiently mixes uses in a manner compatible with the context area. As demonstrated in Table 3 – Trip Generation Table, a degree of internal trip capture is anticipated within the site, demonstrating that some of the needs of residents onsite will be efficiently met by the nonresidential uses provided onsite.

5) *Promoting quality design and environmentally sensitive development through site characteristics.* Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

The proposed PD districts promotes quality design and environmentally sensitive development through the incorporation of open space and landscaping into onsite development. No portion of the Subject Property is within a FEMA flood hazard area nor do any NWI-delineated wetlands exist onsite.

6) *Quality design through density increases.* In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The Subject Property is not seeking a density increase.

(B) *Types of PD districts.* There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

(1) *Planned Development-Residential District (PD-R).* 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.

The intent behind the PD-R portion of this application is to provide residential use types using innovative and creative design elements. The PD-R will provide single-family detached residential development, fashioned in a Traditional Neighborhood Development-type style, akin to other City of Alachua neighborhoods. Open space will be provided in an efficient manner, with a minimum of 10% of the Subject Property overall proposed designated as open space. No commercial uses will be allowed in the PD-R portion of the Subject Property.

(4) *Planned Development-Commercial District (PD-COMM).* 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.

The intent behind the PD-COMM portion of this application is to provide a mixture of retail development in a neighborhood-supportive style, compatible with the underlying Commercial FLU category. There will be no residential use in the PD-COMM area.

3.6.2. *General Standards for all PD districts.*

(A) *Development parameters.* Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

(1) *Master Plan.* The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

The submitted PD Master Plan identifies the general location of land uses and the mix of land uses. A condition proposed in the PD allows a degree of flexibility in land use, provided the overall entitlements and development areas are not exceeded.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

The PD Master Plan requests 340 single-family dwelling units, a complementary amount of residential amenities, and 150,000 sq. ft. of nonresidential development across the Subject Property. The location of these uses is consistent with the Subject Property's underlying FLU designations.

(c) Identifies the general location of open space;

Open space is permitted in all land use areas within the Subject Property. The PD proposes designating a minimum of 10% of the Subject Property as open space. The general location of this open space is demonstrated on the PD Master Plan.

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

As discussed in earlier sections of this report, no environmentally sensitive lands, wildlife habitat, and stream corridors nor significant environmental features such as wetlands, floodplains, waterbodies, or protected species are known within the site.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

The PD Master Plan shows proposed primary internal roadways. Neighborhood streets necessary for dwelling unit connectivity will be delineated in the subdivision process.

(f) Identifies on-site potable water and wastewater facilities; and

There are no on-site facilities at present. The site is located adjacent to the City of Alachua municipal potable water and sanitary sewer infrastructure. The Subject Property will connect to municipal utility systems for potable water and wastewater. The location of utility infrastructure will be based on final engineering design in conjunction with the City of Alachua's Public Services Department.

The Subject Property is in the City of Alachua electric service area.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

As documented in the application, the general location of all public facility sites serving the development, including transportation [the site is located on US Highway 441, with additional collector roads proposed through the property], potable water [abutting the site], wastewater [abutting the site], parks [abutting the site], fire [two miles west of site], police [±2.25 miles west of site], EMS [two miles west of site], stormwater [onsite], solid waste [collected onsite and taken to local landfill] and schools.

(2) *Consistency with the Comprehensive Plan.* The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

As demonstrated in Section 4 of this Report, this application is consistent with the City of Alachua's Comprehensive Plan's applicable Goals, Objectives, and Policies. In addition, the proposed amendment requesting PD-R and PD-COMM is consistent with the site's proposed Moderate Density Residential and Commercial FLU categories.

(3) *Compatibility with surrounding residential areas.* Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

The Subject Property's proposed residential density is in accordance with the Moderate Density FLU designation. Complimentary character will be created by onsite densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting, and built form standards such as height, massing, and scale will complement adjacent development. The Subject Property's residential development will be internal to the site, and designated as PD-R. The development possible in PD-R is compatible in scale and form to the context area.

(4) *Development phasing plan.* If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

The development shall consist of two (2) phases, Developable Area A and Developable Area B, and may be developed according to market conditions. The development may be further divided into smaller units according to the Final PD Plan to create a logical and/or functional development or infrastructure pattern(s). Each phase or unit shall construct necessary utility services and Stormwater Management Facilities to ensure public health, safety, and welfare. The amenity center will be permitted at the same time as residential development or after, but not before.

(5) *Conversion schedule.* The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD

Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan and are consistent with established ranges of conversion set down in the conversion schedule.

No conversion schedule is desired.

(6) *Public facilities.*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Section 3 of this report demonstrates transportation concurrency calculations and there is or will be adequate capacity concurrent with impacts of development on the City's road system.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

As reflected in Section 3 of this report, there is demonstrates adequate capacity available, or will be available concurrent with impacts of development, at the time development occurs to accommodate the development proposed in the PD Master Plan.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As shown in Section 3 of this report, the City of Alachua currently possesses considerable excess acreage for local recreation activities. Additionally, the PD proposes designating a minimum of 10% of the Subject Property as open space, which may include recreational uses. These two (2) items demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As calculated in Section 3 of this Report, local solid waste capacity exists to adequately facilitate the intended residential development's estimated solid waste demands. The Report demonstrates adequate capacity for solid waste is available, or will be available, concurrent with impacts of development to accommodate the development proposed in the PD Master Plan. Approval of this rezoning application will not negatively impact the City's adopted LOS.

(e) The PD Master Plan shall include a stormwater component that 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.

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.

(7) *Planned development agreement.* Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan, including any PD standards.

(b) Conditions related to the approval of the PD Master Plan.

(c) Conditions related to the form and design of development in the PD.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

(e) Provisions related to environmental protection and monitoring.

(f) Provisions addressing concurrency compliance requirements.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

(A) *PD-R, Planned Development-Residential District*

(1) *Minimum area.* A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

The project site is ±111.24 acres which exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

(2) *Uses.* The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Table 4.1-1 of the LDR shows that the intended single-family uses are permitted within the proposed PD-R district. The uses are also consistent with the uses permitted within the site's underlying residential FLU categories. While Table 4.1-1 allows limited nonresidential uses within the PD-R zoning district, this PD proposes to limit development within the PD-R portion of the project site to single family detached, as well as complementary residential amenities.

(3) *Densities/intensities.* The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

This rezoning application requests to change the site's existing zoning designation to PD-R at a density consistent with the subject parcels' underlying Moderate Density Residential FLU, at 0-4 dwelling units per acre.

The 340 dwelling units within the PD-R portion of the Subject Property are well within the allowed density of the underlying FLU classifications, as demonstrated in the calculations below:

- **Moderate Density Residential: ±89.8 acres * 4 du/ac = ± 359 dwelling units**

(4) *Dimensional standards.* The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R district and the scale and character of development in the City. Dimensional standards shall include the following:

Dimensional standards are detailed in the submitted PD Master Plan.

(a) *Minimum dimensional requirements.* The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development within the PD-R portion of the Subject Property are detailed in the submitted PD Master Plan.

(b) *Setbacks from adjoining residential uses.* Minimum setbacks or buffers from adjoining residential development or zone districts.

Minimum setbacks are detailed in the submitted PD Master Plan.

(5) *Development standards.* Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be

consistent with this section, and shall be included as a part of the PD Master Plan.

The Subject Property shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards of the City of Alachua LDR.

(a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.

To the maximum extent practicable, the Subject Property shall adhere to Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.

(b) *Public facilities standards.* The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Section 3 of this Report demonstrates public facilities standards are met. The PD ensures impacts from the development are addressed for the public facilities. The Subject Property's development will not cause City infrastructure to drop below its adopted LOS standards.

(i) *Potable water.* The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) *Wastewater.* The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

(iii) *Streets.* The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;
d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

Onsight transportation facilities will be designed to meet City standards.

(iv) *Stormwater.* The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Onsite stormwater management facilities will be designed to comply with all applicable City standards. The design will seek aesthetically pleasing forms, protection of natural features, promotion of multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

(V) *Other.* The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

The applicant understands these responsibilities and will provide all necessary Right-of-Way and easements necessary to facilitate the site's intended development.

(D) *PD-COMM, Planned Development-Commercial District*

(1) Minimum area. A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult, or undesirable given the constraints on development.

The project site is ±111.24 acres exceeds the ten-acre minimum identified in 3.6.3(D)(1) of the City LDR.

(2) Uses. The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Table 4.1-1 of the LDR shows a broad range of office and retail uses permitted within the proposed PD-COMM district. This PD proposes to limit the allowed uses within the majority of the PD-COMM portion of the property to exclusively nonresidential uses.

(3) Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-COMM district designation shall be established in the PD Master Plan and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously existing base zoning district being replaced by the PD designation.

This rezoning application requests to change a portion of the Subject Property's existing zoning designation to PD-COMM at an intensity less than the subject parcels' underlying Commercial FLU, which allows intensity up to 0.5 Floor Area Ratio (FAR) for parcels larger than five (5) acres. A total of 150,000 square feet of nonresidential floor space is requested for the PD-COMM portion of the Subject Property.

(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

Dimensional standards different from one of the underlying base zone district, A, but like the other base zone district, CI, are requested as part of this PD-COMM rezoning. The CI dimensional standards are incorporated into the PD Master Plan.

(a) *Minimum dimensional requirements.* The minimum lot area, minimum lot width, minimum and maximum setbacks, maximum lot coverage, maximum height for development, and maximum individual building size.

Minimum dimensional requirements are detailed on the PD Master Plan.

(b) *Setbacks from adjoining residential uses.* Minimum setbacks from adjacent residential development or zone districts.

The PD-COMM portion of the Subject Property directly abuts existing residential or zone district that is R1-A, an Alachua County Designation on its northwestern boundary. The Subject Property will adhere to setback requirements.

(5) Development standards. Unless otherwise specifically modified by a PD Master Plan, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section and shall be included as a part of the PD Master Plan.

Unless otherwise noted on the PD Master Plan or in the final PD conditions, the Subject Property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

(a) *General development standards.* The following Table 3.6-3, Development Standards Applicable in the PD-COMM District, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

Table 3.6-3. Development Standards Applicable in the PD-COMM District	
Development Standard	Procedure for Modification [1]
Off-street parking and loading (section 6.1)	Inclusion in master parking plan
Landscape/tree protection (section 6.2)	Inclusion in an alternative landscaping plan
Exterior lighting (section 6.4)	Inclusion in master lighting plan
Signage (section 6.5)	Inclusion in master sign plan
Open space (section 6.7)	Modifications prohibited
Environmental protection (section 6.9)	
Concurrency management (Section 2.4.14)	
[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-COMM district.	

No modifications to the development standards listed in Table 3.6-3 are requested at this time. 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. The general location of open space is illustrated on the PD Master Plan.

(b) *Public facilities standards*. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i)*Potable water*. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii)*Wastewater*. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

Section 3 of this Report demonstrates projected potable water and wastewater demand for development of the subject property will not cause City infrastructure to drop below its adopted LOS standards.

(iii)*Streets*. The PD Master Plan District shall establish the design of public streets within the PD-COMM in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;
d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

Onsite transportation infrastructure will be designed to meet city standards and provide adequate space for public utilities is provided within the right-of-way.

(iv) *Stormwater*. The PD Master Plan District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.

Onsite stormwater management facilities will be designed to comply with all applicable City standards. The design will seek aesthetically pleasing forms, protection of natural

features, promotion of multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

> (v) *Other*. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-COMM district, including, but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

The applicant understands these responsibilities and will provide all necessary Right-of- Way and easements necessary to facilitate the site's intended development. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Application Package
Table of Contents

1. Response Letter
2. Rezoning 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
10. PD Plan Set: PD Master Plan, Existing Conditions Plan, and Utilities Plan

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)

Application Package
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10. PD Plan Set: PD Master Plan, Existing Conditions Plan, and Utilities Plan

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
Cellon Creek Blvd
Progress 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
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

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project\Project.aprx

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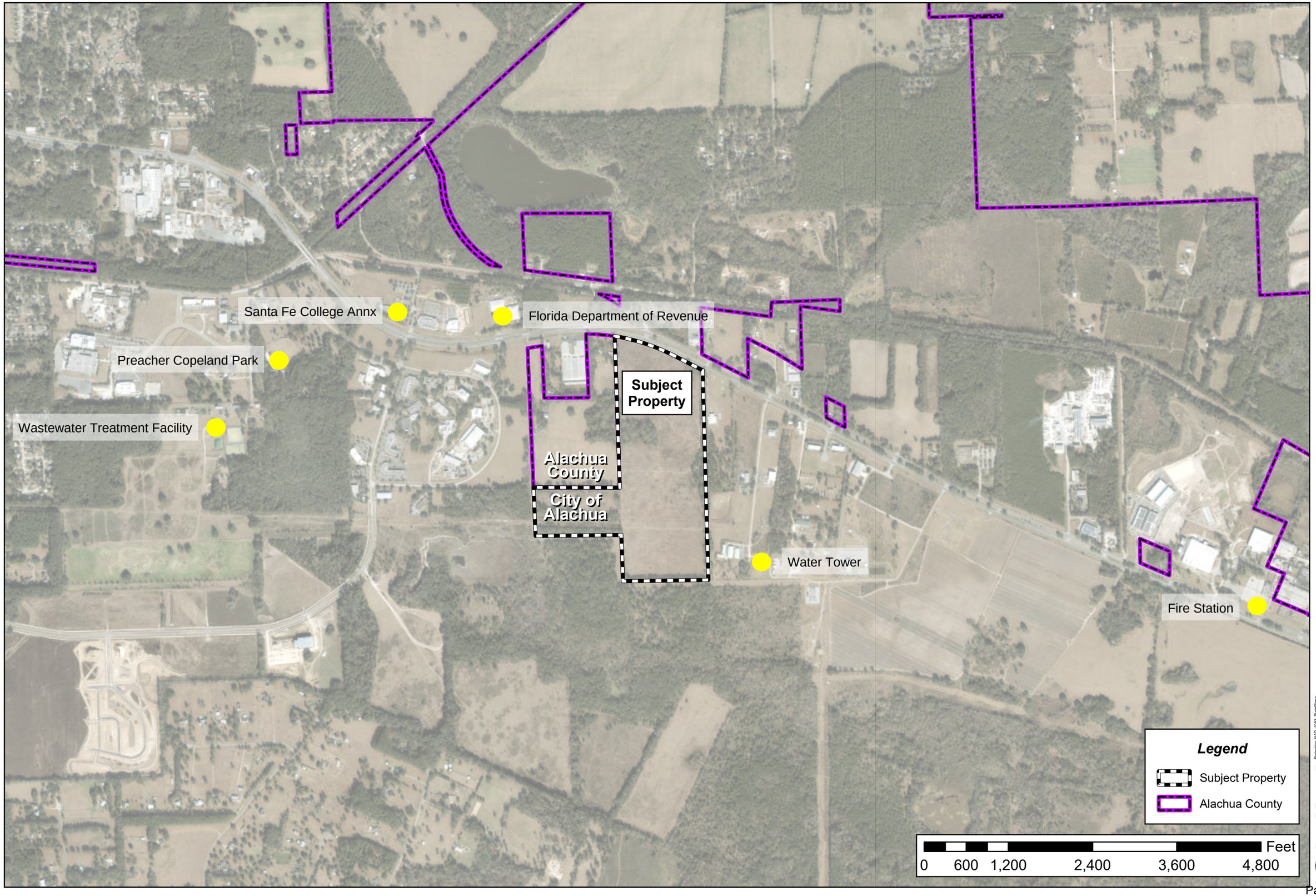
AN NV5 COMPANY
www.chw-inc.com

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)
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
NW 104th Ter
441
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: 1,968,500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 30.750000
Linear Unit: Foot_US
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/10/2024

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ILLUSTRATION 2A:
EXISTING
FLU MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

Sage Blvd
Rachael Blvd
Dor Child Health Services
Commercial
Rural/Agriculture
NW US Highway 441
441
20
Research Dr
Research Cir
Commercial
Subject Property
±103.84 Acres
Rural/Agriculture
Alachua County
City of Alachua
Calvary Baptist Church of
NW 104th Ter
Industrial
Industrial
Industrial
Conservation
Agriculture
Cellon Creek

Legend

- Subject Property
- Alachua County Tax Parcels
- Alachua County

City of Alachua Future Land Use

- Agriculture
- Commercial
- Conservation
- Corporate Park District
- Industrial
- 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_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
Latitude of Origin: 29.000000
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
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
GCS: North_American_1983
Datum: D_North_American_1983

Prepared by: Employee ###
Date: 10/10/2024

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project\Project.aprx

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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

Feet
0 250 500 1,000 1,500 2,000

NORTH

Projection: NAD_1983_StatePlane_Florida_East_FIPS_0901_Feet
Projection: Lambert_Conformal_Conic
False Easting: 656166.666000000
False Northing: 0.000000
Central Meridian: -81.000000
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

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project.aprx

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ILLUSTRATION 3B:
PROPOSED
ZONING MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

Sage Blvd
Rachael Blvd
Sage Blvd
Dor Child Health Services
C1
A
441
NW US Highway 441
441
441
R-1A
PD-COMM
20
NW US Highway 441
NW US Highway 441
Research Dr
Research Cir
A
Subject Property
±103.84 Acres
Alachua County
City of Alachua
Calvary Baptist Church of
NW 104th Ter
PUD
PD-R
ILW
A

Legend

- Subject Property
- Alachua County Tax Parcels
- Alachua County

City of Alachua Proposed Zoning

- (A) County Agriculture
- (GF) Government Facilities
- (CP) Corporate Park District
- (A) Agriculture
- (CC) Community Commercial
- (CI) Commercial, Intensive
- (IG) Industrial General
- (ILW) Industrial, Light and Warehousing
- (PD-COMM) Planned Development, Commercial
- (PD-R) Planned Development, Residential
- (PUD) Planned Unit Development

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_0901_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
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

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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Central Meridian: -84.5000000
Standard Parallel 1: 29.5833333
Standard Parallel 2: 30.7500000
Latitude Of Origin: 29.0000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/10/2024

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project\Project.aprx

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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

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
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

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project.aprx

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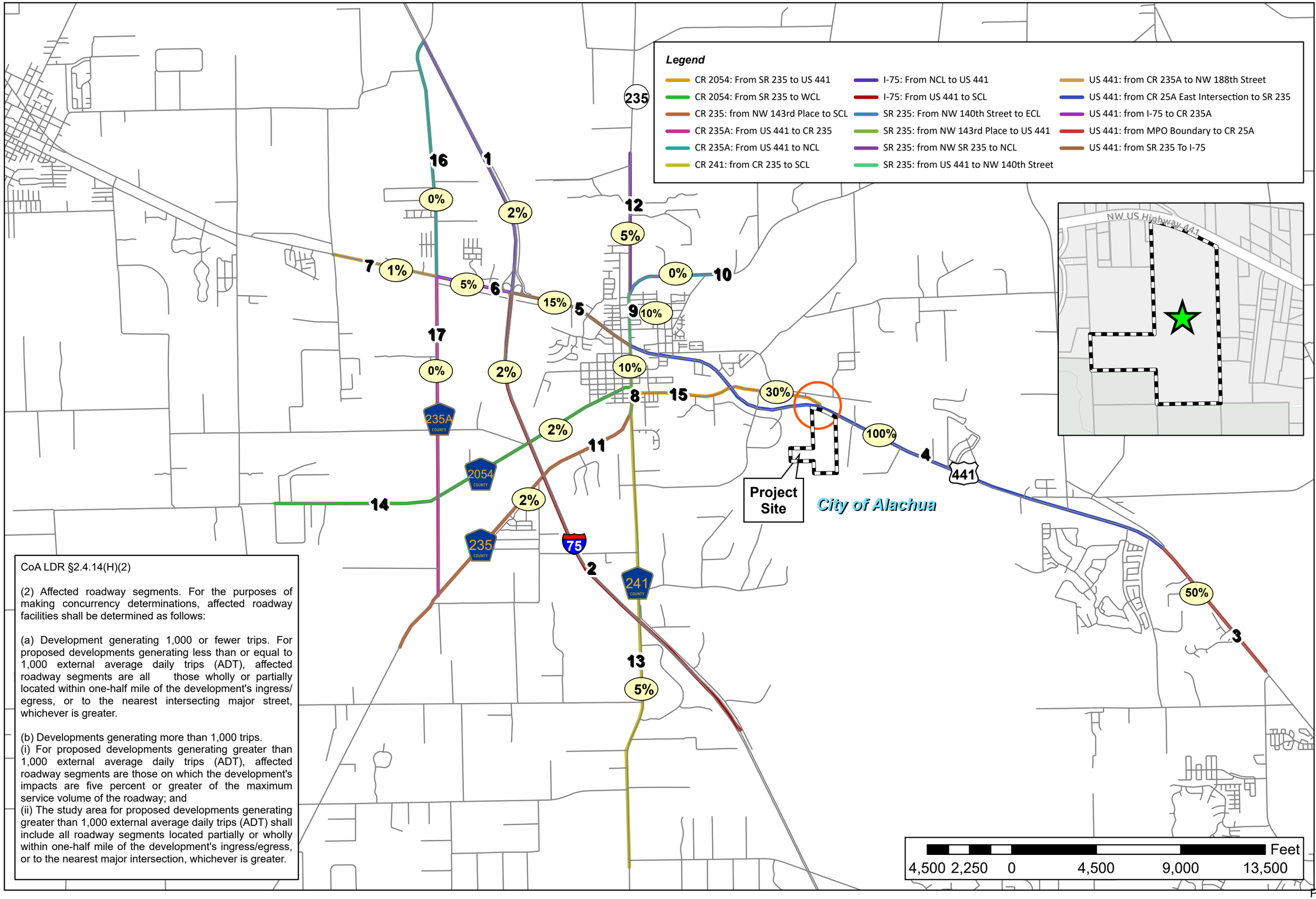
Roadway Segment Concurrency



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.

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 656166.666667
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS: North_American_1983

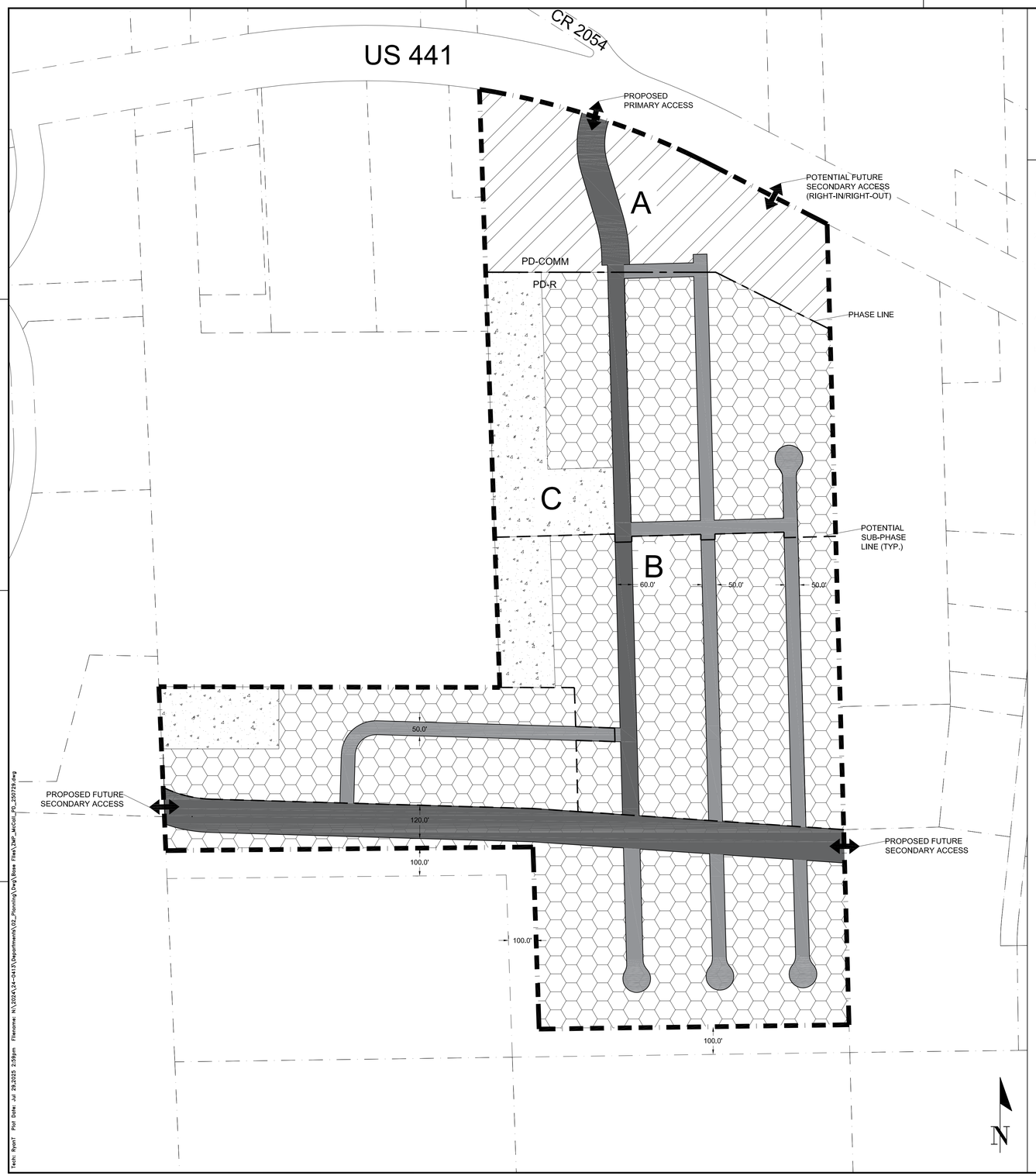
Prepared by: Employee ###
Date: 8/22/2024

Professional Consultants

Document Path: N:\2024\24-0413\Admin & Information\07_Maps\Projects\Project\Project.aprx

Application Package
Table of Contents

1. Response Letter
2. Rezoning 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
10. **PD Plan Set: PD Master Plan, Existing Conditions Plan, and Utilities Plan**



THE HAMMOCK
PLANNED DEVELOPMENT
MASTER PLAN

GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING EXAMPLE USES ARE ALLOWED IN ANY LAND USE AREA: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES, ETC. AN AMENITY CENTER MAY BE PERMITTED IN DEVELOPABLE AREAS A OR B ONLY. NON-RESIDENTIAL USES CONSISTENT WITH THE PD-COMM ZONING DISTRICT MAY BE PERMITTED IN DEVELOPABLE AREA A. SINGLE-FAMILY DETACHED RESIDENTIAL MAY BE ALLOWED WITHIN DEVELOPABLE AREA B.
2. **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, ETC. AMENITY CENTERS, INCLUDING RESIDENTIAL AMENITIES, SHALL BE THE ONLY NONRESIDENTIAL USES PERMITTED IN DEVELOPABLE AREA B. AMENITY CENTERS CAN BE CONSTRUCTED WITH ANY PHASE OR SUB-PHASE.
3. **PHASING.** THE DEVELOPMENT SHALL CONSIST OF TWO (2) PHASES, DEVELOPABLE AREA A AND DEVELOPABLE AREA B, AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE. THE AMENITY CENTER WILL BE PERMITTED AT THE SAME TIME AS RESIDENTIAL DEVELOPMENT OR AFTER, BUT NOT BEFORE.
4. **LOT SETBACK AND SEPARATIONS.** HOUSING UNITS AND DESIGN SHALL, AT A MINIMUM, MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPABLE AREA AND DEFINED ON THE PD MASTER PLAN. ACCESSORY STRUCTURE(S), SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
5. **OPEN SPACE.** OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRs AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, OTHER RECREATION ACTIVITIES, AND STORMWATER MANAGEMENT FACILITIES, ETC.
6. **CIRCULATION.** VEHICULAR CIRCULATION CONFIGURATION DELINEATED ON THIS PD PLAN IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC WILL BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR §3.6.3 (A)(5)(b)(iii). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND ARE NOT REQUIRED TO MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITIONS.
7. **LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OR HOME OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. **ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE.
9. **BLOCK FACES.** BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 20'-WIDE EASEMENT FOR A PEDESTRIAN WAY THROUGH THE BLOCK, CONSISTENT WITH LDR §7.2.3(B)(2) AND §3.6.3(A)(5)(b)(iii) TO ENHANCE PEDESTRIAN CIRCULATION. IN NO CASE SHALL A BLOCK FACE EXCEED 1,000' IN LENGTH. TRAFFIC CALMING MEASURES 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, OR OTHER SIMILAR MEASURES APPROVED BY THE CITY IN ITS SOLE DISCRETION. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE AGREEMENT IS MADE BETWEEN THE DEVELOPER AND CITY OF ALACHUA PUBLIC SERVICES.
10. **ARCHITECTURAL STANDARDS.** ARCHITECTURAL VARIABILITY STANDARDS AS SET OUT IN SECTION 4.3.1 (A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS.
11. **ROADWAY STANDARDS.** REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS AND CROSSWALKS WILL MEET FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
12. **ENVIRONMENTAL ASSESSMENT.** AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL REQUIRE STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.
13. **TRAFFIC IMPACT ANALYSIS.** A TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED AT TIME OF FINAL PD PLAN APPROVAL.
14. **DRIVEWAY ACCESS.** RESIDENTIAL LOTS FRONTING A COLLECTOR ROADWAY GREATER THAN 60' IN WIDTH, SPECIFICALLY, THE EAST-WEST COLLECTOR ILLUSTRATED ON THIS PD PLAN, 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.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)	PERMITTED USES[1]	PERMITTED DENSITY/INTENSITY
	PROJECT SITE	103.8	100%	-	-
A	DEVELOPABLE AREA 'A'	14.0	13.5%	PERMITTED USES CONSISTENT WITH THE PD-COMM ZONING DISTRICT	150,000 SF (±0.25 FAR)
B	DEVELOPABLE AREA 'B'	79.4	76.5%	SINGLE-FAMILY DETACHED	340 DU (±3.79 DU/AC[2]) 15,000 SF (±0.004 FAR)
C	BUFFER/COMMON AREA	10.4	10%	SEE GENERAL NOTE 5.	-

VEHICULAR ACCESS
LOCAL STREET
COLLECTOR STREET
PHASE LINE
POTENTIAL SUB-PHASE

1. OPEN SPACE MAY CONSIST OF AN AMENITY CENTER AND LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, PARKS, OTHER RECREATION ACTIVITIES, AND STORMWATER MANAGEMENT FACILITIES. OPEN SPACE MAY BE PERMITTED IN ANY LAND USE AREA.
2. RESIDENTIAL DENSITY IS BASED ON THE PD-R AREA'S GROSS ACREAGE (89.8-ACRES), NOT THE NET AREA OF LAND USE AREA 'B', WHICH IS AN AREA CALCULATED EXCLUSIVE OF BUFFER/COMMON AREA.

DIMENSIONAL STANDARDS

SINGLE-FAMILY DETACHED[1]:		ALL OTHER USES[1,2]:	
LOT AREA, MIN. (SQ FT)	4,800	LOT AREA, MIN. (SQ FT)	22,000
LOT WIDTH, MIN. (FT)	40	FRONT SETBACK, MIN. (FT)	5
LOT COVERAGE, MAX	60%	SIDE SETBACK, MIN. (FT)	5
FRONT SETBACK, MIN. (FT)[3]	10	REAR SETBACK, MIN. (FT)	5
SIDE SETBACK, MIN. (FT)[4]	3	STRUCTURE HEIGHT, MAX (FT)	45
REAR SETBACK, MIN. (FT)	10		
STRUCTURE HEIGHT, MAX (FT)	35		

1. RESIDENTIAL STRUCTURES SHALL BE SET BACK A MINIMUM 25-FEET FROM ADJACENT LANDS CONTAINING EXISTING RESIDENTIAL USES OR VACANT LAND CLASSIFIED AS RSF-1, RSF-3, RSF-4, OR RSF-6.
2. NON-RESIDENTIAL BUILDINGS SHALL BE SET BACK A MINIMUM 15', IF PARKING IS ADJACENT TO LANDS CONTAINING EXISTING RESIDENTIAL USES OR VACANT LAND CLASSIFIED AS RSF-1, RSF-3, RSF-4, OR RSF-6, OR A MINIMUM 25', IF A BUILDING(S) IS ADJACENT TO LANDS CONTAINING EXISTING RESIDENTIAL USES OR VACANT LAND CLASSIFIED AS RSF-1, RSF-3, RSF-4, OR RSF-6.
3. FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 20 FEET.
4. THE SIDE SETBACK MAY BE REDUCED TO 0' ON ONE SIDE OF THE LOT AS LONG AS A MINIMUM SEPARATION CONSISTENT WITH FLORIDA BUILDING CODE IS MAINTAINED.

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(352) 331-1976 | www.nv5.com
EBR#29065

SCALE: 1" = 200'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

SUBMITTALS:
SUBMITTAL – PD REZONING, AUGUST 29, 2024
RESUBMITTAL – PD REZONING, OCTOBER 10, 2024
RESUBMITTAL – PD REZONING, NOVEMBER 04, 2024
RESUBMITTAL – PD REZONING, FEBRUARY 20, 2025
RESUBMITTAL – PD REZONING, JULY 21, 2025
RESUBMITTAL – PD REZONING, JULY 29, 2025

CONSTRUCTION/AS' REVISIONS:

CLIENT: SAN FELASCO RESEARCH VENTURES, LLC

PROJECT: THE HAMMOCK PLANNED DEVELOPMENT

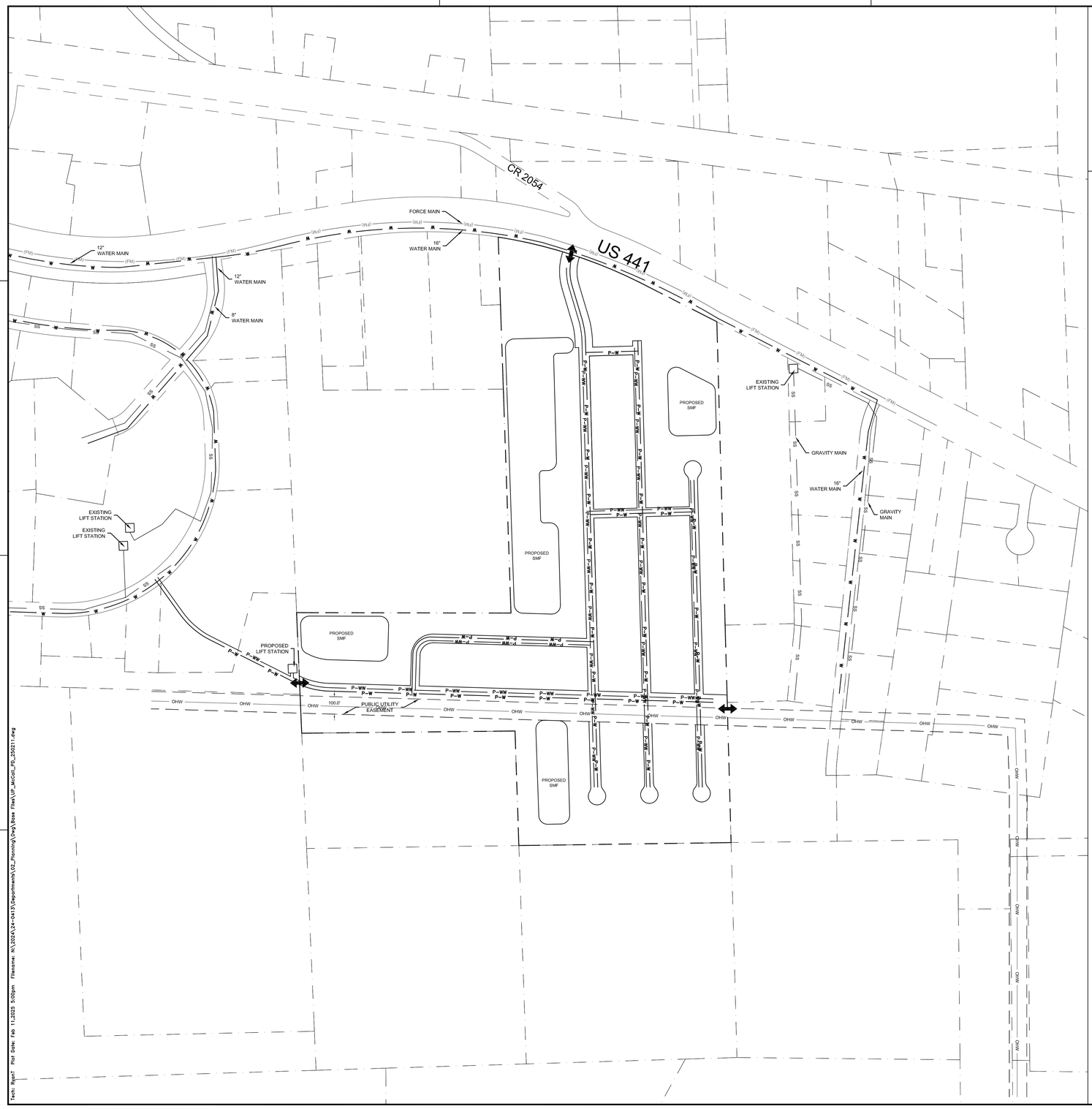
SHEET TITLE: PD MASTER PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHER
PROJECT NUMBER: 24-0413.03

SHEET NO.: 1 of 3

Tech: RyanT Plot Date: Jul 29,2025 2:59pm Filename: N:\2024\24-0413\Department\02_Planning\Dwg\Base Files\2MP_McColl_PD_250729.dwg

THE HAMMOCK
PLANNED DEVELOPMENT
UTILITY PLAN



GENERAL NOTES

1. **POTABLE WATER.** A 16-INCH POTABLE WATER MAIN IS LOCATED ALONG THE US 441 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF US 441. THE WATER MAIN WILL CONNECT A 12-INCH WATER MAIN IN PROGRESS PARK TO CREATE A LOOPED SYSTEM.
2. **SANITARY SEWER.** AN EXISTING FORCE MAIN IS LOCATED ALONG THE US 441 RIGHT-OF-WAY AND GRAVITY MAINS ARE LOCATED IN PROGRESS PARK TO THE WEST. ONSITE GRAVITY MAINS WILL CONNECT TO A PROPOSED LIFT STATION LOCATED WITHIN PROGRESS PARK COMMON AREA. THE LIFT STATION WILL CONNECT TO A GRAVITY MAIN IN PROGRESS PARK.
3. **STORMWATER MANAGEMENT FACILITIES.** STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, FOCUSED IN THE SITE'S LOW AREA. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
4. **PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD PLAN APPROVAL. IMPACT CALCULATIONS HAVE BEEN PREPARED IN THE ASSOCIATED JUSTIFICATION REPORT TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS.

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EBR#29065
NV5

SCALE: 1" = 300'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
SUBMITTAL – PD REZONING, AUGUST 29, 2024
RESUBMITTAL – PD REZONING, OCTOBER 10, 2024
RESUBMITTAL – PD REZONING, FEBRUARY 11, 2025

CLIENT: SAM FELASCO RESEARCH VENTURES LLC

PROJECT: THE HAMMOCK PLANNED DEVELOPMENT

SHEET TITLE: PD UTILITY PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 24-0413.03

SHEET NO.: 2 of 3

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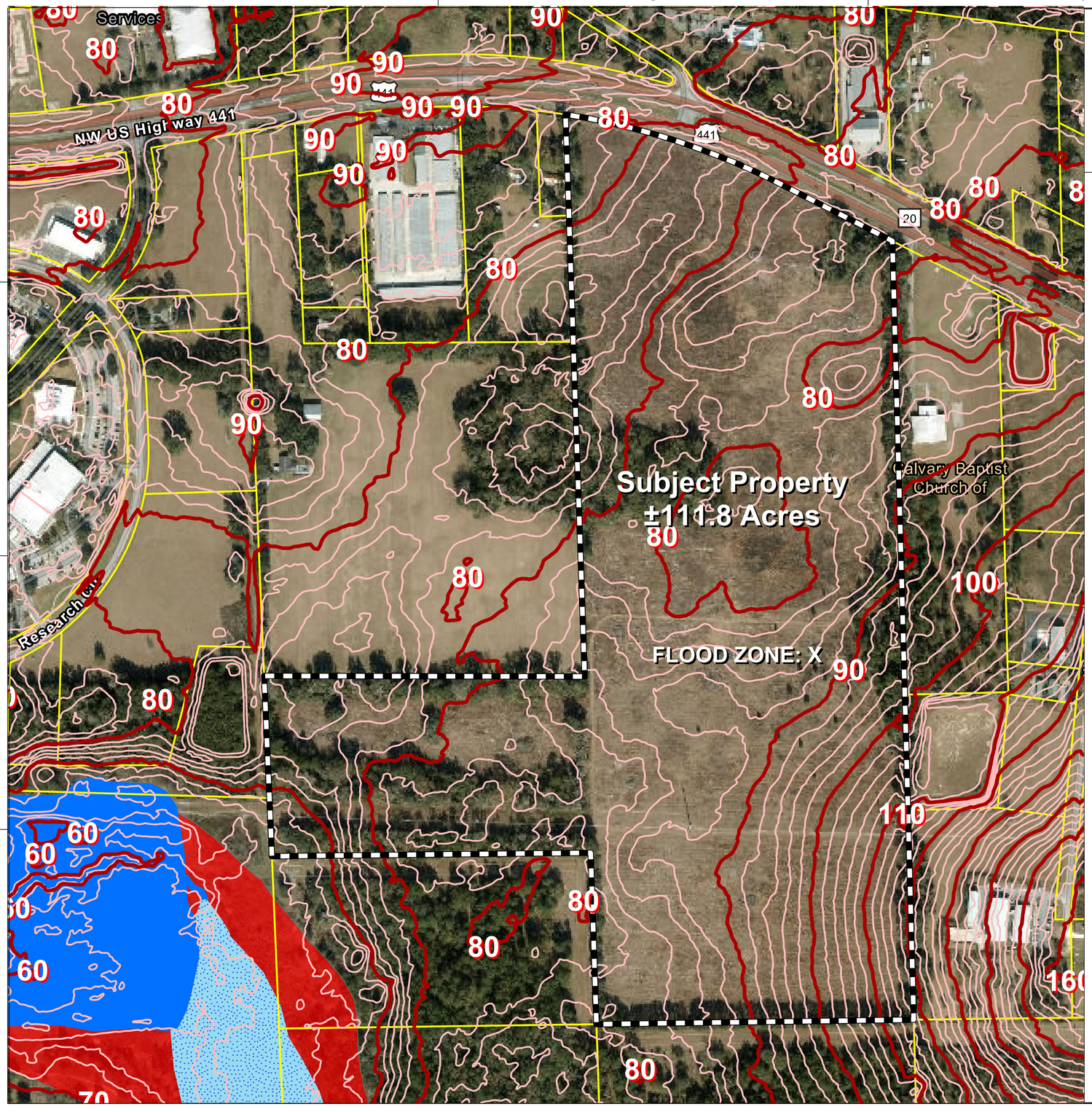


THE HAMMOCK
PLANNED DEVELOPMENT
EXISTING CONDITIONS PLAN

GENERAL NOTES

1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.

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

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

SCALE: 1" = 200'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY

CONSTRUCTION/AS REVISIONS:

SUBMITTALS:
SUBMITTAL - PD REZONING, AUGUST 29, 2024

CLIENT: SAN FELASCO RESEARCH VENTURES LLC

PROJECT: THE HAMMOCK PLANNED DEVELOPMENT

SHEET TITLE: PD EXISTING CONDITIONS PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 24-0413.03

SHEET NO.: 3 of 3

Tech: RyanT Plot Date: Aug 21,2024 5:25pm FName: N:\2024\24-0413\Department\01_Planning\Civil\Base Files\01C_AsCon_PD_240813.dwg

scholarships are . Please email e@highsprings. details. The on link is https:// bluesombrero. Default. id=819814.

21: Free ism Workshop ua County will ree agritourism p from 1- 5 p.m. willa Nature and Center, 210 S.E. enue, Micanopy. P or for more ion, contact lcClellan at 352- or bmcclellan@ ounty.us.

23: Legislative ll – A legislative will take place 0 – 11 a.m. in berry Municipal 25420 West Road, Newberry.

27: Newberry Professionals ing Event – A ne to connect, te and grow! nt is being held 0 – 8:30 p.m. at s Local Eatery, West Newberry the Newberry District. This tworking event professionals, eurs and siness owners. and graduates me.

20: y's Fabulous stival – The y Main Street tion is hosting ous 50s Festival - 7 p.m. in the y Historic (downtown). information e announced line at https://

Avina, and Two Sisters. Coffee Co. The Main Street Organization is welcoming sponsors for this festival. Interested parties may email Chris at president1.NMSOinfo@

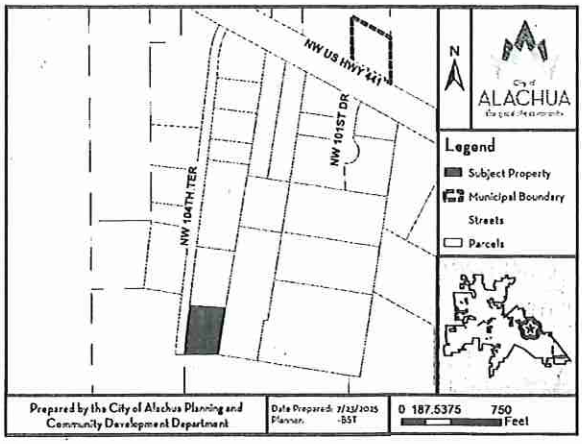
Club will be joining in with an exhibition of farm equipment from yester-year! Food trucks will be on-sight as well.

■ **Oct. 18: Fall Horticultural Expo &**

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 August 12, 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: A request by eda consultants, inc. (applicant/agent) on behalf of Royal Elements, LLC (property owner) for a site plan which proposes the construction of a ± 3,600 square foot commercial building with associated site improvements on a ± 1.74-acre subject property generally located south of US Highway 441 on NW 104th Terrace; tax parcel: 05949-011-009; FLU: Industrial; Zoning: Industrial, Light and Warehousing (ILW).



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 - July 31, 2025)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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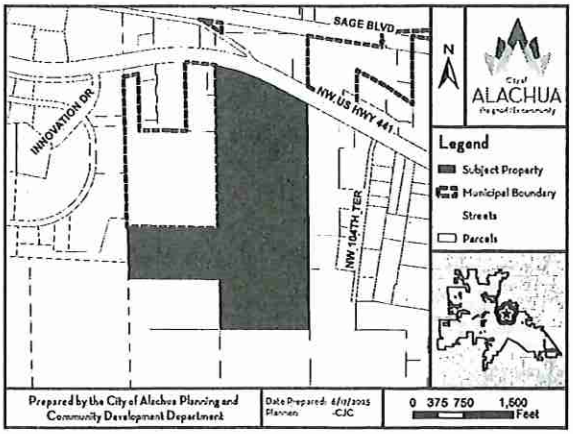
Application #: PR24-0002 - The Hammock Site-Specific Amendment to the Official Zoning Atlas

A request by CHW, LLC, applicant and agent on behalf of San Felasco Research Ventures, LLC, property owner, for a site-specific amendment to the Official Zoning Atlas which proposes to amend the zone district of a ± 111.25-acre subject property from Agricultural (A) (County) to Planned Development – Residential (PD-R), Planned Development – Commercial (PD-COMM), and Conservation (CSV). 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; Proposed FLU: Commercial, Moderate Density Residential, Conservation; Existing Zoning: Agricultural (A) (County).



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(Published: Alachua County Today - July 31, 2025)

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

MAILED
JUL 2 8 2025

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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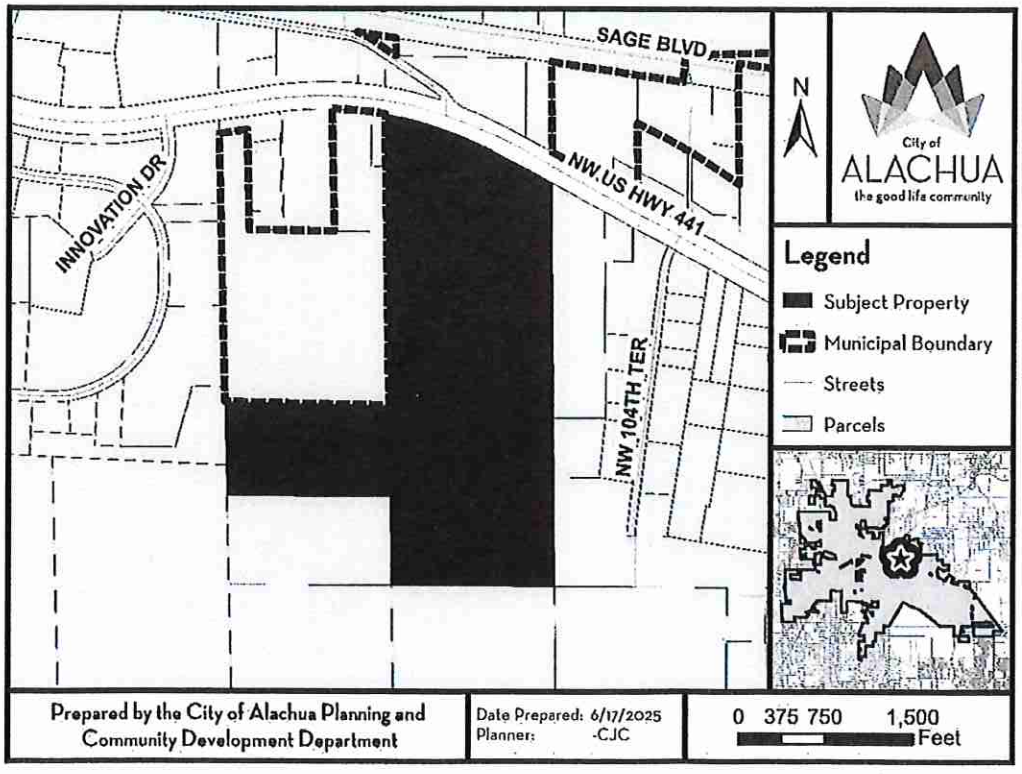

MAILED

JUL 2 8 2025

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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
JUL 2 8 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

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

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Stephen Hofstetter
Director, Environmental Protection Department
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, Fl 32653

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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
JUL 2 8 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

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AFFIDAVIT FOR POSTED LAND USE SIGN

I, C. Ryan Thompson, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 7/27/2025 FOR THE Hammock Rezoning
(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)

Four
(Number of signs)

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: The Hammock **APPLICATION NO.:** PR24-0002

APPLICATION TYPE: Rezoning **CURRENT ZONING:** Agricultural (A)(County)

NATURE/SCOPE OF PROPOSAL: Amending the zone dsitrict from Agricultural (A)(County) to Planned Development - Residential (PD-R), Planned Development - Commercial (PD-COMM), and Conservation (CSV).

DATE OF PUBLIC HEARING(S):

8/12/2025 **AT** 6:00 PM **PM**

9/8/2025 **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
the good life community

PR 24-0002
The Hammock Rezoning

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: 7/23/2025
Planner: -CJC

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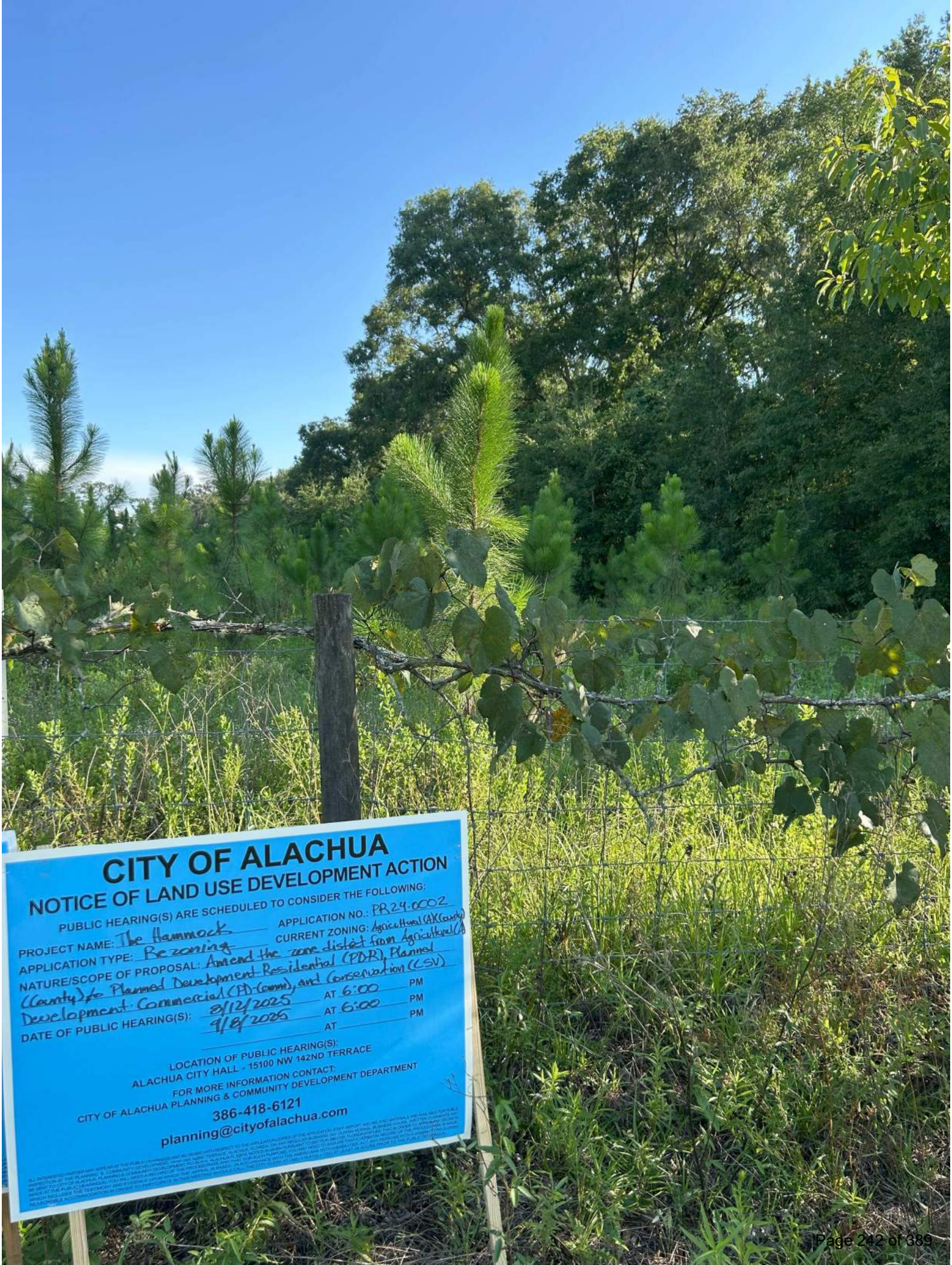
CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: The Hammock
APPLICATION NO.: PB24-0002
APPLICATION TYPE: Rezoning
CURRENT ZONING: Agricultural (A)(County)
NATURE/SCOPE OF PROPOSAL: Amend the zone distict from Agricultural (A)
(County) to Planned Development-Residential (PDR), Planned
Development-Commercial (PD-Comm), and Conservation (CSV)
DATE OF PUBLIC HEARING(S): 9/12/2025 AT 6:00 PM
9/8/2025 AT 6:00 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

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NOTICE OF LAND USE DEVELOPMENT ACTION
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PROJECT NAME: The Hammock
APPLICATION NO.: PB24-0002
APPLICATION TYPE: Rezoning
CURRENT ZONING: Agriculture(A) (County)
NATURE/SCOPE OF PROPOSAL: Amend the zone district from Agricultural(A)(County) to Planned Development (PD-B), Planned Development Commercial (PD-Comm), and Conservation (CSV)
DATE OF PUBLIC HEARING(S): 8/12/2025 AT 6:00 PM
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planning@cityofalachua.com
CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: The Hammock
APPLICATION NO.: LSCPA-0001
APPLICATION TYPE: LSCPA
CURRENT ZONING: Agricultural (A)(County)
NATURE/SCOPE OF PROPOSAL: Amending the future land use designation from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation
DATE OF PUBLIC HEARING(S): 7/8/2025 AT 6:00 PM
7/28/2025 AT 6:00 PM
AT PM
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE
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CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
CITY OF ALACHUA

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

Carson J. Crockett, AICP is a Principal 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 | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
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: August 12, 2025

SUBJECT: PSP25-0003 - Royal Elements Site Plan - A request by eda consultants, inc. (applicant/agent) on behalf of Royal Elements, LLC (property owner) for a site plan which proposes the construction of a ± 3,600 square foot commercial building with associated site improvements on a ± 1.74-acre subject property generally located south of US Highway 441 on NW 104th Terrace; tax parcel: 05949-011-009 (Quasi-judicial hearing).

PREPARED BY: Bryan Thomas

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the site plan application for Royal Elements, LLC, 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 five conditions found in exhibit "A" and located on page 22 of the August 12, 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 Royal Elements, 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 five conditions found in exhibit "A" and located on page 22 of the August 12, 2025, staff report.*

Summary

This application is a request by eda professional consultants, inc. (applicant/agent), on behalf of Royal Elements LLC (property owner), for a site plan which proposes the construction of a ± 3,600 square foot commercial metal building with associated site improvements on a ± 1.74-acre parcel. The subject property is generally located south of US 441 and east of the City of Alachua Operations Center at the south end of NW 140th Terrace. The site plan proposes a single ingress/egress point directly on NW 140th Terrace. The said parcel is within the Alachua Professional Center.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report
2. Site Plan
3. Application Materials
4. Public Notice Materials
5. Bryan S. Thomas_COA Resume_07_2025

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: August 12, 2025
Quasi-Judicial/Legislative Hearing **Application #: SP25-0003**

SUBJECT:	A request for a Site Plan proposing the construction of a +/- 3,600 square foot automobile repair and servicing building with associated site improvements
APPLICANT/AGENT:	Claudia Vega, P.E., eda consultants, inc.
PROPERTY OWNER:	Royal Elements, LLC
LOCATION:	Generally located at the south end of NW 104th Terrace
PARCEL ID NUMBER:	05949-011-009
FLUM DESIGNATION:	Industrial
ZONING:	Industrial, Light and Warehousing (ILW)
OVERLAY:	N/A
ACREAGE:	± 1.72
PROJECT PLANNER:	Bryan S. Thomas, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the site plan application for Royal Elements, LLC, 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 five conditions found in exhibit "A" and located on page 22 of the August 12, 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 Royal Elements, 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 five conditions found in exhibit "A" and located on page 22 of the August 12, 2025, staff report.*

SUMMARY

This application is a request by eda professional consultants, inc. (applicant/agent), on behalf of Royal Elements LLC (property owner), for a site plan which proposes the construction of a ± 3,600 square foot commercial metal building with associated site improvements on a ± 1.74-acre parcel. The subject property is generally located south of US 441 and east of the City of Alachua Operations Center at the south end of NW 140th Terrace. The site plan proposes a single ingress/egress point directly on NW 140th Terrace. The said parcel is within the Alachua Professional Center.

This is a master planned development that was approved originally in 1995. 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 will be met. 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 Alachua Professional Center business park. The master plan has an existing Environmental Resource Permit (ERP205218-1), which allows a maximum post-development runoff coefficient of 0.40, and allocates an allowance of up to 0.49-acres of impervious surface area. The proposed Royal Elements project will have a runoff coefficient of 0.29 and includes a total of 10,153 square feet of impervious area, or 0.23-acres, well below the allowance. Based on this information, the Level of Service (LOS) for stormwater facilities will not be degraded to an unacceptable level.

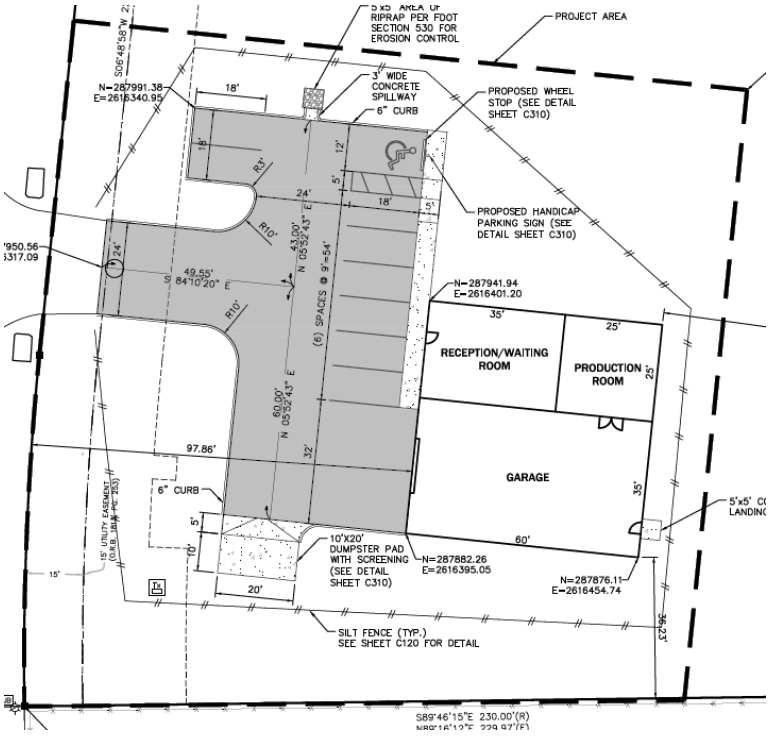


Figure 1. Proposed Site Plan Overview

EXISTING USES

The subject property is vacant cleared land in an Industrial, Light and Warehouse zoned business park.

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	Vacant Industrial	Industrial	Industrial, Light & Warehousing (ILW)
South	City of Alachua	Public	Government Facilities (GF)
East	Vacant Industrial	Industrial	Industrial, Light & Warehousing (ILW)
West	City of Alachua Ops Ctr.	Industrial	Industrial, Light & Warehousing (ILW)

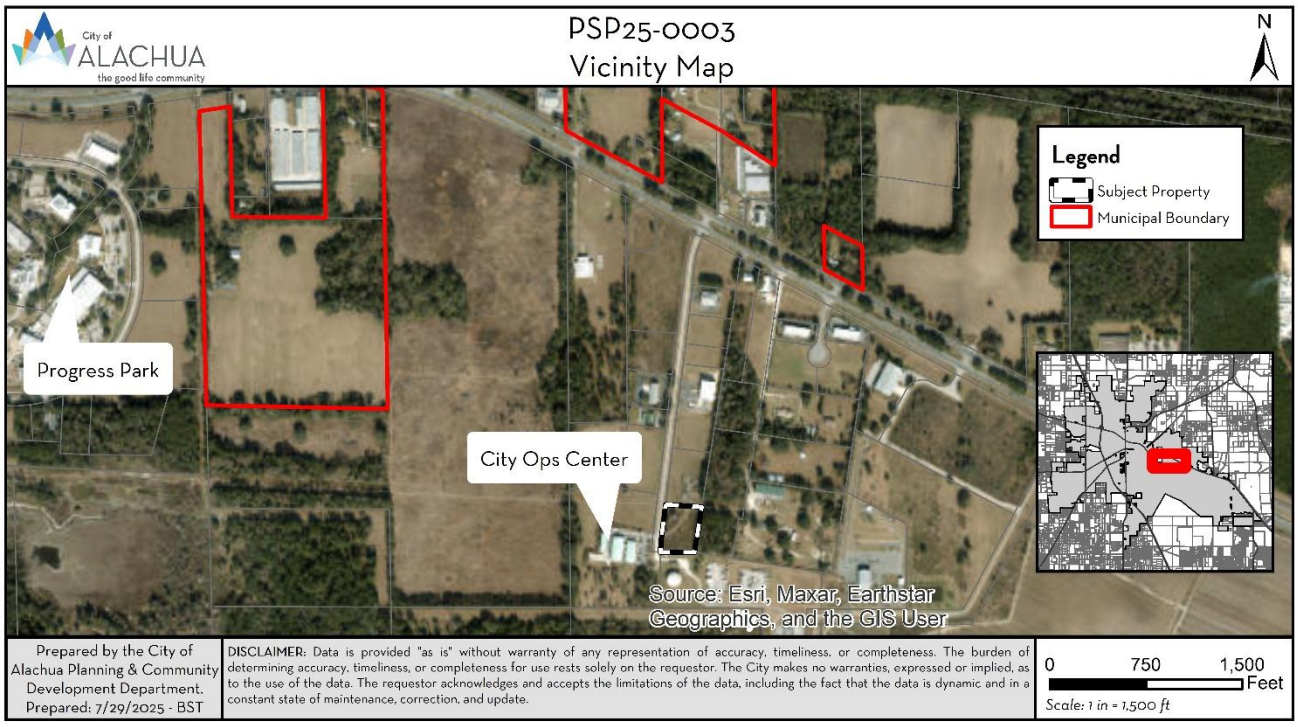


Figure 2. Vicinity Map

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 Thursday, March 20, 2025 at the Alachua Branch Library Meeting Room, 14913 NW 140th St., Alachua, FL 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 3.600 square foot building for use as an automotive service facility (specifically, automotive wrapping service) is an allowed use in the Industrial 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 one vehicular ingress/egress point from NW 104th Terrace, with access primarily by way of U.S. 441 to provide for safe and efficient vehicular movements. The approved Alachua Professional Center Master Plan did not include any pedestrian connections or sidewalks.

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, and exceeds the minimum 10% requirement.

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 (basin B) in the Alachua Professional Center.

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.

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 three neutral white 4000K wall-mounted sconce lamps at a height of 12 feet, and three neutral white 4000K pole-mounted lamps at a height of 15 feet.

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

Evaluation & Findings: There is a single point of ingress/egress onto NW 104th Terrace. The subject property gains primary access from U.S. 441. The proposed facility will provide nine parking spaces, including one handicapped space. 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 primarily Kendrick Sand, 2 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 of the site is governed by the Cit of Alachua Land Development Regulations as pertains to the Industrial, Light and Warehouse zoning district. No request to vary from the City LDRs was made.

11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .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.

Evaluation & Findings: The proposed industrial use has less than a 0.50 floor area ratio.

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 Alachua Professional Center Master Plan did not include pedestrian walkways or crossing areas anywhere in 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. There is a possibility that interconnectivity with adjacent developments will occur as those areas develop.

Community Facilities Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

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:

3. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
4. *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.
5. *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	
Kendrick Sand; 2 - 5% Slopes	A	Well Drained	Slight	Slight	85%
Norfolk Loamy Fine Sand; 5-8% Slopes	B	Well Drained	Slight	Moderate	10%
Arredondo Fine Sand; 5-8% Slopes	A	Well Drained	Slight	Slight	4%
Kendrick Sand; 5 - 8% Slopes	A	Well Drained	Slight	Slight	1%

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.

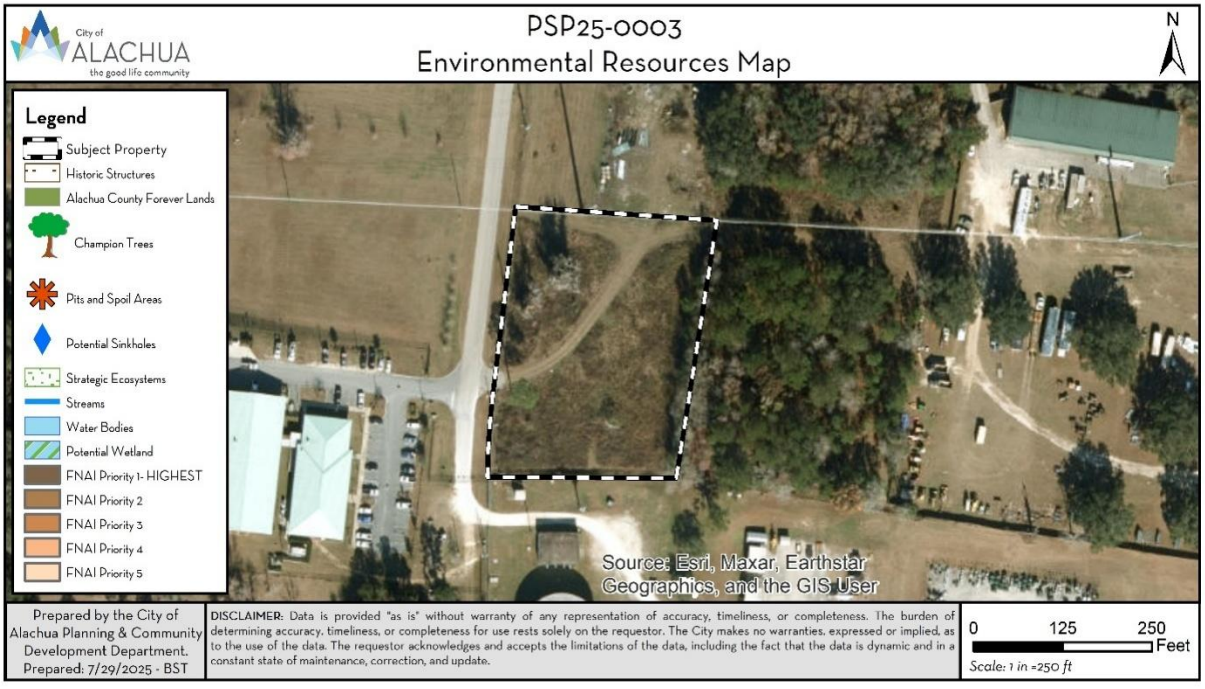


Figure 3. Environmental Resources Map

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 use on the property of automotive service, is a permitted use in the Industrial, Light and Warehousing (ILW) zone district.

(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: Use specific standards for automobile repair and servicing are established in Section 4.3.4(J)(3) of the City's Land Development Regulations. The application has been reviewed against, and found to comply with, the use specific standards.

(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 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*.

(1) *Generally*. All façades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.2(A)(2).

(2) *Standards*.

(a) *Glazing*.

(i) Glazing of the front facade in the following amounts:

a. Twenty percent of the ground floor façade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);

b. Fifteen percent of the ground floor façade area when it faces any 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) For the purposes of this section, the ground floor façade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof of the facade. When a building wall includes a parapet, the ground floor façade area shall be calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor façade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the floor above the ground level floor.

(iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.

(iv) Spandrel glass may be used only when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space.

Evaluation & Findings: Three of the four façade faces substantially face a street, publicly accessible parking area which consists of 15 percent or more of the development's minimum off-street parking requirement, and/or vacant lands 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. The north, west, and east elevations all consist of a minimum 20% glazing.

(b) *Façade massing*.

(i) *Offset required*. Front facades and street-facing facades shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet.

(ii) *Offset alternatives*. The following alternatives can be used in place of the required front façade offsets:

a. Façade color changes following the same dimensional standards as the offset requirements;

b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or

c. Roofline changes when coupled with correspondingly aligned façade material changes.

Evaluation & Findings: Only the front façade faces a street, and incorporates the required level of massing.

(c) *Material design*.

(i) A minimum of 25 percent of the materials utilized for each side facade and the rear façade shall be the same as the materials utilized for the front or street-facing façade(s).

Evaluation & Findings: Massing needs to be added to the side and rear facades to accommodate this requirement as addressed in the suggested Conditions.

(d) *Prohibited materials*. The following materials shall be prohibited:

(i) Metal siding in more than 50 percent of any façade when visible from a street, lands 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) Exposed smooth finished concrete block when visible from a street, lands 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; and,

(iii) Exposed split face concrete block in more than 60 percent of any façade.

Evaluation & Findings: The façade is comprised primarily of metal siding with color changes for accents and stucco mid-wall lower accents. Applicant needs to ensure compliance with requirements of Section 6.8.2.A(2)(d)(i) as specified in the Conditions.

(3) *Screening of mechanical equipment*. Mechanical equipment shall be fully concealed from visibility from a street, lands 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.

Evaluation & Findings: The applicant has submitted an exhibit demonstrating that all mechanical equipment will be screened from view of the adjacent streets by use of landscaping.

(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 not present along the right-of-way of NW 104th Terrace, and was not part of the approved Alachua Professional Center business park. Therefore, no sidewalk is required.

(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: This parcel is one of several in a commercial/industrial business park. As such, interconnectivity between developments will potentially occur as parcels adjacent to the Alachua Professional Center are developed and opportunities for interconnection are realized.

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

The following impacts are expected on the roadway segments identified in Table 3-1.

Table 3-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	From CR 25A East Intersection to SR 235	4/D	Principle Arterial	Urban	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 [Section 2.4.14(H)(2)(a)of the LDRs].

Table 3-2. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment # ***	
	AADT	Peak Hour
Maximum Service Volume[1]	45,700	4,110
Existing Traffic[2]	17,700	1,559
Reserved Trips[3]	4,482	445
Available Capacity[3]	23,518	2,106
Increase/Decrease in Trips Generated by Development[4]	45	11
Residual Capacity	23,473	2,095
Residual Percentage of Permitted Design Capacity Utilized	48.6%	49.0%

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. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
3 Source: City of Alachua July 2025 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 4 – 100%.

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]	1,548,250
Reserved Capacity[2]	394,967
Available Capacity	339,533
Increase/Decrease in Potable Water Demand from Application[3]	232
Residual Capacity	339,301
Residual Percentage of Permitted Design Capacity Utilized	85.25%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua July 2025 Development Monitoring Report
3 Formula: Warehouse: 100 gpd/bay (1), Office: 15 gpd/100 sq. ft. (875).

Evaluation & Findings: 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. Note that Policy 4.1.c(3) of the Community Facilities Element of the City of Alachua Comprehensive Plan states if the existing demand and reserved capacity of 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. Funds have been allocated in the Fiscal Year 2025 – 2029 Capital Improvements Program to address capacity of potable water facilities; therefore, there are no issues related to exceeding the 85% design capacity. 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
Treatment Plant Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	813,000
Reserved Capacity[2]	365,723
Available Capacity	321,277
Increase/Decrease in Sanitary Sewer Demand from Application[3]	232
Residual Capacity	321,045
Residual Percentage of Permitted Design Capacity Utilized	78.60%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua July 2025 Development Monitoring Report
3 Formula: Warehouse: 100 gpd/bay (1), Office: 15 gpd/100 sq. ft. (875).

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.

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]	28,704.04	5,238.49
Increase/Decrease in Demand Generated by Application[3]	43.2	5.62
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: 11,015 Persons x 0.73 tons per year.
2 City of Alachua July 2025 Development Monitoring Report
3 Formula: Per Sincero and Sincero (1996). Environmental Engineering: A Design Approach. *Princeton Hall, New Jersey.* Formula: 12lbs/day per 1,000 square feet x 3,600 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 development is a nonresidential development; therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development; therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public-school facilities.

Stormwater Management Facilities

The proposed site plan application is part of the Alachua Professional Center Infrastructure Plan approved in 1995, and will convey stormwater to off-site stormwater management facilities as part of the Alachua Professional Center Infrastructure Plan (basin B). A stormwater management report was submitted by the applicant as part of the application materials and demonstrates compliance with the level of service standard for stormwater management facilities. No City maintained facilities are to be impacted by the site plan. The proposed site plan application is not anticipated to impact the level of service of public stormwater management facilities.

EXHIBIT "A"
TO
PSP25-0003
ROYAL ELEMENTS SITE PLAN
STAFF REPORT

CONDITIONS

1. The applicant acknowledges and agrees that any proposed tree planting (canopy and understory) shown on the landscape plans that is located within 5' of a public utility line will be relocated to be a minimum distance of 10' from a public utility line (15' for Live Oak) 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 City of Alachua Public Services Department, Michael Carrillo, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor, in a memo dated April 30, 2025, and located in exhibit "B" of the August 12, 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 to ensure the continued compliance with the City of Alachua Comprehensive Plan and Land Development Regulations, the development order authorizing this site plan shall be recorded in the public records of Alachua County, Florida, and shall run with the land. The applicant shall be responsible for all costs associated with recording the development order in the public records of Alachua County, Florida. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
5. The applicant acknowledges and agrees that Conditions 1 – 4 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 –5 as stated herein.

EXHIBIT "B"
TO
PSP25-0003
ROYAL ELEMENTS 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

July 21, 2025

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
Director of Engineering
Eda consultants, inc.
720 SW 2nd Ave. S. Tower, Ste 300
Gainesville, FL 32601

Application #:PSP25-0003

RE: Project Assistance Team (PAT) Comments for Royal Elements Site Plan Application

Dear Ms. Vega,

On February 27, 2025, the City of Alachua received your site plan application for the Royal Elements project, which proposes the construction of a ± 3,600 square foot industrial building with associated site improvements on a ± 1.72-acre subject property (Tax Parcel 05949-011-009).

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by 5:00 PM on Thursday, July 24, 2025. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. 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 application may be scheduled for the **August 12, 2025 Planning & Zoning Board (PZB) Meeting.**

Address the following insufficiencies:

Deficiencies to be Addressed

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

1. Comprehensive Plan Consistency Analysis
   a. None.
2. Concurrency Impact Analysis
   a. None.
3. Article 2 – Administration
   a. None.
4. Article 3 – Zone Districts
   a. None.
5. Article 4 – Use Specific Standards
   a. None.
6. Article 5 – Dimensional Standards
   a. None.
7. Article 6 – Development Standards
   a. Section 6.1 – Off-street parking and loading
      i. None.
   b. Section 6.2 – Tree protection and landscaping standards
      i. None.
   c. Section 6.3 – Fencing standards
      i. None.
   d. Section 6.4 – Exterior lighting standards
      i. None.
   e. Section 6.6 – Infill standards
      i. N/A
   f. Section 6.7 – Open space standards
      i. N/A
   g. Section 6.8 – Design standards for business uses
      i. The pre-engineered building does not appear to comply with Section 6.8.2. Please resubmit with façade and material design that complies specifically with sub-section (2) in regards to (a) Glazing, (b) Massing, (c)Material Design, and (d) Prohibited Materials.
   h. Section 6.9 – Environmental protection standards
      i.
8. Article 7 – Subdivision Standards
   a. N/A
9. Article 8 – Nonconformities

a. N/A

10. Outside Review
    a. Review and address comments from outside reviewer NV5 dated 04/29/2025 (attached).
    b. Review and address comments from City of Alachua Public Services dated 04/30/2025 (attached).
    c. Review and address comments from City of Alachua Building Official dated ##/##/#### (attached). None.
    d. Review and address comments from Alachua County Fire Rescue dated ##/##/#### (attached). None.
11. Miscellaneous
    a. None.

If you have any questions regarding the information above, please contact me at (386) 418-6100, xt. 1601 or at br_thomas@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Bryan S. Thomas
Director of Planning & Community Development

Attachments: Comments from outside reviewer 04/29/2025
Comments from City of Alachua Public Services 04/30/2025

CC: Carson J. Crockett, AICP, Planner *(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

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASS'T CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **Apr 30, 2025**

TO: **Carson Crockett**
Planning & Community Development Department

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 4/30/2025

RE: **Royal Elements Wraps Site Plan**

Public Services has reviewed the subject project (April 2025 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Sub Comment on Apr 2025 Submittal** **Sheet C100 Cover Sheet** See markup. Add "SITE PLANS" to title. Suggest adding a table that lists the utility providers. Development Information Item 10 says that an irrigation system shall be provided for landscaped areas. The reviewer could find an irrigation system. Please clarify **Submit** response and **submit** updated sheet, as applicable.

NO.	COMMENTS
2	**Sub Comment on Apr 2025 Submittal** **Sheet C110 Legend and Notes Sheet** See markup. To Abbreviations, add "COA CITY OF ALACHUA" Add Stormwater symbol Add General Note 14, as follows: "14. THE CITY OF ALACHUA SHALL BE COMPENSATED FOR ALL WORK REQUIRED OF THE CITY TO MODIFY ITS INFRASTRUCTURE. SUCH WORK INCLUDES, BUT IS NOT LIMITED TO, WATER, WASTEWATER AND ELECTRIC INFRASTRUCTURE IMPROVEMENTS, RELOCATION OR DEMOLITION. FOR PROJECTS NOT WITHIN THE CITY'S ELECTRIC SERVICE AREA, MODIFICATIONS TO THE CITY'S ELECTRIC INFRASTRUCTURE EITHER WITHIN OR ADJACENT TO THE PROJECT AREA MAY BE REQUIRED.THE CITY SHALL BE COMPENSATED FOR SUCH MODIFICATIONS." Please **resubmit** this sheet
3.	**Sub Comment on Apr 2025 Submittal** **Sheet C200 Dimension Plan** See markup General Note 3: Please replace "GRU ELECTRIC ENGINEERING DEPARTMENT" with "COA ELECTRIC DEPARTMENT". Please **resubmit** this sheet
4.	**Sub Comment on Apr 2025 Submittal** **Sheet C400 Utility Plan** See markup Replace with Detail 115 with update (attached) Replace General Utility Note 10 with "10. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE

NO.	COMMENTS
	FURNISHED AND INSTALLED BY THE CITY." Change title of "SANITARY SEWER NOTES" to "WATER DISTRIBUTION AND SANITARY SEWER NOTES" To WATER DISTRIBUTION AND SANITARY SEWER NOTES Rearrange notes as shown. Clarify whether sanitary manholes are new or existing. Where the water main is tapped, call out 'WET TAP SHALL BE DONE BY CONTRACTOR PRE-APPROVED BY COA" Change text of "PROPOSED 2-INCH WATERLINE to "PROPOSED 2-INCH SCH 40 PVC WITH TRACER WIRE". For water, wastewater and electric infrastructure NOT in either the ROW or PROPOSED UTILITY EASEMENT, call out additional PUEs. Engineer may want to consider relocating equipment to within existing PUE. Note that the existing 8-inch PVC SANITARY line is actually not yet installed. Thus, add Keyed Note 1, as follows: " THIS "EXISTING" SANITARY LINE HAS NOT YET BEEN INSTALLED. ONCE INSTALLED, REVIEW AS-BUILTS TO CONFIRM ROUTING AND ELEVATIONS." Please **resubmit** this sheet
5.	**Sub Comment on Apr 2025 Submittal** **Sheet C400 UTILITY PLAN** See markup Electric primary UGE and possibly the transformer will likely need to be relocated. Coordinate with COA electrical staff. Please **resubmit** this sheet
6.	**Sub Comment on Apr 2025 Submittal** **Sheet L210 LANDSCAPE PLAN** See markup Coordinate with designer of Sheet C400.

NO.	COMMENTS
	Please relocate tree trunks as required to meet minimum horizontal separation requirements between tree trunks and water, wastewater and electric infrastructure. These requirements are: Except for live oaks, canopy tree trunks shall be a minimum of 10 feet from water, wastewater and electric infrastructure. Live oaks shall be a minimum of 10 feet from water, wastewater and electric infrastructure. Note that the electric infrastructure as now shown on Sheet C400 shall be relocated. Once relocated, Show water, wastewater and electric infrastructure on Sheet L210. Show tree trunks at locations that meet the minimum horizontal separation requirements as noted above. Please **resubmit** this sheet
7	**Sub Comment on Apr 2025 Submittal** **Standard Details** Please add the following details to the documents: Updated 115 (City will forward.) 209 MH Pipe Connections 318 (Related to tracer wires) 321A (Related to tracer wires) 321B (Related to tracer wires) 500 Electric Legends 506 Typical Conduit Trench 557 Typical Pad-Mounted Equipment Clearance Once the parameters of the transformers are known, the City will forward several additional details. Except for updated detail 115, the City assumes the Engineer already has these details. If not, please contact the City. Please **resubmit** applicable sheets.
9	**Fire Flow Calculations**

NO.	COMMENTS
	The City takes **No Exception** to the fire flow calculations.
10	**Water Meter Sizing Calculations** Please **submit** a letter that includes the following: Official letterhead of the Engineer of Record Addressee: Michael Carrillo, Public Service Director, City of Alachua Signed and sealed by Engineer of Record Building Design Flow (gpm) Proposed Water Meter Size (size using building design flow with meter flow ranges identified in City Ordinances) PDF version of the letter is acceptable; letter can be forwarded by email Also, on either the cover sheet or the utility plan, call-out the: Building Design Flow Water Meter Size Please **Resubmit** affected sheets
11	**Transformer Parameters** Please submit load schedule so that the City can size the transformer. Please submit transformer load-side voltage and phase requirements.
12	
13	
END OF COMMENTS	

Please advise if you have any questions or require additional information.

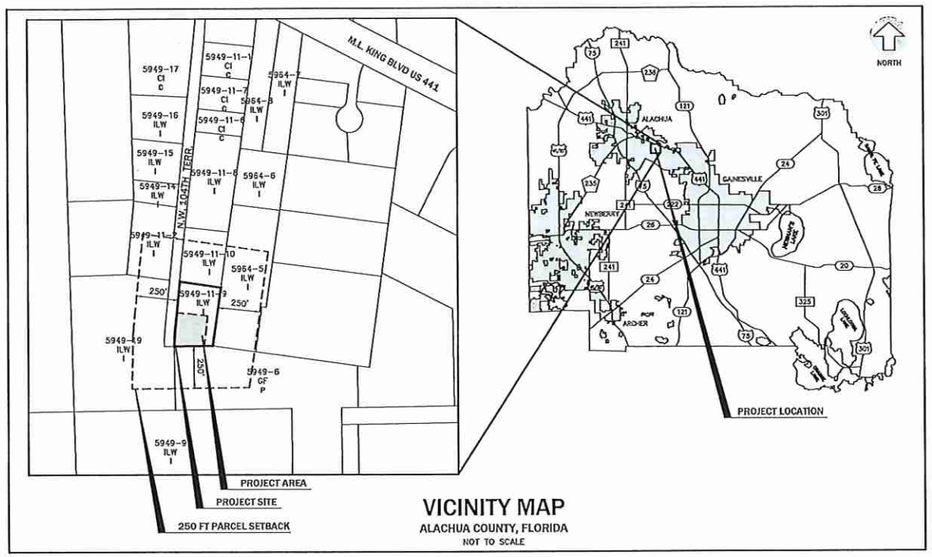
ROYAL ELEMENTS WRAPS

CITY OF ALACHUA, FLORIDA

SITE PLANS

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	ROYAL ELEMENTS LLC 18560 NW 244TH ST HIGH SPRINGS, FL 32643
2.	NAME OF PROJECT:	ROYAL ELEMENTS WRAPS
3.	PROJECT DESCRIPTION:	CONSTRUCTION OF A PRE-FABRICATED BUILDING WITHASSOCIATED PAVING, GRADING, AND UTILITY IMPROVEMENTS.
4.	PROJECT ADDRESS:	13157 NW 104TH TERRACE ALACHUA, FLORIDA
5.	TAX PARCEL NUMBER:	05949-011-009
6.	SECTION/TOWNSHIP/RANGE:	SECTION 19, TOWNSHIP 08 SOUTH, RANGE 19 EAST
7.	ZONING:	LIGHT WAREHOUSE INDUSTRIAL (ILW)
8.	FUTURE LAND USE DESIGNATION:	INDUSTRIAL (I)
9.	THIS SITE IS NOT LOCATED IN A FLOOD PLAIN.	
10.	IRRIGATION SYSTEM IS PROVIDED FOR LANDSCAPED AREAS.	
11.	THERE IS AN EXISTING STORMWATER SYSTEM WHICH INCLUDE FUTURE PHASES AND IT WAS PERMITTED WITH THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND ALACHUA COUNTY. (SRWMD PERMIT NO. 205218-1)	
12.	NO SPECIAL FIRE PROTECTION CONCERNS ARE PROPOSED ON THIS BUILDING ADDITION. THE BUILDING ADDITION SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE.	
13.	THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	
14.	TRASH AND RECYCLING FACILITIES SHALL BE PROVIDED ON SITE.	
15.	FIRE HYDRANTS AND STABILIZED SURFACES MUST BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE.	
16.	THE PROPOSED BUILDING SHALL COMPLY WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE.	
17.	THE PROJECT PARCEL IS GREATER THAN 250 FEET AWAY FROM ANY RESIDENTIAL ZONING, AND THEREFORE COMPLIANT WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN FOR BUSINESS ZONE DISTRICTS AS SEEN IN THE VICINITY PARCEL MAP.	

? THERE DOES NOT APPEAR TO BE AN IRRIGATION SYSTEM. PLEASE CLARIFY



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGEND:

ZONING:
- ILW – LIGHT AND WAREHOUSE INDUSTRIAL
- CI – COMMERCIAL INTENSIVE
- GF – GOVERNMENT FACILITIES

FUTURE LAND USE:
- C – COMMERCIAL
- I – INDUSTRIAL
- P – PUBLIC

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	75,012	1.72	100%
2.	PROPOSED BUILDING COVERAGE:	3,600	0.08	4.80%
3.	PAVEMENT AND SIDEWALK AREA:	6,577	0.15	8.77%
4.	TOTAL IMPERVIOUS AREA:	10,177	0.23	13.57%
5.	OPEN AREA:	64,835	1.49	86.43%

PARKING CALCULATIONS				
#	DESCRIPTION	CRITERIA	REQUIRED	PROVIDED
1.	VEHICULAR PARKING	1 SPACE PER 400 S.F. OF BODY SHOP FLOOR AREA	3600/400 = 9 SPACES	9 INCLUDING 1 HANDICAP SPACE

BUILDING INFORMATION	
BUILDING HEIGHT:	19'-2"
SPRINKLERED:	NO
OCCUPANCY CLASS:	B
CONSTRUCTION TYPE:	IIB
NUMBER OF STORIES:	1
BUILDING AREA:	3,600 S.F

TRIP GENERATION							
ITE LAND USE: 942 AUTOMOBILE CARE CENTER							
PROPOSED: 3,600 SF BODY SHOP BUILDING							
				TRIP DISTRIBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	2.25	3.60	8.10	66%	34%	5.35	2.75
PM	3.11	3.60	11.20	48%	52%	5.37	5.82
SAT	12.48	3.60	44.93	50%	50%	22.46	22.46
SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 818-838							

SUGGEST ADDING A TABLE THAT LISTS UTILITY PROVIDERS

PLEASE ADD BUILDING DESIGN FLOW (GPM) AND PROPOSE WATER METER SIZE (INCHES) EITHER ON THIS SHEET OR THE UTILITY PLAN SHEET.

LEGAL DESCRIPTION

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT NUMBER: 1008194; COMMITMENT DATE: JANUARY 24, 2021 @ 11:00 PM)

A PORTION OF LAND SITUATED IN SECTION 19, TOWNSHIP 08 SOUTH, RANGE 19 EAST, AND S.D. FERNANDEZ GRANT, TOWNSHIP 08 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; ALSO BEING THAT PART OF A PARCEL DESCRIBED AS BLOCK "A" IN OFFICIAL RECORDS BOOK 2080, PAGE 191, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST; THENCE RUN SOUTH 89°45'36" EAST, ALONG THE NORTH LINE OF PARCEL "C" OF A CITY OF ALACHUA EASEMENT AS DESCRIBED IN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2281 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 510.03 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1813, PAGE 256 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°13'45" EAST, ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 377.91 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89°46'15" EAST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 230.00 FEET TO A CORNER THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1486, PAGE 377 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 05°49'45" EAST, ALONG A BOUNDARY OF SAID TRACT OF LAND, A DISTANCE OF 310.12 FEET; THENCE RUN NORTH 87°13'53" WEST, A DISTANCE OF 245.18 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF 104th TERRACE (60' RIGHT-OF-WAY); THENCE RUN SOUTH 06°48'58" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 228.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, WITH SAID CURVE HAVING A RADIUS OF 790.02 FEET AND A CENTRAL ANGLE OF 06°41'08", AN ARC DISTANCE OF 92.18 FEET TO THE POINT OF BEGINNING.

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C110	LEGEND, SYMBOLS, AND NOTES
C120	TREE REMOVAL, DEMOLITION, AND EROSION CONTROL
C200	DIMENSION PLAN
C300	PAVING, GRADING, AND DRAINAGE PLAN
C310	PAVING, GRADING, AND DRAINAGE DETAILS
C320	STORMWATER POLLUTION PREVENTION PLAN
C400	UTILITY PLAN

eda consultants inc.
EB 2389
720 S.W. 2nd Ave., South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

No.	Date	Comment

ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

Digitally signed by Claudia Vega
Contact info: cvega@edafl.com
Date: 2025.02.26 16:45:06-05'00'

02/26/2025
Claudia S. Vega, P.E. — 51532
Engineer — Certificate No.

Project No: 2024-0189

Project phase: CITY SUBMITTAL

Project title: ROYAL ELEMENTS WRAPS CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed: AN
Drawn: NJG/MAB
Checked: TAR
Date: 02/26/25

Sheet No: C100

W:\eng\projects\royal elements - parcel 05949-011-009 - joshua henry\Plans\current dwg\240891\1.dwg, C100 - COVER, 2/26/2025 3:08:22 PM, MBarahona

EXISTING SYMBOLS & ABBREVIATIONS

C/L	=	CENTERLINE
CMP	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
COR	=	CORNER
D	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
A	=	ARC
T	=	TANGENT
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
dip	=	DUCTILE IRON PIPE
ELEV	=	ELEVATION
ECMP	=	ELLIPTICAL CORRUGATED METAL PIPE
ERCP	=	ELLIPTICAL REINFORCED CONCRETE PIPE
ID.	=	IDENTIFICATION
Inv	=	INVERT
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.	=	FINISHED FLOOR
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
PVC	=	POLY-VINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
SEC 28-9-19	=	SECTION 28, TOWNSHIP 9 SOUTH, RANGE 19 EAST
TRANS	=	ELECTRICAL TRANSFORMER PAD
w/	=	WITH
ANCH	=	GUY ANCHOR
WBO	=	WATER BLOW OFF
SAN CO	=	SANITARY CLEAN-OUT
■	=	FOUND CONCRETE MONUMENT (size, ID)
■	=	FOUND DRILL HOLE
○	=	FOUND IRON PIPE (size, ID)
⊕	=	FOUND NAIL & DISC (ID)
●	=	FOUND REBAR & CAP (size, ID)
▲	=	FOUND SPIKE
GM	=	GAS METER
GV	=	GAS VALVE
GP	=	GUY POLE
E	=	ELECTRICAL HANDHOLE
FH	=	FIRE HYDRANT
IRRG VLV	=	IRRIGATION VALVE
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
MH	=	MANHOLE
PP	=	POWER POLE
○	=	SET 5/8" REBAR & CAP (LB 2389)
□	=	SET CONCRETE MONUMENT (PRM LB 2389)
⊕	=	SET NAIL & DISC (PRM LB 2389)
△	=	SET SPIKE
○	=	SHRUB
▷	=	SIGN
TELEC	=	TELEPHONE RISER
TVSOC	=	CABLE TELEVISION RISER
WM	=	WATER METER
WV	=	WATER VALVE
650	=	ELEVATION CONTOUR LINE
-x-x-x-	=	FENCE LINE
OHG	=	OVERHEAD GUY WIRE
OHP	=	OVERHEAD POWER LINE
OHT	=	OVERHEAD TELEPHONE LINE
OHTV	=	OVERHEAD TELEVISION LINE
SS	=	SANITARY SEWER LINE
UGE	=	UNDERGROUND ELECTRIC LINE
GAS	=	UNDERGROUND GAS LINE
UGT	=	UNDERGROUND TELEPHONE LINE
UGTV	=	UNDERGROUND CABLE TELEVISION LINE
WL	=	UNDERGROUND WATER LINE
45.52	=	SPOT ELEVATION

COA
CITY OF
ALACHUA

TREE LEGEND

THE ONLY TREES LOCATED FOR THIS SURVEY WERE HARDWOODS 8" AND GREATER AND PINES 12" AND GREATER (DIAMETER MEASURED AT BREAST HEIGHT)

LOCATION	SPECIES	DIAMETER AT BREAST HEIGHT IN INCHES	SIZE/COMMON NAME
•	bat3.	=	10" BAY
•	chi1.	=	11" CHINABERRY
•	ced1.	=	11" CEDAR
•	ch12.	=	12" CHERRY
•	chi10.	=	10" CHINESE TALLOW
•	hi1.	=	11" HICKORY
•	lau12.	=	12" LAUREL OAK
•	li15.	=	15" LIVE OAK
•	mb12.	=	12" MULBERRY
•	mg18.	=	18" MAGNOLIA
•	pa18.	=	18" PALM
•	pi14.	=	14" PINE
•	po9.	=	9" POST OAK
•	sb11.	=	11" SUGARBERRY
•	sg17.	=	17" SWEETGUM
•	tu11.	=	11" TURKEY OAK
•	tree18.	=	18" UNIDENTIFIED TREE
•	wa14.	=	14" WATER OAK

LEGEND

- TREE BARRICADE
- SILT FENCE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISTING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- PEDESTRIAN WALKWAY (SEE SHEET C2.10 FOR DETAILS, MATERIAL AND INSTALLATION)
- • pi20 — EXISTING TREE TO REMAIN
- ✕ pi20 — EXISTING TREE TO BE REMOVED
- x180.00 — EXISTING SPOT ELEVATION
- 180.00 — PROPOSED SPOT ELEVATION
- 183.25 — PROPOSED CONTOUR ELEVATION
- 183 — EXISTING CONTOUR ELEVATION
- PROPOSED EASEMENT

PROPOSED UTILITY SYMBOLS

- WM — WATER MAIN, PROPOSED
- WM — WATER MAIN, EXISTING
- WW — WASTEWATER GRAVITY MAIN, PROPOSED
- PLUG END AND CAP
- BLOW-OFF ASSEMBLY
- GATE VALVE & BOX
- BUTTERFLY VALVE
- PLUG VALVE
- SWING CHECK VALVE
- BACK FLOW PREVENTER
- RPZ — REDUCED PRESSURE ZONE BFP
- DC — DOUBLE CHECK BFP
- DUAL CHECK VALVE
- ARV — AIR RELEASE VALVE
- REDUCER FITTING
- PRESSURE REGULATOR
- POST INDICATOR VALVE
- CLEAN OUT OR ROOF DRAIN LATERAL
- FITTING W/ THRUST BLOCK
- FIRE HYDRANT W/ THRUST BLOCK
- FIRE HYDRANT ASSEMBLY
- POTABLE WATER METER
- SINGLE SERVICE WATER METER
- DUAL SERVICE WATER METER
- GANG WATER METER ASSEMBLY
- TX — ELECTRIC TRANSFORMER
- RECLAIMED WATER METER ASSEMBLY
- RCW — RECLAIMED WATER MAIN, PROPOSED
- RCW — PLUG END AND CAP
- RCW — BLOW-OFF ASSEMBLY
- RCW — GATE VALVE & BOX
- RCW — REDUCER FITTING
- FM — WASTEWATER (PRESSURE) MAIN, PROPOSED
- WW — SANITARY SEWER MAIN, PROPOSED
- SS — SANITARY SEWER MAIN, EXISTING
- WW — SANITARY SEWER MANHOLE, PROPOSED
- SS — SANITARY SEWER MANHOLE, EXISTING
- SANITARY SEWER PLUG
- PLUG VALVE
- SEWER LATERAL, SINGLE SERVICE
- GATE VALVE
- CHECK VALVE
- A. R. — AIR RELEASE VALVE

5

STORM WATER

GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY. CONTACT ENGINEER OF RECORD IMMEDIATELY WITH ANY DISCREPANCIES.
3. 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 OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF EXISTING UTILITIES. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF THE WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. SAFETY:
   - A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
   - B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
   - C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
   - D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
   - E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
   - F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
8. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
9. CONTRACTOR IS REQUIRED TO SECURE A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) PERMIT BEFORE BEGINNING CONSTRUCTION.
10. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
11. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
12. CITY:
    ALL WORK WITHIN OR ON CITY OWNED AND MAINTAINED FACILITIES, ROW OR EASEMENTS WILL REQUIRE AS-BUILT PLANS. AS-BUILT PLANS SHOULD SHOW THE CONSTRUCTED CONDITIONS OF THE CITY OWNED OR MAINTAINED AREA AND BE PERFORMED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. THE COORDINATE SYSTEM SHALL BE FLORIDA STATE PLANE COORDINATES, NAD 83 ZONE NORTH US SURVEY FEET. VERTICAL COORDINATES SHALL BE REFERENCED TO THE NAVD 88 DATUM WITH ELEVATIONS GIVEN IN US SURVEY FEET.

    AS-BUILT PLANS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AS SIGNED AND SEALED PLANS AND AN ELECTRONIC DRAWING FILE. GUIDANCE ON PREPARATION OF AS-BUILT PLANS CAN BE FOUND IN CHAPTER 4 OF THE FDOT OFFICE OF CONSTRUCTION, PREPARATION AND DOCUMENTATION MANUAL. AS-BUILT PLANS FOR DRIVEWAY PERMITS MAY BE REQUIRED ON A CASE BY CASE BASIS.

    THE ENGINEER OF RECORD SHALL FILE AS-BUILT PLANS OR RECORD DRAWINGS WITH THE PUBLIC WORKS DEPARTMENT UPON COMPLETION OF ANY IMPROVEMENTS FOR WHICH CHANGES HAVE BEEN APPROVED DURING THE CONSTRUCTION PROCESS. THE REQUIREMENT FOR AN AS-BUILT PLAN OR RECORD DRAWING WILL BE DETERMINED ON A CASE BY CASE BASIS, DEPENDING ON THE SCOPE OF THE CHANGES.

    RECORD DRAWINGS SHALL BE LEGIBLY MARKED TO DOCUMENT ACTUAL CONSTRUCTION. ALL CHANGES TO FINAL UTILITY LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS AND INCLUDE ALL MANHOLES, HYDRANTS, VALVES, VALVE BOXES, AND STRUCTURES. RECORD DRAWINGS SHALL ALSO DOCUMENT ACTUAL INSTALLED PIPE MATERIALS. RECORD DRAWINGS SHALL CLEARLY SHOW AND DOCUMENT ALL FIELD CHANGES OF DIMENSION AND DETAIL. RECORD DRAWINGS SHALL INCLUDE ALL DETAILS NOT ON THE ORIGINAL DRAWINGS, BUT CONSTRUCTED.
13. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

NOTE:
PLEASE REFER TO DEMOLITION PLAN FOR DEMOLITION NOTES.

CONSTRUCTION NOTES

1. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES; AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S ROADWAY AND TRAFFIC DESIGN STANDARDS' INDEXES 600 THROUGH 685 (LATEST EDITIONS).
2. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
3. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
4. DISTURBED AREA WITHIN THE R-O-W WILL BE COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.
5. STOCKPILING OF MATERIAL IS NOT ALLOWED ON ROADWAYS OR SIDEWALKS. ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEPT DAILY AS PART OF DAILY CLEANUP.
6. ANY PORTION OF ROADWAYS OR SIDEWALKS THAT SUSTAIN EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF APPLICABLE AGENCIES, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THAT PARTICULAR AGENCY.
7. CONSTRUCTION MUST BE PER THE APPROVED SITE PLAN OF THE DRC (OR EQUIVALENT). DEVIATIONS IN ROADWAY, UTILITY OR DRAINAGE CONSTRUCTION WILL REQUIRE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICES (OR EQUIVALENT). NOTE: SIGNIFICANT CHANGES FROM THE DRC APPROVED PLAN MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT A REVISED SITE PLAN FOR REVIEW THROUGH THE DRC AND MAY CAUSE PROJECT DELAYS.
8. OFF-SITE OR ROADWAY R-O-W CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R-O-W PERMIT(S). A COPY OF THE APPROVED R-O-W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE R-O-W.
9. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
10. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
12. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY. BOTH PAPER AND AUTOCAD FILES SHALL BE PROVIDED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. BOTH PAPER AND AUTOCAD SHALL BE PROVIDED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS REFERENCED BY THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER RUNOFF.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM DRAINS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
12. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN BY THE CONTRACTOR AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STABILIZATION, SEDIMENT BASINS, ETC.) AS NEEDED FOR EACH STAGE OF SITE WORK / GRADING.
14. NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN ALL DISTURBED AREAS AND WATER BODIES, WATERCOURSES OR WETLANDS AND ANY CONVEYANCES SUCH AS DRAINAGE DITCHES, STORM DRAINS, AND INLETS.
15. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRECEEDING ANY DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSTALL ALL EROSION AND PREVENTION STRUCTURES SHOWN ON THE PLANS AT A MINIMUM AND IN FULL CONFORMANCE WITH ALL APPLICABLE WATER MANAGEMENT DISTRICT PERMITS AND REGULATIONS.
16. ALL CONTROL STRUCTURE AND OUTFALL CULVERT INSTALLATIONS SHALL BE PROTECTED WITH SEDIMENT BARRIERS AT A MINIMUM.
17. ALL DISTURBED AREAS (ABOVE NORMAL WATER LEVELS) UNLESS OTHERWISE NOTED HEREIN, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF FINAL GRADING. UNLESS OTHERWISE NOTED, ALL SLOPES STEEPER THAN 4:1 SHALL BE SODDED.

PAVING, GRADING, AND DRAINAGE NOTES

1. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
5. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
6. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DE-WATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION ON THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION IMPROVEMENTS TO FOLLOW.
9. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHTS TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
12. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD.
13. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND FHWA 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'.
14. REGULATORY SIGNS (STOP, ETC.) SHALL BE PAID FOR BY THE CONTRACTOR AND IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
15. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL.
18. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS, SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.
19. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
20. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER

GENERAL NOTES

1. ALL PARKING LOT DIMENSIONS AND RADII SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL RADIAL PARKING IS 9' MIN. WIDTH AT NARROWEST POINT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.
3. ELECTRIC SERVICE TO BE COORDINATED WITH G.R.U. ELECTRIC ENGINEERING DEPARTMENT.
4. SIDEWALKS WILL BE CONNECTED TO BUILDING ENTRANCE. COORDINATE LOCATIONS WITH ARCHITECT.

CITY OF ALACHUA

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NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

Digitally signed by Claudia Vega
Contact Info: cvega@edafl.com
Date: 2025.02.26 16:45:19-05'00'

02/26/2025
Claudia S. Vega, P.E. — 51532
Engineer — Certificate No.

Project No: 2024-0189
Project phase: CITY SUBMITTAL
Project title: ROYAL ELEMENTS WRAPS CITY OF ALACHUA, FLORIDA
Sheet title: DIMENSION PLAN

Designed: AN	Sheet No.: C200
Drawn: NJG/MAB	
Checked: TAR	
Date: 02/26/25	

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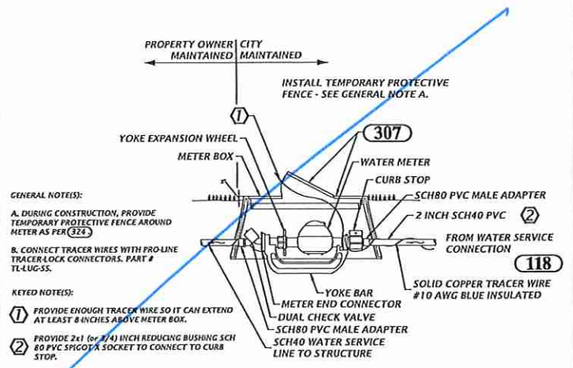
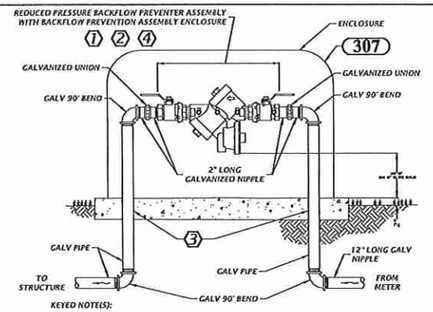


PLEASE REPLACE WITH UPDATED DETAIL

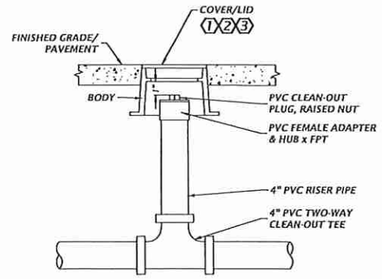
115 3/4" AND 1" WATER METER ASSEMBLY

NTS



121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE

NTS



264 CLEAN-OUT COVER FOR DRIVEWAYS/SIDEWALKS

NTS

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA DETAILS & THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AS WELL AS NOT SHOWN ON THESE PLANS AND PROTECTION OF SAME DURING CONSTRUCTION. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
4. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA ELECTRIC DEPARTMENT. SEE COA ELECTRICAL SCOPE OF WORK NOTES ON THIS SHEET.
5. NO GAS SERVICE IS REQUIRED FOR THIS DEVELOPMENT.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FLORIDA DEPT. OF TRANSPORTATION AND CITY OF ALACHUA APPROVED PROCEDURES.
9. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. ~~WATER METER ASSEMBLIES SHALL BE INSTALLED BY CONTRACTOR.~~
11. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING, AND DRAINAGE PLAN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
13. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
14. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.
15. ~~CONTRACTOR SHALL FURNISH AND INSTALL 2" PLUG VALVE WITH VALVE BOX AND CONCRETE VALVE COLLAR. INSTALL SHEAR TO CITY OF ALACHUA DETAIL 115 (SEE DETAIL SHEET C420)~~

CITY OF ALACHUA ELECTRICAL SCOPE OF WORK

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR BY PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK TO EXTEND THIS EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A COMBINED EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK PERFORMED BY THE COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS, AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

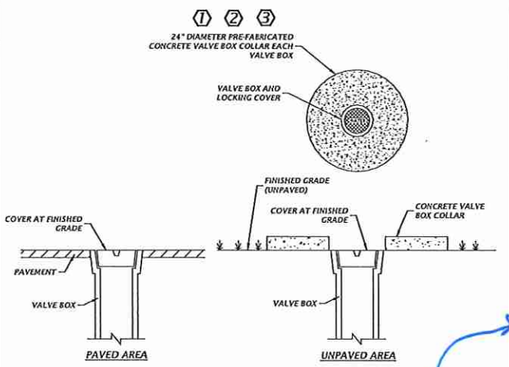
WATER DISTRIBUTION AND

SANITARY SEWER NOTES

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 PVC, UNLESS OTHERWISE NOTED.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.
4. WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND GRAVITY SEWER, THE SEWER SHALL BE UPGRADED TO C-900, DR18 AND PRESSURE TESTED TO 150 PSI.
5. ~~FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/LATERALS AND WATER MAINS/LATERALS, SEE WATER NOTES 3 & 4.~~
6. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
7. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF ALACHUA UTILITIES INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
8. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE CITY OF ALACHUA'S SYSTEMS SHALL CONFORM TO THE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
9. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE TEST ASSEMBLIES AND TRACER WIRE TO BOTH METALLIC AND NON-METALLIC PIPE AS PER THE CITY OF ALACHUA DESIGN STANDARDS AND DETAILS.
11. FOR FORCE MAIN, PROVIDE TRACER WIRE AND APPURTENANCES FROM THE LIFT STATION TO THE CONNECTING COA MANHOLE.

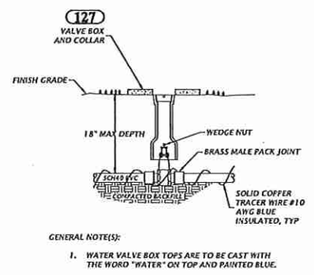
KEYED NOTE(S):

1 THIS "EXISTING" SANITARY LINE HAS NOT YET BEEN INSTALLED. ONCE INSTALLED, REVIEW AS-BUILTS TO CONFIRM ROUTING AND ELEVATIONS.



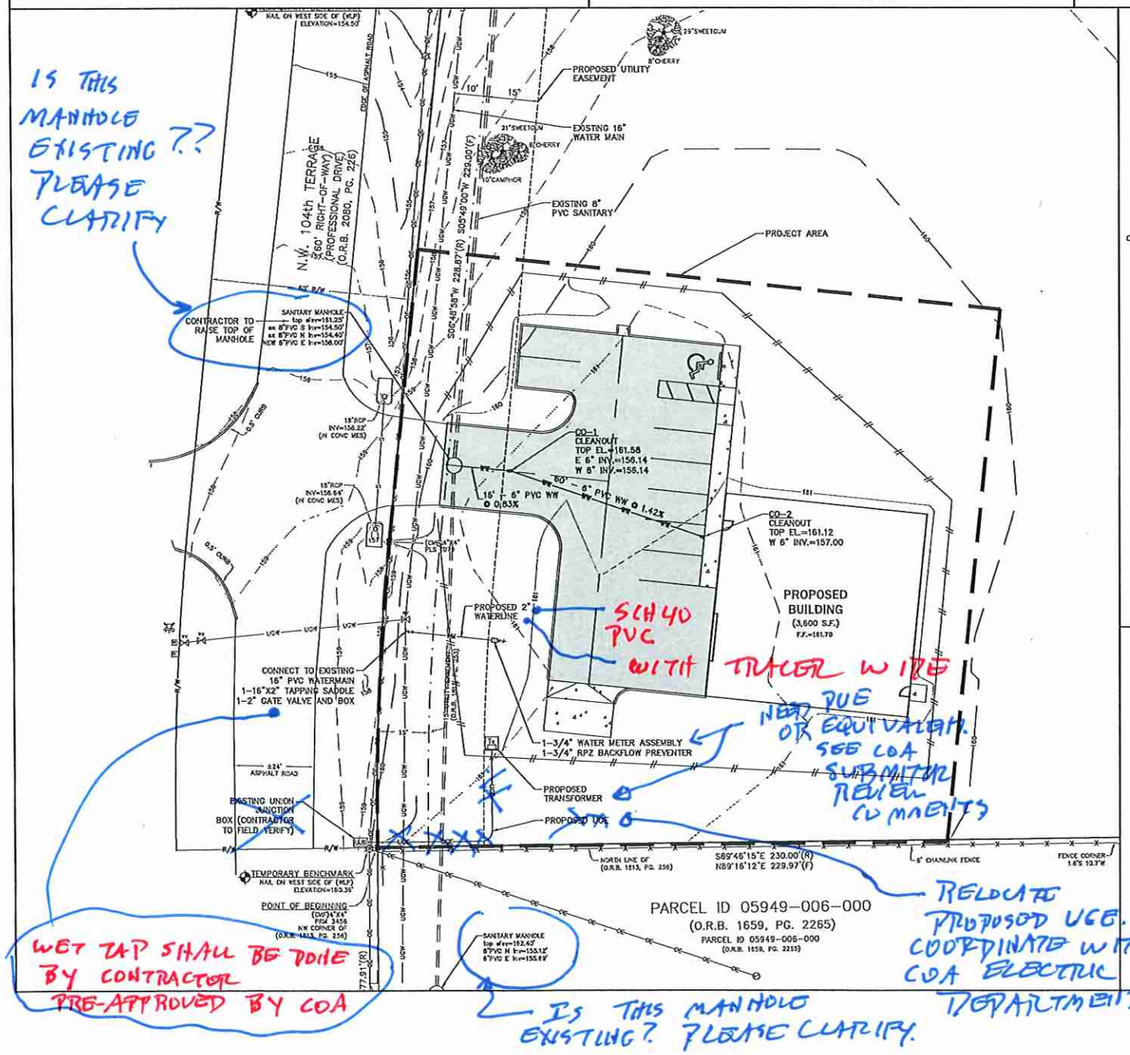
127 VALVE BOX COVER

NTS



142 2" RESILIENT SEAT WEDGE GATE VALVE FOR WATER AND RECLAIMED WATER SERVICE CONNECTIONS

NTS



REPLACE AS PER COA SUBMITAL REVIEW COMMENTS

eda consultants inc.
EB 2389
720 SW 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
eda-fl.com permitting@eda-fl.com

NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

Digitally signed by Claudia Vega
Contact Info: cvega@eda-fl.com
Date: 2025.02.26 18:45:36-05'00'

02/26/2025

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 2024-0189

Project phase: CITY SUBMITTAL

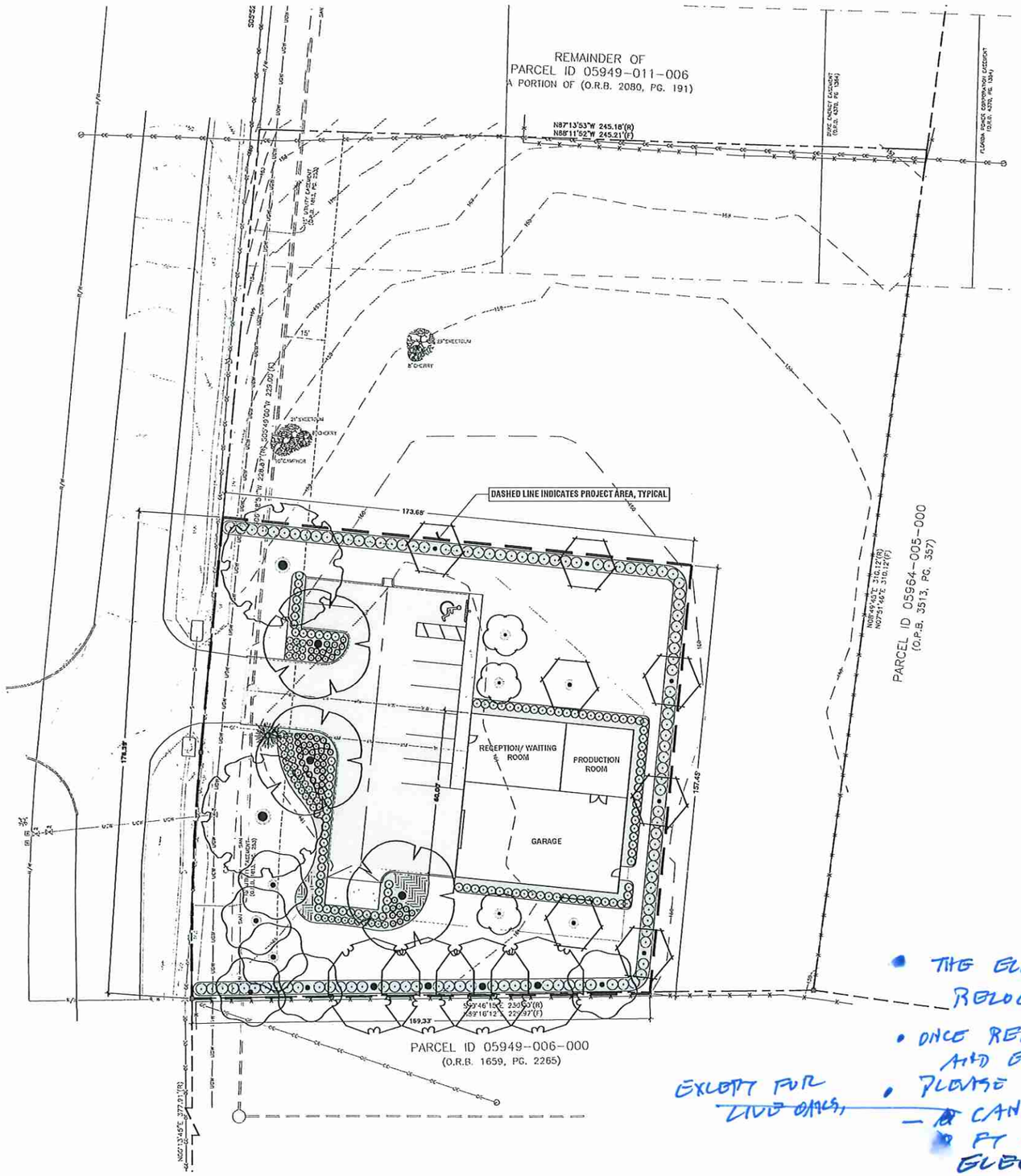
Project title: ROYAL ELEMENTS WRAPS CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN

Designed: AN
Drawn: NJG/MAB
Checked: TAR
Date: 02/26/25

Sheet No.: C400

\\Vs\projects\royal elements - parcel 05949-011-009 - joshua henry\Plans\current dwg\2408917.dwg, C400 - UTIL, 2/26/2025 3:08:53 PM, MBarahona



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
CANOPY TREES					
	AR	2	Acer rubrum 'Florida Flame' / Florida Flame Red Maple	2" Cal.	10' Ht.
	MG	7	Magnolia grandiflora / Southern Magnolia	2" Cal.	10' Ht.
	OS	4	Quercus shumardii / Shumard Oak	2" Cal.	10' Ht.
	QV	2	Quercus virginiana / Southern Live Oak	2" Cal.	10' Ht.
	UA	3	Ulmus alata / Winged Elm	2" Cal.	10' Ht.
UNDERSTORY TREES					
	LR	3	Lagerstroemia x 'Natchez' / White Natchez Crape Myrtle	2" Cal, Standard	10' Ht.
SHRUBS					
	IP	109	Illicium parviflorum / Anise Tree	3' Ht. Minimum	
	MC	54	Muhlenbergia capillaris / Pink Muhly Grass	3 gal.	Full and lush
	VD	107	Viburnum obovatum 'Dwarf Walter's' / Dwarf Walter's Viburnum	7 gal.	18" ht. x 15" sprd.
	ZP	46	Zamia pumila / Coontie	7 gal.	18"x18", Full
GROUND COVERS					
	LM	87	Liriope muscari / Lilyturf	1 gal.	Full

- THE ELECTRICAL PRIMARY CIRCUIT WILL BE RELOCATED, AND POSSIBLY THE TRANSFORMER.
- ONCE RELOCATED, SHOW ALL WATER, ~~SEWER~~ WASTEWATER AND ELECTRIC INFRASTRUCTURE ON THIS SHEET.
- PLEASE FOLLOW COA REQUIREMENTS.
  - CANOPY TREE TRUNKS SHALL BE AT LEAST 5 FT AWAY FROM ALL WATER, WASTEWATER AND ELECTRIC INFRASTRUCTURE.
- LIVE OAK TREE TRUNKS SHALL BE AT ~~5~~ LEAST 15 FT AWAY FROM SUCH INFRASTRUCTURE.

EXCEPT FOR LIVE OAKS,

PREPARED BY:
floravie design
Contact: KALEY DUNLAP RICE
PHONE: (321) 277-0826
kaley@floraviedesign.com

PREPARED FOR:
EDA CONSULTANTS
CONTACT: Claudia Vega
720 SW 2nd Ave, Suite 300
Gainesville, FL
PHONE: (352) 373-3541

NORTH

0 20 40 feet
SCALE: 1" = 20'

No.	Date	Comment

Professional Landscape Architect of Record:
REGISTERED LANDSCAPE ARCHITECT KALEY RICE LA 6667256 STATE OF FLORIDA
Kaley Rice
Digitally signed by Kaley Rice
Date: 2025.02.26 12:20:50 -05'00'

Kaley M. Rice, PLA	LA6667256
Landscape Architect	Certificate No.

Project No.: 25-016
Project Phase: CITY SUBMITTAL
Project Title: ROYAL ELEMENTS CITY OF ALACHUA, FLORIDA
Sheet Title: LANDSCAPE PLAN

Designed	KMR	Sheet No.
Drawn	ZRR	L210
Checked	KMR	
Date	02/27/2025	

MEMORANDUM

To: Carson J. Crocket **Date: April 29, 2025**

From: Nicola R. Cowap, P.E.

CC: Jessica Junkin

Subject: Royal Elements Site Plan

NV5 has reviewed the submitted materials

Comments:

1. NV5 recommends riprap or other permanent erosion control methods at the end of the proposed concrete spillway. Response not required.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT

April 10, 2025

Submitted electronically to cvega@edafl.com

Claudia Vega
eda consultants, inc.
720 SW 2nd Avenue
South Tower #300
Gainesville, Fl 32601

Application #: PSP25-0003

RE: Completeness Review for Royal Elements Site Plan application

Dear Claudia Vega,

On March 24, 2025, the Planning & Community Development Department received your site plan application for the Royal Elements project, which proposes the construction of a ± 3,600-square foot pre-fabricated metal building with associated site improvements on a ± 1.72-acre subject property (tax parcel 05949-011-009).

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 now 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: Rodolfo Valladares, Assistant City Manager *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT

March 3, 2025

Submitted electronically to cvega@edafl.com

Claudia Vega
eda consultants, inc.
720 SW 2nd Avenue
South Tower #300
Gainesville, Fl 32601

Application #: PSP25-0003

RE: Completeness Review for Royal Elements Site Plan application

Dear Claudia Vega,

On February 27, 2025, the Planning & Community Development Department received your site plan application for the Royal Elements project, which proposes the construction of a ± 3,600-square foot pre-fabricated metal building with associated site improvements on a ± 1.72-acre subject property (tax parcel 05949-011-009).

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 incomplete and that the following deficiencies must be addressed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, April 17, 2025**.

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.

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

Deficiencies to be Addressed

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

1. **Authorized Agent Affidavit**
   a. The submitted authorized agent affidavit is incomplete and simply states "Site Plan" under requested action. Submit a complete authorized agent affidavit.
2. **Site Plan Attachment #4, Concurrency Impact Analysis**
   a. Provide formulas and sources in the tables for expected concurrency impacts.
3. **Site Plan Attachment #6, Mailing Labels**
   a. The provided mailing labels omit one property owner within 400 feet of the subject property: parcel 05949-011-010; Hogle Jacob & Danielle. Provide mailing label for this property owner.
4. **Site Plan Attachment #7, Neighborhood Meeting Materials**
   a. Materials submitted indicate that the neighborhood meeting mailed notice omitted one property owner within 400 feet of the subject property: parcel 05949-011-010; Hogle, Jacob & Danielle. Re-notice and hold a neighborhood meeting that includes notice sent to all property owners within 400 feet of the subject property.

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

Sincerely,

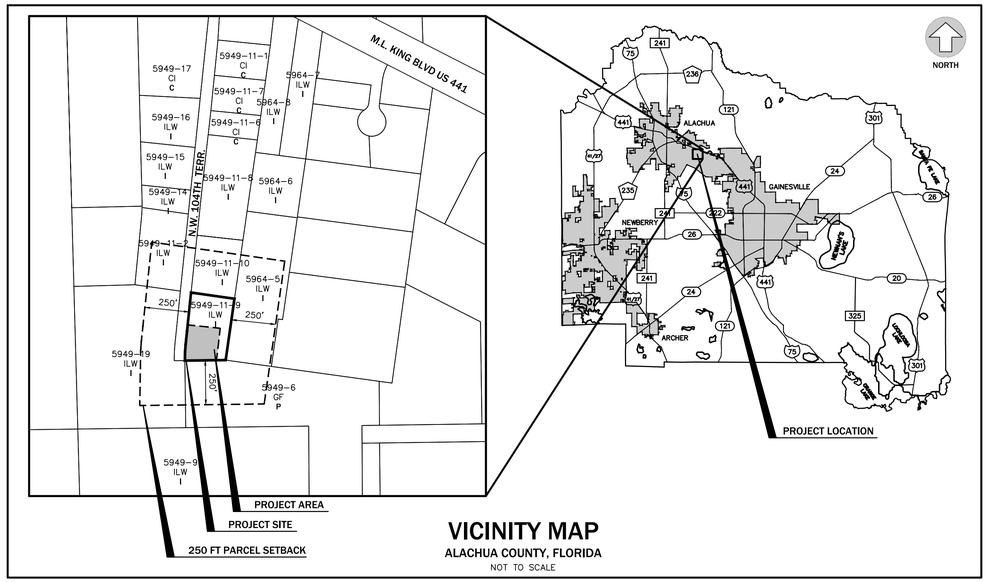
Carson J. Crockett, AICP Candidate
Planner

CC: Brenda Flieger, Planning Assistant *(by electronic mail)*

ROYAL ELEMENTS WRAPS SITE PLANS

CITY OF ALACHUA, FLORIDA

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	ROYAL ELEMENTS LLC 18560 NW 244TH ST HIGH SPRINGS, FL 32643
2.	NAME OF PROJECT:	ROYAL ELEMENTS WRAPS SITE PLANS
3.	PROJECT DESCRIPTION:	CONSTRUCTION OF A PRE-FABRICATED BUILDING WITHASSOCIATED PAVING, GRADING, AND UTILITY IMPROVEMENTS.
4.	PROJECT ADDRESS:	13157 NW 104TH TERRACE ALACHUA, FLORIDA
5.	TAX PARCEL NUMBER:	05949-011-009
6.	SECTION/TOWNSHIP/RANGE:	SECTION 19, TOWNSHIP 08 SOUTH, RANGE 19 EAST
7.	ZONING:	LIGHT WAREHOUSE INDUSTRIAL (ILW)
8.	FUTURE LAND USE DESIGNATION:	INDUSTRIAL (I)
9.	THIS SITE IS NOT LOCATED IN A FLOOD PLAIN.	
10.	THERE IS AN EXISTING STORMWATER SYSTEM WHICH INCLUDE FUTURE PHASES AND IT WAS PERMITTED WITH THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND ALACHUA COUNTY. (SRWMD PERMIT NO. 205218-1)	
11.	NO SPECIAL FIRE PROTECTION CONCERNS ARE PROPOSED ON THIS BUILDING ADDITION. THE BUILDING ADDITION SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE.	
12.	THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	
13.	TRASH AND RECYCLING FACILITIES ARE EXISTING AND LOCATED ON SITE.	
14.	FIRE HYDRANTS AND STABILIZED SURFACES MUST BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE.	
15.	THE PROPOSED BUILDING SHALL COMPLY WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE.	
16.	THE PROJECT PARCEL IS GREATER THAN 250 FEET AWAY FROM ANY RESIDENTIAL ZONING, AND THEREFORE COMPLIANT WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN FOR BUSINESS ZONE DISTRICTS AS SEEN IN THE VICINITY PARCEL MAP.	



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGEND:

ZONING:
- ILW – LIGHT AND WAREHOUSE INDUSTRIAL
- CI – COMMERCIAL INTENSIVE
- GF – GOVERNMENT FACILITIES

FUTURE LAND USE:
- C – COMMERCIAL
- I – INDUSTRIAL
- P – PUBLIC

LEGAL DESCRIPTION

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT NUMBER: 1008194; COMMITMENT DATE: JANUARY 24, 2021 @ 11:00 PM)

A PORTION OF LAND SITUATED IN SECTION 19, TOWNSHIP 08 SOUTH, RANGE 19 EAST, AND S.D. FERNANDEZ GRANT, TOWNSHIP 08 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; ALSO BEING THAT PART OF A PARCEL DESCRIBED AS BLOCK "A" IN OFFICIAL RECORDS BOOK 2080, PAGE 191, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST; THENCE RUN SOUTH 89°45'36" EAST, ALONG THE NORTH LINE OF PARCEL "C" OF A CITY OF ALACHUA EASEMENT AS DESCRIBED IN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2261 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 610.03 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1813, PAGE 256 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°13'45" EAST, ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 377.91 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89°46'15" EAST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 230.00 FEET TO A CORNER THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1466, PAGE 377 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 08°49'45" EAST, ALONG A BOUNDARY OF SAID TRACT OF LAND, A DISTANCE OF 310.12 FEET; THENCE RUN NORTH 87°13'53" WEST, A DISTANCE OF 245.18 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF 104th TERRACE (60' RIGHT-OF-WAY); THENCE RUN SOUTH 06°48'58" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 228.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, WITH SAID CURVE HAVING A RADIUS OF 790.02 FEET AND A CENTRAL ANGLE OF 06°41'08", AN ARC DISTANCE OF 92.18 FEET TO THE POINT OF BEGINNING.

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	75,012	1.72	100%
2.	PROPOSED BUILDING COVERAGE:	3,600	0.08	4.80%
3.	PAVEMENT AND SIDEWALK AREA:	6,577	0.15	8.77%
4.	TOTAL IMPERVIOUS AREA:	10,177	0.23	13.57%
5.	OPEN AREA:	64,835	1.49	86.43%

PARKING CALCULATIONS				
#	DESCRIPTION	CRITERIA	REQUIRED	PROVIDED
1.	VEHICULAR PARKING	1 SPACE PER 400 S.F. OF BODY SHOP FLOOR AREA	3600/400 = 9 SPACES	9 INCLUDING 1 HANDICAP SPACE

BUILDING INFORMATION	
BUILDING HEIGHT:	19'-2"
SPRINKLERED:	NO
OCCUPANCY CLASS:	B
CONSTRUCTION TYPE:	IIB
NUMBER OF STORIES:	1
BUILDING AREA:	3,600 S.F

TRIP GENERATION

ITE LAND USE: 942 AUTOMOBILE CARE CENTER
PROPOSED: 3,600 SF BODY SHOP BUILDING

				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	2.25	3.60	8.10	66%	34%	5.35	2.75
PM	3.11	3.60	11.20	48%	52%	5.37	5.82
SAT	12.48	3.60	44.93	50%	50%	22.46	22.46

SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 818-836

UTILITIES TO BE PROVIDED AND PROVIDER		
1.	ELECTRIC:	CITY OF ALACHUA
2.	POTABLE WATER:	CITY OF ALACHUA
3.	WASTE WATER:	CITY OF ALACHUA

WATER METER SIZING CALCULATIONS	
BUILDING DESIGN FLOW	0.803
WATER METER SIZE	3/4" WATER METER

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C110	LEGEND, SYMBOLS, AND NOTES
C120	TREE REMOVAL, DEMOLITION, AND EROSION CONTROL
C200	DIMENSION PLAN
C300	PAVING, GRADING, AND DRAINAGE PLAN
C310	PAVING, GRADING, AND DRAINAGE DETAILS
C320	STORMWATER POLLUTION PREVENTION PLAN
C400	UTILITY PLAN
C410	UTILITY DETAILS AND NOTES

eda consultants inc.
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Professional Engineer of Record:

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EXISTING SYMBOLS & ABBREVIATIONS

COA	=	CITY OF ALACHUA
C/L	=	CENTERLINE
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
COR	=	CORNER
D	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
A	=	ARC
T	=	TANGENT
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
dip	=	DUCTILE IRON PIPE
ELEV	=	ELEVATION
ecmp	=	ELLIPTICAL CORRUGATED METAL PIPE
ercp	=	ELLIPTICAL REINFORCED CONCRETE PIPE
ID.	=	IDENTIFICATION
Inv	=	INVERT
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.	=	FINISHED FLOOR
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
PVC	=	POLY-VINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
SEC 28-9-19	=	SECTION 28, TOWNSHIP 9 SOUTH, RANGE 19 EAST
TRAN.	=	ELECTRICAL TRANSFORMER PAD
w/	=	WITH
ANCH ⟵	=	GUY ANCHOR
WBO	=	WATER BLOW OFF
SCO	=	SANITARY CLEAN-OUT
■	=	FOUND CONCRETE MONUMENT (size, ID)
●	=	FOUND DRILL HOLE
○	=	FOUND IRON PIPE (size, ID)
⊕	=	FOUND NAIL & DISK (ID)
●	=	FOUND REBAR & CAP (size, ID)
▲	=	FOUND SPIKE
GM	=	GAS METER
GV	=	GAS VALVE
GP	=	GUY POLE
EH	=	ELECTRICAL HANDHOLE
FH	=	FIRE HYDRANT
IRRIG VLV	=	IRRIGATION VALVE
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
	=	MANHOLE
PP	=	POWER POLE
○	=	SET 5/8" REBAR & CAP (LB 2389)
□	=	SET CONCRETE MONUMENT (PRM LB 2389)
⊕	=	SET NAIL & DISC (PRM LB 2389)
△	=	SET SPIKE
	=	SHRUB
	=	SIGN
TELBX	=	TELEPHONE RISER
TVBOX	=	CABLE TELEVISION RISER
WM	=	WATER METER
WV	=	WATER VALVE
80	=	ELEVATION CONTOUR LINE
x x	=	FENCE LINE
OHGW	=	OVERHEAD GUY WIRE
OHPL	=	OVERHEAD POWER LINE
OHTL	=	OVERHEAD TELEPHONE LINE
OHTV	=	OVERHEAD TELEVISION LINE
SS	=	SANITARY SEWER LINE
UGE	=	UNDERGROUND ELECTRIC LINE
GAS	=	UNDERGROUND GAS LINE
UGT	=	UNDERGROUND TELEPHONE LINE
UGTV	=	UNDERGROUND CABLE TELEVISION LINE
WL	=	UNDERGROUND WATER LINE
88.5	=	SPOT ELEVATION

TREE LEGEND

THE ONLY TREES LOCATED FOR THIS SURVEY WERE HARDWOODS 8" AND GREATER AND PINES 12" AND GREATER (DIAMETER MEASURED AT BREAST HEIGHT)

LOCATION · SPECIES · DIAMETER AT BREAST HEIGHT IN INCHES

		SIZE/COMMON NAME
ba10.	=	10" BAY
ch11.	=	11" CHINABERRY
ce11.	=	11" CEDAR
ch12.	=	12" CHERRY
chi10.	=	10" CHINESE TALLOW
hi11.	=	11" HICKORY
loo12.	=	12" LAUREL OAK
liI5.	=	15" LIVE OAK
mb12.	=	12" MULBERRY
mg18.	=	18" MAGNOLIA
pa18.	=	18" PALM
pi14.	=	14" PINE
po9.	=	9" POST OAK
sb11.	=	11" SUGARBERRY
sg17.	=	17" SWEETGUM
tko11.	=	11" TURKEY OAK
tree18.	=	18" UNIDENTIFIED TREE
wo14.	=	14" WATER OAK

LEGEND

- TREE BARRICADE
- SILT FENCE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISTING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- PEDESTRIAN WALKWAY (SEE SHEET C2.10 FOR DETAILS, MATERIAL AND INSTALLATION)
- pi20 — EXISTING TREE TO REMAIN
- pi20 — EXISTING TREE TO BE REMOVED
- 180.00 — EXISTING SPOT ELEVATION
- 180.00 — PROPOSED SPOT ELEVATION
- 183.25 — PROPOSED CONTOUR ELEVATION
- 183 — EXISTING CONTOUR ELEVATION
- PROPOSED EASEMENT

PROPOSED UTILITY SYMBOLS

- WM — WATER MAIN, PROPOSED
- WM — WATER MAIN, EXISTING
- WW — WASTEWATER GRAVITY MAIN, PROPOSED
- PLUG END AND CAP
- BLOW-OFF ASSEMBLY
- GATE VALVE & BOX
- BUTTERFLY VALVE
- PLUG VALVE
- SWING CHECK VALVE
- BACK FLOW PREVENTER
- RP — REDUCED PRESSURE ZONE BFP
- DC — DOUBLE CHECK BFP
- DUAL CHECK VALVE
- ARV — AIR RELEASE VALVE
- REDUCER FITTING
- R — PRESSURE REGULATOR
- POST INDICATOR VALVE
- CLEAN OUT OR ROOF DRAIN LATERAL
- FITTING W/ THRUST BLOCK
- FIRE HYDRANT W/ THRUST BLOCK
- FIRE HYDRANT ASSEMBLY
- POTABLE WATER METER
- SINGLE SERVICE WATER METER
- DUAL SERVICE WATER METER
- GANG WATER METER ASSEMBLY
- TX — ELECTRIC TRANSFORMER
- RECLAIMED WATER METER ASSEMBLY
- RCW — RECLAIMED WATER MAIN, PROPOSED
- RCW — PLUG END AND CAP
- RCW — BLOW-OFF ASSEMBLY
- RCW — GATE VALVE & BOX
- RCW — REDUCER FITTING
- FM — WASTEWATER (PRESSURE) MAIN, PROPOSED
- WW — SANITARY SEWER MAIN, PROPOSED
- SS — SANITARY SEWER MAIN, EXISTING
- WW — SANITARY SEWER MANHOLE, PROPOSED
- SS — SANITARY SEWER MANHOLE, EXISTING
- SANITARY SEWER PLUG
- PLUG VALVE
- SEWER LATERAL, SINGLE SERVICE
- GATE VALVE
- CHECK VALVE
- A. R. — AIR RELEASE VALVE
- S — STORMWATER

GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY. CONTACT ENGINEER OF RECORD IMMEDIATELY WITH ANY DISCREPANCIES.
3. 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 OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF EXISTING UTILITIES. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION, AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF THE WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. SAFETY:
   - A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
   - B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
   - C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
   - D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
   - E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
   - F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
8. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
9. CONTRACTOR IS REQUIRED TO SECURE A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) PERMIT BEFORE BEGINNING CONSTRUCTION.
10. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
11. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
12. CITY:
    ALL WORK WITHIN OR ON CITY OWNED AND MAINTAINED FACILITIES, ROW OR EASEMENTS WILL REQUIRE AS-BUILT PLANS. AS-BUILT PLANS SHOULD SHOW THE CONSTRUCTED CONDITIONS OF THE CITY OWNED OR MAINTAINED AREA AND BE PERFORMED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. THE COORDINATE SYSTEM SHALL BE FLORIDA STATE PLANE COORDINATES, NAD 83 ZONE NORTH US SURVEY FEET. VERTICAL COORDINATES SHALL BE REFERENCED TO THE NAVD 88 DATUM WITH ELEVATIONS GIVEN IN US SURVEY FEET.

    AS-BUILT PLANS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AS SIGNED AND SEALED PLANS AND AN ELECTRONIC DRAWING FILE. GUIDANCE ON PREPARATION OF AS-BUILT PLANS CAN BE FOUND IN CHAPTER 4 OF THE FDOT OFFICE OF CONSTRUCTION, PREPARATION AND DOCUMENTATION MANUAL. AS-BUILT PLANS FOR DRIVEWAY PERMITS MAY BE REQUIRED ON A CASE BY CASE BASIS.

    THE ENGINEER OF RECORD SHALL FILE AS-BUILT PLANS OR RECORD DRAWINGS WITH THE PUBLIC WORKS DEPARTMENT UPON COMPLETION OF ANY IMPROVEMENTS FOR WHICH CHANGES HAVE BEEN APPROVED DURING THE CONSTRUCTION PROCESS. THE REQUIREMENT FOR AN AS-BUILT PLAN OR RECORD DRAWING WILL BE DETERMINED ON A CASE BY CASE BASIS, DEPENDING ON THE SCOPE OF THE CHANGES.

    RECORD DRAWINGS SHALL BE LEGIBLY MARKED TO DOCUMENT ACTUAL CONSTRUCTION. ALL CHANGES TO FINAL UTILITY LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS AND INCLUDE ALL MANHOLES, HYDRANTS, VALVES, VALVE BOXES, AND STRUCTURES. RECORD DRAWINGS SHALL ALSO DOCUMENT ACTUAL INSTALLED PIPE MATERIALS. RECORD DRAWINGS SHALL CLEARLY SHOW AND DOCUMENT ALL FIELD CHANGES OF DIMENSION AND DETAIL. RECORD DRAWINGS SHALL INCLUDE ALL DETAILS NOT ON THE ORIGINAL DRAWINGS, BUT CONSTRUCTED.
13. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
14. THE CITY OF ALACHUA SHALL BE COMPENSATED FOR ALL WORK REQUIRED OF THE CITY TO MODIFY ITS INFRASTRUCTURE. SUCH WORK INCLUDES, BUT IS NOT LIMITED TO: WATER, WASTEWATER AND ELECTRIC INFRASTRUCTURE IMPROVEMENTS, RELOCATION OR DEMOLITION. FOR PROJECTS NOT WITHIN THE CITY'S ELECTRIC SERVICE AREA, MODIFICATIONS TO THE CITY'S ELECTRIC INFRASTRUCTURE EITHER WITHIN OR ADJACENT TO THE PROJECT AREA MAY BE REQUIRED. THE CITY SHALL BE COMPENSATED FOR SUCH MODIFICATIONS.

NOTE:
PLEASE REFER TO DEMOLITION PLAN FOR DEMOLITION NOTES.

CONSTRUCTION NOTES

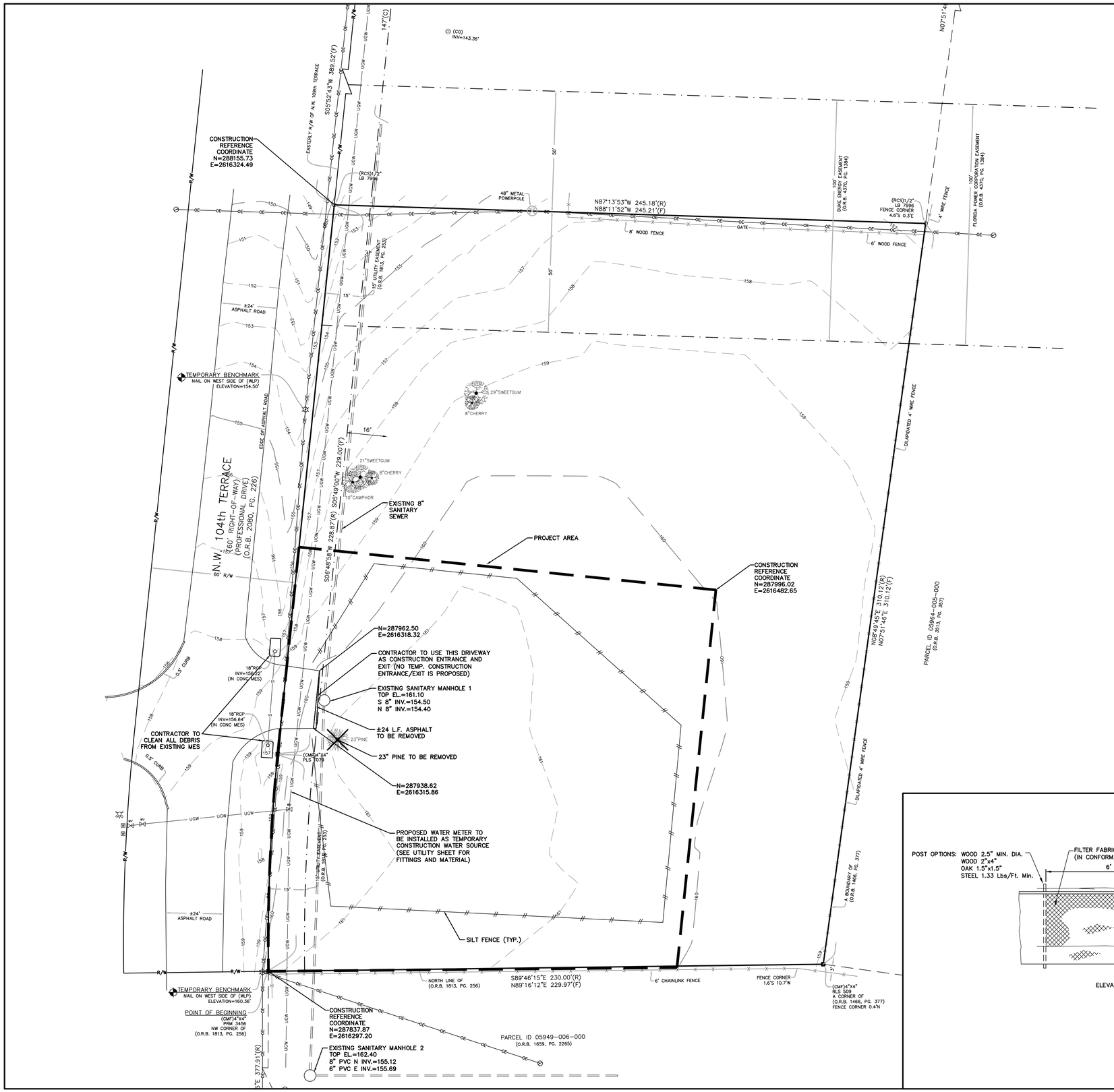
1. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'; AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S 'ROADWAY AND TRAFFIC DESIGN STANDARDS' INDEXES 600 THROUGH 685 (LATEST EDITIONS).
2. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
3. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
4. DISTURBED AREA WITHIN THE R-O-W WILL BE COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.
5. STOCKPILING OF MATERIAL IS NOT ALLOWED ON ROADWAYS OR SIDEWALKS. ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEPT DAILY AS PART OF DAILY CLEANUP.
6. ANY PORTION OF ROADWAYS OR SIDEWALKS THAT SUSTAIN EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF APPLICABLE AGENCIES, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THAT PARTICULAR AGENCY.
7. CONSTRUCTION MUST BE PER THE APPROVED SITE PLAN OF THE DRC (OR EQUIVALENT). DEVIATIONS IN ROADWAY, UTILITY OR DRAINAGE CONSTRUCTION WILL REQUIRE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICES (OR EQUIVALENT). NOTE: SIGNIFICANT CHANGES FROM THE DRC APPROVED PLAN MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT A REVISED SITE PLAN FOR REVIEW THROUGH THE DRC AND MAY CAUSE PROJECT DELAYS.
8. OFF-SITE OR ROADWAY R-O-W CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R-O-W PERMIT(S). A COPY OF THE APPROVED R-O-W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE R-O-W.
9. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
10. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
12. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY. BOTH PAPER AND AUTOCAD FILES SHALL BE PROVIDED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. BOTH PAPER AND AUTOCAD SHALL BE PROVIDED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS REFERENCED BY THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER RUNOFF.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM DRAINS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
12. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN BY THE CONTRACTOR AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STABILIZATION, SEDIMENT BASINS, ETC.) AS NEEDED FOR EACH STAGE OF SITE WORK / GRADING.
14. NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN ALL DISTURBED AREAS AND WATER BODIES, WATERCOURSES OR WETLANDS AND ANY CONVEYANCES SUCH AS DRAINAGE DITCHES, STORM DRAINS, AND INLETS.
15. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRECEDING ANY DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSTALL ALL EROSION AND PREVENTION STRUCTURES SHOWN ON THE PLANS AT A MINIMUM AND IN FULL CONFORMANCE WITH ALL APPLICABLE WATER MANAGEMENT DISTRICT PERMITS AND REGULATIONS.
16. ALL CONTROL STRUCTURE AND OUTFALL CULVERT INSTALLATIONS SHALL BE PROTECTED WITH SEDIMENT BARRIERS AT A MINIMUM.
17. ALL DISTURBED AREAS (ABOVE NORMAL WATER LEVELS) UNLESS OTHERWISE NOTED HEREIN, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF FINAL GRADING. UNLESS OTHERWISE NOTED, ALL SLOPES STEEPER THAN 4:1 SHALL BE SODDED.

PAVING, GRADING, AND DRAINAGE NOTES

1. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
5. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
6. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DE-WATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION IMPROVEMENTS TO FOLLOW.
9. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHTS TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
12. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD.
13. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT 'ROADWAY AND TRAFFIC DESIGN STANDARDS' AND FHWA 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'.
14. REGULATORY SIGNS (STOP, ETC.) SHALL BE PAID FOR BY THE CONTRACTOR AND IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
15. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL.
18. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS, SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.
19. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPAN

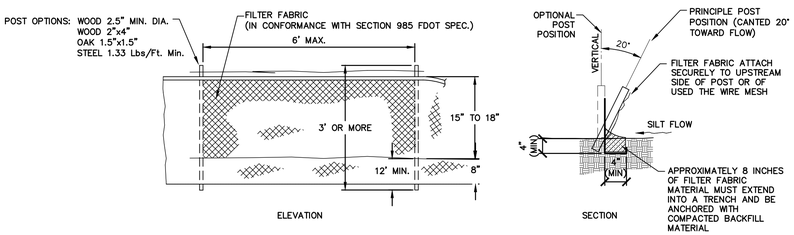


DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION / PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
5. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CLOSURE OF THESE FACILITIES MAY REQUIRE A MAINTENANCE OF TRAFFIC PLAN PREPARED BY A REGISTERED PROFESSIONAL AT THE CONTRACTORS EXPENSE.
6. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
7. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.
9. EROSION CONTROLS ARE TO BE INSTALLED AND INSPECTED PRIOR TO BEGINNING DEMOLITION WORK.
10. IN AREAS WHERE PROPOSED CURBING IS TO BE PLACED, THE ASPHALT PAVEMENT SHALL BE REMOVED TO THE FACE OF CURB TO ALLOW PLACEMENT OF 6" STANDARD CONCRETE CURBING.
11. IN AREAS OF PROPOSED LANDSCAPE AREA THE PAVEMENT, LIMEROCK BASE, AND 12" OF THE STABILIZED SUBGRADE SHALL BE REMOVED. COORDINATE WITH LANDSCAPE ARCHITECT TO DETERMINE IF ADDITIONAL REMOVAL IS REQUIRED TO MAKE AREA SUITABLE FOR LANDSCAPE PURPOSES. THE REMOVED LIMEROCK BASE SHALL NOT BE USED IN THE BASE FOR THE NEW PAVEMENT (PER FDOT SECTION 200), BUT THE REMOVED BASE CAN BE USED IN THE STABILIZATION OF SUBGRADE. SEE GRADING PLAN FOR BACKFILL REQUIREMENTS.
12. ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDER'S SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND 36" OF CLEAN FILL OF PH 5.5 – 6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
13. SEE DIMENSION PLAN FOR DIMENSIONING OF PROPOSED LANDSCAPE AREAS.
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES TO REMAIN AS SHOWN IN THE UTILITY PLAN. ANY EXISTING UTILITIES TO BE REMOVED SHALL BE COORDINATED WITH THE ASSOCIATED UTILITY COMPANY, AND PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
15. THIS "EXISTING" SANITARY LINE HAS NOT YET BEEN INSTALLED. ONCE INSTALLED, REVIEW AS-BUILTS TO CONFIRM ROUTING AND ELEVATIONS.

LEGEND

- SILT FENCE
- TREE BARRICADE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISITING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- 23"PINE — EXISTING TREE TO BE REMOVED



TYPE III SILT FENCE DETAIL
N.T.S.

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EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
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NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

07/24/2025
Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 2024-0189
Project phase: CITY SUBMITTAL
Project title: ROYAL ELEMENTS WRAPS SITE PLANS CITY OF ALACHUA, FLORIDA
Sheet title: TREE REMOVAL, DEMOLITION, AND EROSION CONTROL

Designed: AC	Sheet No.: C120
Drawn: MAB	
Checked: TAR	
Date: 03/24/25	

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GENERAL NOTES

1. ALL PARKING LOT DIMENSIONS AND RADII SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL RADIAL PARKING IS 9' MIN. WIDTH AT NARROWEST POINT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.
3. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA ELECTRIC.
4. SIDEWALKS WILL BE CONNECTED TO BUILDING ENTRANCE. COORDINATE LOCATIONS WITH ARCHITECT.

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Professional Engineer of Record:

07/24/2025

Claudia S. Vega, P.E. — Engineer

51532 — Certificate No.

Project No: 2024-0189

Project phase: CITY SUBMITTAL

Project title:

ROYAL ELEMENTS WRAPS
SITE PLANS
CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION PLAN

Designed:	AC
Drawn:	MAB
Checked:	TAR
Date:	03/24/25

Sheet No.: C200

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PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. GENERAL: ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.

2. ALL AREAS OF NEW CONSTRUCTION SHALL BE PREPARED AFTER SITE DEMOLITION. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.

3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-3, OR A-2-4 AND SHALL BE PLACED IN 6"-12" LOOSE LIFTS AND COMPACTED TO 98% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).

   B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.

   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL BE TYPE 'B' CONFORMING TO SECTION 914-3 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUES AND DENSITIES AS SHOWN IN THE TYPICAL SECTIONS.

   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" MINIMUM COMPACTED LIFT OR DOUBLE COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.

   E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE AS PER DESIGN SECTIONS AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330. ASPHALT PAVEMENT SHALL BE SUPERPAVE SP-PG 67-22 ASPHALT BINDER.

4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, AND CURBING SHALL BE CLASS I CONFORMING TO SECTION 346.

5. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 430.

6. ALL PAVEMENT MARKINGS REQUIRED IN THE R/W SHALL BE THERMOPLASTIC AND INCLUDE RAISED PAVEMENT MARKERS, WHERE REQUIRED CONFORMING TO SECTION 711.

7. ALL PAVEMENT MARKING, SYMBOLS AND STRIPING WITHIN THE SITE SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKING SHALL BE 4" BLUE/WHITE (HANDICAP) OR WHITE (REGULAR) AND SHALL CONFORM TO THE LATEST F.D.O.T. AND M.U.T.C.D. STANDARDS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL CONSULTANT TO PROVIDE A FIELD INVESTIGATION REPORT DELINEATING RECOMMENDATIONS FOR UNDERCUTTING AND/OR UNDERDRAINS. A COPY OF THIS REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO UNDERCUTTING OR INSTALLING UNDERDRAIN. UNIT PRICES SHALL BE PROVIDED FOR UNDERDRAIN AND UNDERCUTTING. THE CONTRACTOR SHALL NOT CONSTRUCT BASE COURSE UNTIL THE REPORT IS REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.

9. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. TESTING RESULTS SHALL BE SUBMITTED FOR THE SUBGRADE AND BASE COURSE, IN ACCORDANCE WITH THE DESIGN SECTION. A MINIMUM OF 5 TEST LOCATIONS SHALL BE PROVIDED ONSITE. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS. THE CONTRACTOR SHALL NOT PROCEED TO THE SUBSEQUENT PAVEMENT SECTION UNTIL TESTING -RESULTS ARE APPROVED FOR PREVIOUS SECTION. ALL TESTING REQUIRED WITHIN THE COUNTY R/W SHALL BE COORDINATED WITH THE COUNTY INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING COST.

10. LANDSCAPING: FINAL GRADING IN OPEN AREAS AND LANDSCAPE ISLANDS SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY IRRIGATION AND ELECTRICAL CONDUIT SLEEVES DURING CONSTRUCTION.

11. ROOF RUNOFF WILL BE DIRECTED TO THE STORMWATER SYSTEM IF A GUTTER COLLECTION SYSTEM IS NOT SHOWN IN THE PLANS. RUNOFF COLLECTION SHALL BE COORDINATED WITH THE ARCHITECT.

12. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF pH 5.5-6.5.

13. TREE BARRICADES MUST REMAIN IN PLACE AND IN THE DIMENSIONS SHOWN ON THE PLAN UNTIL LANDSCAPING BEGINS. SEE NOTE ON SHEET C0.20 AND THE DETAIL ON THE LANDSCAPE PLAN.

14. CITY RIGHT-OF-WAY:

   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE ROW SHALL CONFORM TO THE REQUIREMENT SPECIFIED BY THE PUBLIC WORKS DEPARTMENT.

   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE ROW, WITHOUT INSPECTION BY THE PUBLIC WORKS DEPARTMENT (334-5070), AND THE CONTRACTOR/DEVELOPER SHALL FURNISH THE DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.

   C. THE PUBLIC WORKS DEPARTMENT RESERVES THE RIGHT TO MODIFY THE PROPOSED WORK WITHIN THE ROW TO ENSURE COMPATIBILITY WITH EXISTING IMPROVEMENTS. SUCH MODIFICATION COSTS SHALL BE BORNE BY THE DEVELOPER."

15. COUNTY RIGHT-OF-WAY

   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE COUNTY ROW SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT.

   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE ROW, WITHOUT INSPECTION BY THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT (462-2147), AND THE CONTRACTOR/DEVELOPER SHALL FURNISH THE DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.

16. STATE RIGHT-OF-WAY

   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE ROW SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY THE PUBLIC WORKS DEPARTMENT AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).

   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE CITY AND STATE ROW, WITHOUT INSPECTION BY THE PUBLIC WORKS DEPARTMENT (334-5070), AND FDOT RESPECTIVELY, AND THE CONTRACTOR/DEVELOPER SHALL FURNISH EACH DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.

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Professional Engineer of Record:

07/24/2025

Claudia S. Vega, P.E. — Engineer — 51532 — Certificate No.

Project No: 2024-0189

Project phase: CITY SUBMITTAL

Project title: ROYAL ELEMENTS WRAPS SITE PLANS CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING, AND DRAINAGE PLAN

Designed: AC	Sheet No.: C300
Drawn: MAB	
Checked: TAR	
Date: 03/24/25	

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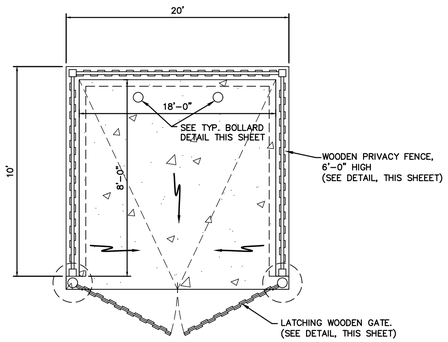
SOLID WASTE STORAGE FACILITY NOTES

1. THE SOLID WASTE STORAGE FACILITY SHALL BE COMPLETELY SCREENED FROM VIEW BY AN OPAQUE ENCLOSURE OF WOOD.
2. ALL SCREENING SHALL BE 6 FEET HEIGHT.



PLAN VIEW
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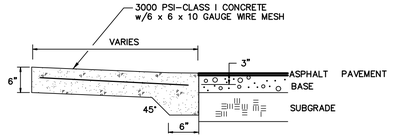

DUMPSTER AND CONCRETE PAD DETAIL
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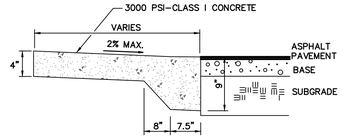

TYPICAL FLUSH SIDEWALK DETAIL
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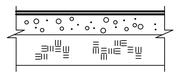

TYPICAL ASPHALT PAVEMENT DETAIL
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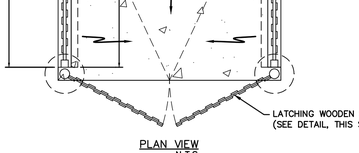

TYPICAL STEPUP SIDEWALK
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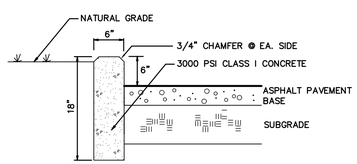

6" STANDARD CURB DETAIL
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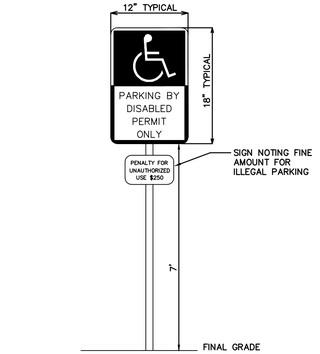
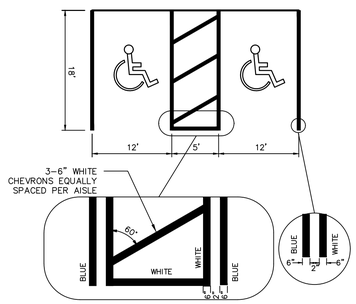


SIGN NOTES:

1. SIGN TO BE MADE OF 0.063" STEEL PAINTED WITH TRAFFIC PAINT
2. HANDICAP SIGN TO BE AS SHOWN ABOVE OR AS REQUIRED BY LOCAL CODE PAINT SIGN BLUE AND WHITE

HANDICAP PARKING SIGN DETAIL
N.T.S.



HANDICAP STRIPING DETAIL
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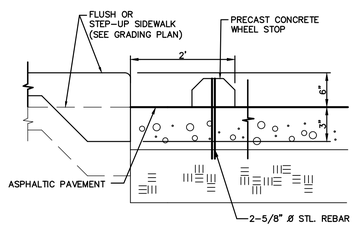

SIDEWALK W/ PREFAB WHEEL STOP
N.T.S.

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. GENERAL: ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE PREPARED AFTER SITE DEMOLITION. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.
3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-3, OR A-2-4 AND SHALL BE PLACED IN 6"-12" LOOSE LIFTS AND COMPACTED TO 98% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).
   B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL BE TYPE 'B' CONFORMING TO SECTION 914-3 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUES AND DENSITIES AS SHOWN IN THE TYPICAL SECTIONS.
   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" MINIMUM COMPACTED LIFT OR DOUBLE COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.
   E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE AS PER DESIGN SECTIONS AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330. ASPHALT PAVEMENT SHALL BE SUPERPAVE SP-PG 67-22 ASPHALT BINDER.
4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, AND CURBING SHALL BE CLASS I CONFORMING TO SECTION 346.
5. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 430.
6. ALL PAVEMENT MARKINGS REQUIRED IN THE R/W SHALL BE THERMOPLASTIC AND INCLUDE RAISED PAVEMENT MARKERS, WHERE REQUIRED CONFORMING TO SECTION 711.
7. ALL PAVEMENT MARKING, SYMBOLS AND STRIPING WITHIN THE SITE SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKING SHALL BE 4" BLUE/WHITE (HANDICAP) OR WHITE (REGULAR) AND SHALL CONFORM TO THE LATEST F.D.O.T. AND M.U.T.C.D. STANDARDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL CONSULTANT TO PROVIDE A FIELD INVESTIGATION REPORT DELINEATING RECOMMENDATIONS FOR UNDERCUTTING AND/OR UNDERDRAINS. A COPY OF THIS REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO UNDERCUTTING OR INSTALLING UNDERDRAIN. UNIT PRICES SHALL BE PROVIDED FOR UNDERDRAIN AND UNDERCUTTING. THE CONTRACTOR SHALL NOT CONSTRUCT BASE COURSE UNTIL THE REPORT IS REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
9. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. TESTING RESULTS SHALL BE SUBMITTED FOR THE SUBGRADE AND BASE COURSE, IN ACCORDANCE WITH THE DESIGN SECTION. A MINIMUM OF 5 TEST LOCATIONS SHALL BE PROVIDED ONSITE. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS. THE CONTRACTOR SHALL NOT PROCEED TO THE SUBSEQUENT PAVEMENT SECTION UNTIL TESTING -RESULTS ARE APPROVED FOR PREVIOUS SECTION. ALL TESTING REQUIRED WITHIN THE COUNTY R/W SHALL BE COORDINATED WITH THE COUNTY INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING COST.
10. LANDSCAPING: FINAL GRADING IN OPEN AREAS AND LANDSCAPE ISLANDS SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY IRRIGATION AND ELECTRICAL CONDUIT SLEEVES DURING CONSTRUCTION.
11. ROOF RUNOFF WILL BE DIRECTED TO THE STORMWATER SYSTEM IF A GUTTER COLLECTION SYSTEM IS NOT SHOWN IN THE PLANS. RUNOFF COLLECTION SHALL BE COORDINATED WITH THE ARCHITECT.
12. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF pH 5.5-6.5.
13. TREE BARRICADES MUST REMAIN IN PLACE AND IN THE DIMENSIONS SHOWN ON THE PLAN UNTIL LANDSCAPING BEGINS. SEE NOTE ON SHEET C0.20 AND THE DETAIL ON THE LANDSCAPE PLAN.
14. CITY RIGHT-OF-WAY:
   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE ROW SHALL CONFORM TO THE REQUIREMENT SPECIFIED BY THE PUBLIC WORKS DEPARTMENT.
   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE ROW, WITHOUT INSPECTION BY THE PUBLIC WORKS DEPARTMENT (334-5070), AND THE CONTRACTOR/DEVELOPER SHALL FURNISH THE DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.
   C. THE PUBLIC WORKS DEPARTMENT RESERVES THE RIGHT TO MODIFY THE PROPOSED WORK WITHIN THE ROW TO ENSURE COMPATIBILITY WITH EXISTING IMPROVEMENTS. SUCH MODIFICATION COSTS SHALL BE BORNE BY THE DEVELOPER.
15. COUNTY RIGHT-OF-WAY
   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE COUNTY ROW SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT.
   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE ROW, WITHOUT INSPECTION BY THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT (462-2147), AND THE CONTRACTOR/DEVELOPER SHALL FURNISH THE DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.
16. STATE RIGHT-OF-WAY
   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE ROW SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY THE PUBLIC WORKS DEPARTMENT AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).
   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE CITY AND STATE ROW, WITHOUT INSPECTION BY THE PUBLIC WORKS DEPARTMENT (334-5070), AND FDOT RESPECTIVELY, AND THE CONTRACTOR/DEVELOPER SHALL FURNISH EACH DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.

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SCALES:
AS SHOWN

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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Professional Engineer of Record:

07/24/2025
Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 2024-0189

Project phase: CITY SUBMITTAL

Project title:
ROYAL ELEMENTS WRAPS
SITE PLANS
CITY OF ALACHUA, FLORIDA

Sheet title:
PAVING, GRADING, AND DRAINAGE DETAILS

Designed:	AC
Drawn:	MAB
Checked:	TAR
Date:	03/24/25

Sheet No.: C310

\\fs\Engprojects\Royal Elements - Parcel 05949-011-009 - Joshua Henry\Plans\Current DWG\240891.dwg, C310 - PGD DETAILS-CITY, 7/24/2025 11:27:19 AM, MBarahona

THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAY BE MODIFIED AND UPDATED DURING CONSTRUCTION AS A RESULT OF WEATHER, UNPREDICTABLE EVENTS AND SITE INSPECTIONS.

THIS DOCUMENT WAS PREPARED IN ORDER TO BE IN 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 DISCHARGES OF STORM-WATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF DEP DOCUMENT No. 62-621.300 (4) (A) FDEP FORM 62-261.300 (4) (B) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

I. PROJECT INFORMATION:

PROJECT: ROYAL ELEMENTS WRAPS SITE PLANS
COUNTY: ALACHUA COUNTY,FLORIDA
SECTION/TOWNSHIP/RANGE: S 19, T 08 SOUTH, R 19 EAST
COUNTY PARCEL NO.:5949-011-009
LATITUDE AND LONGITUDE:29°46'33.1"N 82°27'28.1"W
STREET ADDRESS:13157 NW 104TH TERRACE ALACHUA, FL
PROJECT AREA:1.72 Ac.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION: 0.41 Ac.

II. SITE DESCRIPTION:

1. THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF A PRE-FABRICATED BUILDING WITH ASSOCIATED PAVING, DRAINAGE AND UTILITY IMPROVEMENTS. AT THE PRE-DEVELOPMENT CONDITIONS, THE PROJECT AREA IS DIVIDED INTO ONE(1) DRAINAGE AREA AS SHOWN IN THE STORMWATER PLAN DESCRIBED BELOW:

   1) AREA 1: 1.72 ACRES SHEET FLOWS WEST

   THE PROPOSED STORMWATER SYSTEM IS AN EXISTING MASTER STORMWATER BASIN LOCATED OFFSITE TO THE WEST, THE SYSTEM IS AN OPEN SYSTEM WHICH PROVIDES WATER QUALITY AND FLOOD CONTROL FOR 14.0 ACRES INCLUDING THE PROPOSED PROJECT.

2. THE PROPOSED DRAINAGE PLAN CONSISTS OF ONE (1) DRAINAGE AREA: AREA 1: 1.72 ACRES OF RUNOFF WILL BE CONTAINED IN THE NEARBY FDOT RIGHT-OF-WAY DITCHES AND BE DISCHARGED OFFSITE.

3. EXISTING AND FUTURE DRAINAGE PATTERNS ARE SHOWN ON THE DRAINAGE PLAN FOR PRE-DEVELOPMENT CONDITIONS AND POST-DEVELOPMENT CONDITIONS. OUTFALLS, AND STORMWATER BASINS ARE SHOWN IN THE DRAINAGE PLAN AND THE DETAIL PLAN.

4. SEQUENCE OF CONSTRUCTION:

   A. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRICADES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.

   B. THE CONSTRUCTION ENTRANCE(S) WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.

   C. THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.

   D. THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.

   E. THE SITE WILL BE ROUGHLY GRADED. IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED. (THE BASIN AREA SHALL BE STABILIZED AS SPECIFIED IN THE PLANS.)

   F. ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.

   G. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.

   H. (EXISTING) STORMWATER BASIN(S) WILL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT.

   I. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

III. CONTROLS:

THE CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION OF THE PROJECT. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES NECESSARY.

1. THE CONSTRUCTION ACCESS SHALL BE STABILIZED WITH GRAVEL AND TEMPORARY VEGETATION TO PREVENT SILT LEAVING THE SITE.
2. TREE BARRICADES SHALL BE IMPLEMENTED BEFORE CLEARING AND GRUBBING OF ANY OF THE WORK AREAS.
3. BEFORE CLEARING, SILT FENCES SHALL BE INSTALLED AROUND THE PERIMETER OF THE CONSTRUCTION AND AROUND THE WETLAND(S) AND/OR BASIN(S) AS SHOWN IN THE PLANS. ALL EXISTING STORM DRAINAGE SWALES AND INLETS SHALL BE PROTECTED PER THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
4. AFTER CLEARING BUT BEFORE EXCAVATION AND GRADING, TEMPORARY BERMS AND SWALES SHALL BE CONSTRUCTED AS REQUIRED TO DIVERT THE FLOW INTO THE CORRESPONDING STORMWATER BASIN.
5. THE BASIN (ALL BASIN) AREA(S) SHALL BE PROTECTED AS INDICATED ON THE PLANS.
6. THE STORMWATER BASIN(S) SHALL BE ROUGH GRADED TO WITHIN 6" OF THE DESIGNED BASIN BOTTOM. THE BASIN SIDE SLOPES SHALL BE STABILIZED AS SHOWN IN THE PLANS BY SEEDING, MULCHING AND/OR SODDING TO PREVENT EXCESSIVE EROSION.
7. DURING CONSTRUCTION OF PAVING AND BUILDINGS, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.
8. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE SHALL BE COMPLETELY LANDSCAPED AND/OR GRASSED. FINAL STABILIZATION (INCLUDING SEEDING, MULCHING, SODDING OR RIPRAP) SHALL BE INSTALLED AS REQUIRED. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS AND PRIOR TO FINAL RELEASE.

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES

1. ALL ENTRANCES TO THE SITE SHALL BE STABILIZED BEFORE CONSTRUCTION AND FURTHER DISTURBANCE BEGINS. GRAVEL PAD SHALL PROVIDE STABILIZATION AND MINIMIZE THE AMOUNT OF SEDIMENT LEAVING THE SITE. MAINTENANCE OF THE ENTRANCE SHALL INCLUDE SWEEPING OF THE AREA ADJACENT TO THE ENTRANCE. STONE AND GRAVEL MIGHT NEED TO BE PERIODICALLY ADDED TO MAINTAIN THE EFFECTIVENESS OF THE ENTRANCE(S).
2. TREE BARRICADES SHALL BE INSTALLED AROUND THE TREES AS SHOWN IN THE DETAIL PLAN TO PROTECT THE EXISTING VEGETATION.
3. MULCH SHALL BE PLACED IN THE AREAS REQUIRED TO PREVENT EROSION FROM STORMWATER RUNOFF AND THE AREAS SHOWN ON THE PLANS. MULCH SHALL BE ANCHORED TO RESIST WIND DISPLACEMENT AND SHALL BE INSPECTED AFTER EVERY RAINSTORM TO IDENTIFY AREAS WHERE MULCH HAS BEEN WASHED OUT OR LOOSENED. THESE AREAS SHALL HAVE MULCH COVER REPLACEMENT.
4. SEEDING SHALL BE STARTED AFTER GRADING HAS BEEN FINISHED ON THE AREAS SHOWN IN THE PLANS. SEEDED AREAS SHOULD BE INSPECTED FOR FAILURE TO ESTABLISH, AND NECESSARY REPAIRS AND RESEEDING SHOULD BE MADE AS SOON AS POSSIBLE. ADDITIONAL SEEDING AND MULCH MAY BE REQUIRED AS NECESSARY TO PREVENT EROSION DURING OR AFTER CONSTRUCTION HAS FINISHED.
5. SOD SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS. SOD SHALL BE PEGGED IF INSTALLED ON SLOPES GREATER THAN 3:1. SODDED AREAS SHALL BE MAINTAINED AND INSPECTED TO ENSURE SUCCESSFUL ESTABLISHMENT.

SEDIMENTATION PRACTICES

1. SILT FENCES SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS AND AS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT TO ENSURE THAT THERE ARE NO GAPS OR TEARS. IF GAPS OR TEARS ARE FOUND THE FABRIC SHOULD BE REPAIRED OR REPLACED. SEDIMENT REMOVAL SHALL BE PART OF THE REGULAR MAINTENANCE. SILT FENCES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS FINISHED AND DISTURBED AREAS ARE PERMANENTLY STABILIZED.
2. DIVERSION SWALES, IF REQUIRED, SHALL BE CONSTRUCTED BEFORE MAJOR LAND DISTURBANCE OF THE RECEIVING BASIN. DIVERSION SWALES SHALL BE STABILIZED AFTER CONSTRUCTION TO MAINTAIN ITS EFFICIENCY.
3. INLETS SHOULD BE TEMPORARILY PROTECTED TO PREVENT SEDIMENT ENTERING THE INLET. BARRIERS WILL CATCH SOIL, DEBRIS AND SEDIMENT AT THE ENTRANCE OF THE INLET.
4. OUTFALL STRUCTURES SHALL HAVE SILT FENCES TO PREVENT SILT FROM ENTERING THE STORMWATER BASINS AND SHALL BE STABILIZED AS REQUIRED TO PREVENT EROSION FROM WASHOUTS.

V. STORMWATER MANAGEMENT:

1. THE PROPOSED PROJECT OBTAINED AN ENVIRONMENTAL RESOURCE PERMIT FROM ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) FOR THE CONSTRUCTION AND OPERATION OF A STORMWATER TREATMENT SYSTEM AND CONTROLS. THE PROPOSED SYSTEM (AS SHOWN ON THE PLANS) INCLUDED THE USE OF THE BEST MANAGEMENT PRACTICES (BMP) CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF RULE 40C-42 OF THE DISTRICT. THE OWNER AND/OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM AND CONTROLS UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED. HOWEVER, THE OWNER AND/OR AN ENTITY SIMILAR TO A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM IN PERPETUITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT.
2. TO TREAT AND CONTROL THE STORMWATER PRODUCED BY THE PROPOSED DEVELOPMENT, THE PROJECT REQUIRES THE INSTALLATION AND CONSTRUCTION OF THE FOLLOWING BMP'S: (XX) DRY RETENTION BASIN(S) WITH ALL GRADING ASSOCIATED WITH THE CONSTRUCTION (DISCHARGE TO AN EXISTING MASTER STORMWATER SYSTEM). THE BASIN(S) (SYSTEM) HAS BEEN DESIGNED TO CONTAIN AND ATTENUATE THE STORMS AND DISCHARGE AT PRE-DEVELOPMENT CONDITIONS, (SELF CONTAIN THE DESIGN STORM EVENTS WITHOUT OFF-SITE DISCHARGE), WHILE PROVIDING TREATMENT TO THE RUNOFF AS REQUIRED BY THE DISTRICT AND STATE RULES USING THE GUIDELINES CONTAINED IN THE SJRWMD HANDBOOK.
3. AREA (X) WILL HAVE A DRY RETENTION BASIN THAT IS SELF CONTAINED.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

1. WASTE DISPOSAL: NO SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO SURFACE WATERS AND ARE NOT AUTHORIZED UNDER THE ISSUED ENVIRONMENTAL RESOURCE PERMIT.
2. THE USE OF GRAVEL AND CONTINUING SWEEPING ACTIVITIES AT THE ENTRANCE OF THE SITE WILL CONTROL THE TRACKING OF SEDIMENT AND DUST LEAVING THE SITE.
3. THE PROPOSED DEVELOPMENT WILL PROVIDE WATER AND SEWER SYSTEM BY CONNECTING INTO THE CENTRAL MUNICIPAL SYSTEM OF GAINESVILLE REGIONAL UTILITIES.
4. ANY APPLICATION OF FERTILIZERS AND PESTICIDES NECESSARY TO ESTABLISH AND MAINTENANCE OF VEGETATION DURING CONSTRUCTION AND THROUGH PERPETUITY MAINTENANCE SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS AND THE APPLICABLE RULES OF THE STATE OF FLORIDA.
5. ANY TOXIC MATERIALS REQUIRED DURING CONSTRUCTION SHALL BE PROPERLY STORED, DISPOSED OF AND CONTRACTOR AND/OR OWNER SHALL PROVIDE THE APPROPRIATE PERMITS FROM THE LOCAL OR STATE AGENCIES.

VII. APPROVED STATE OR LOCAL PLANS:

1. ALL THE SEDIMENT AND EROSION CONTROLS THAT ARE LISTED IN THE SITE PLAN AS APPROVED BY THE SJRWMD ARE INCLUDED IN THIS STORMWATER POLLUTION PREVENTION PLAN (SEE ITEM III AND IV).
2. THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED IF REQUIRED BY ANY LOCAL OR STATE AGENCY OR AS REQUIRED BY UNFORESEEABLE CONDITIONS AND THE OWNER SHALL SUBMIT A RE-CERTIFICATION TO THE NPDES STATE OFFICE THAT THE PLAN HAS BEEN AMENDED TO ADDRESS THOSE CHANGES.

VIII. 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 ITEMS MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE BASINS DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION.

1. MAINTENANCE WOULD BE DIVIDED IN ROUTINE MAINTENANCE AND REPAIR MAINTENANCE. ALL STORMWATER BMP'S SHOULD BE INSPECTED FOR CONTINUED EFFECTIVENESS AND STRUCTURAL INTEGRITY ON A REGULAR BASIS. THE SYSTEMS SHOULD BE CHECKED AFTER EACH STORM EVENT IN ADDITION TO REGULARLY SCHEDULED INSPECTIONS.
2. ROUTINE MAINTENANCE REQUIREMENTS SHOULD BE INCLUDED IN THE INSPECTOR CHECKLIST TO AID THE INSPECTOR IN DETERMINING WHETHER A BMP'S MAINTENANCE IS ADEQUATE OR NEEDS A REVISION. INSPECTORS SHALL KEEP RECORD OF MAINTENANCE, ROUTINE OR REPAIR, TO PROVIDE EVIDENCE OF AN EFFICIENT INSPECTION AND MAINTENANCE.
3. SIDE ENTRANCES: MAINTENANCE SHALL INCLUDE REPLACEMENT OF GRAVEL AND CLEANING THE SOIL THAT IS TRACKED OFFSITE FOR PROPER DISPOSAL.
4. TREE BARRICADES: MAINTENANCE SHALL INCLUDE INSPECTION OF MESH AND POSTS AND REPAIR OR REPLACEMENT OF DAMAGED VEGETATION.
5. SILT FENCES: MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL AND INSPECTION TO ENSURE PROPER ANCHORING AND THAT NO TEARING OR GAPS HAVE OCCURRED. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF SILT FENCE.
6. DIVERSION SWALES: MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY RAINFALL EVENT AND ONCE EVERY TWO WEEKS BEFORE FINAL STABILIZATION. THEY SHOULD BE CLEARED OF SEDIMENT AND MAINTAIN VEGETATIVE COVER.
7. TEMPORARY BERMS: MAINTENANCE SHALL INCLUDE REMOVAL OF DEBRIS, TRASH SEDIMENT AND LEAVES. SIDES OF THE BERM SHALL BE INSPECTED FOR EROSION AFTER EACH STORM EVENT.
8. MULCHING: ROUTINE MAINTENANCE SHALL INCLUDE REPLACEMENT PERIODICALLY.
9. SEEDING: ROUTINE MAINTENANCE SHALL INCLUDE RESEEDING OF AREAS THAT FAILED TO ESTABLISH.
10. SODDING: ROUTINE MAINTENANCE SHALL INCLUDE WATERING AND MOWING. REPLACEMENT OF GRASS MAY BE NECESSARY IF COVER IS NOT FULLY ESTABLISHED.
11. INLETS: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT AND MIGHT INCLUDE REMOVAL OF ACCUMULATED SEDIMENT.
12. OUTFALL STRUCTURES: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT TO ASSURE NO EROSION OR SCOUR HAS OCCURRED.
13. DRY RETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.
14. WET DETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.

IX. INSPECTIONS:

1. THE OWNER AND /OR CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR DISTURBED AREAS, THE EROSION AND SEDIMENTATION CONTROLS AND BMP'S AS LISTED IN THIS PLAN. THE INSPECTION SHALL BE PERFORMED DURING CONSTRUCTION AND BEFORE FINAL STABILIZATION, ONCE EVERY SEVEN-CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS GREATER THAN 0.50 INCHES. AFTER FINAL STABILIZATION AND BEFORE FINISH OF CONSTRUCTION THE INSPECTION SHALL BE CONDUCTED ONCE EVERY MONTH.
2. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS IN EXCESS OF 0.50 INCHES.
3. ALL DISTURBED AREAS AND AREAS USED FOR MATERIALS STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER. 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 LEAVE THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
4. REPAIR OR MAINTENANCE NEEDED TO ASSURE PROPER OPERATION OF THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE DONE IN A TIMELY MANNER BUT NO LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
5. A REPORT SHALL BE KEPT OF EACH INSPECTION FOR THREE YEARS AFTER FINAL STABILIZATION AND SHALL INCLUDE THE DATES OF EACH INSPECTION, THE SCOPE OF THE INSPECTION, MAJOR OBSERVATIONS, ANY REPAIR AND/OR MAINTENANCE REQUIRED AND ANY INCIDENT OF NON-COMPLIANCE. IF THE REPORT DOES NOT CONTAIN ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY HAS BEEN IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE NPDES PERMIT. THE REPORT SHALL INCLUDE THE NAME AND QUALIFICATIONS OF THE INSPECTOR AND SHALL BE SIGNED IN ACCORDANCE TO FDEP RULE 62-621.300, PART VII.C. A COPY OF THE CONSTRUCTION INSPECTION FORM IS INCLUDED ON THIS STORMWATER POLLUTION PREVENTION PLAN SHEET. A COPY SHALL BE RETAINED AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

X. NON-STORMWATER DISCHARGES:

1. THE FOLLOWNG NON-STORMWATER DISCHARGES MIGHT BE COMBINED WITH STORMWATER AND WOULD BE AUTHORIZED AS PART OF THIS PERMIT: FIRE HYDRANT FLUSHING, CONTROL OF DUST, POTABLE WATER FLUSHING AND IRRIGATION DRAINAGE. BECAUSE OF THE NATURE OF THESE DISCHARGES, THE EROSION, STABILIZATION AND TREATMENT SYSTEMS TO BE IMPLEMENTED, AS PART OF THIS PLAN WOULD BE APPROPRIATE TO PREVENT AND TREAT ANY POLLUTION RELATED TO THESE NON-STORMWATER DISCHARGES.
2. DISCHARGES FROM DEWATERING ACTIVITIES ASSOCIATED WITH SITE CONSTRUCTION ARE NOT AUTHORIZED AND REQUIRED CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND USE OF APPROPRIATE FLOCCULATING AGENTS TO ENHANCE PARTICLE SEGREGATION AND SPEED UP SETTLING OF PARTICLES.

XI. CONTRACTORS:

1. ALL CONTRACTORS AND/OR SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING THE PLAN SHALL SIGN THE CERTIFICATION STATEMENT BEFORE STARTING CONSTRUCTION ACTIVITIES OF THE PROJECT. THE CERTIFICATION MUST INCLUDE THE NAME AND TITLE OF THE PERSON PROVIDING THE SIGNATURE, THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTING FIRM, THE ADDRESS OF THE SITE AND THE DATE THE CERTIFICATION IS MADE. THE OWNER SHALL KEEP THESE CERTIFICATIONS AS PART OF THIS POLLUTION PLAN. MULTIPLE COPIES OF THE CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING UPON THE NUMBER OF SUBCONTRACTORS ASSOCIATED WITH THE PROJECT.

CERTIFICATION STATEMENT

"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."

CONTRACTING FIRM: _____

ADDRESS: _____

CITY, STATE, ZIP CODE: _____

TELEPHONE: _____

FAX: _____

PROJECT NAME: ROYAL ELEMENTS WRAPS SITE PLANS

PROJECT ADDRESS: _____

PROJECT ADDRESS: _____

CITY, STATE, ZIP CODE: _____, FLORIDA.

NAME: _____ SIGNATURE: _____

DATE: _____

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

PROJECT NAME: ROYAL ELEMENTS WRAPS SITE PLANS FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10 _____

OWNER: _____ CONTRACTOR: _____

CONSTRUCTION MANAGER: _____

Date of Inspection	Location	Rain data	Type of control (see below)	Date installed / modified	Current Condition (see below)	Observations or Corrective Action / Other Remarks	Inspected By

CONDITION CODE: G = Good; C = Needs to be cleaned; M = Marginal, needs maintenance or replacement soon; P = Poor, needs immediate maintenance or replacement; O = Other

CONTROL TYPE CODES

1. Silt Fence	10. Storm drain inlet protection	19. Reinforced soil retaining system	28. Tree protection
2. Earth dikes	11. Vegetative buffer strip	20. Gabion	29. Detention pond
3. Structural diversion	12. Vegetative preservation area	21. Sediment Basin	30. Retention pond
4. Swale	13. Retention Pond	22. Temporary seed / sod	31. Waste disposal / housekeeping
5. Sediment Trap	14. Construction entrance stabilization	23. Permanent seed / sod	32. Dam
6. Check dam	15. Perimeter ditch	24. Mulch	33. Sand Bag
7. Subsurface drain	16. Curb and gutter	25. Hay Bales	34. Other
8. Pipe slope drain	17. Paved road surface	26. Geotextile	
9. Level spreaders	18. Rock outlet protection	27. Rip-rap	

INSPECTOR INFORMATION:

Name _____ Qualification _____ Date _____

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non compliance identified above.

* * * * * *

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

07/24/2025

Claudia S. Vega, P.E. 51532

Engineer Certificate No.

Project No: 2024-0189

Project phase: CITY SUBMITTAL

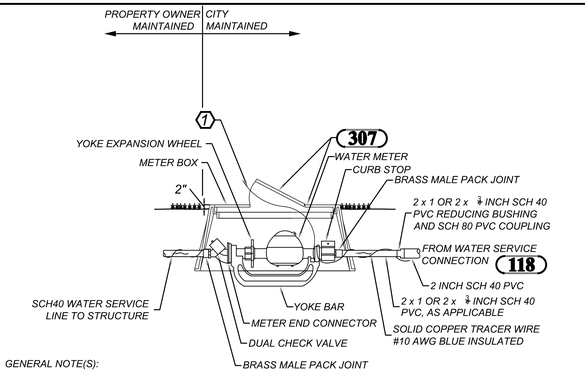
Project title: ROYAL ELEMENTS WRAPS SITE PLANS CITY OF ALACHUA, FLORIDA

Sheet title: STORMWATER POLLUTION PREVENTION PLAN

Designed: AC
Drawn: MAB
Checked: TAR
Date: 03/24/25

Sheet No.: C320

\\fs\Engprojects\Royal Elements - Parcel 05949-011-009 - Joshua Henry\Plans\Current DWG\240891.dwg, C320 - SPPP-CITY, 7/24/2025 11:27:24 AM, MBarahona



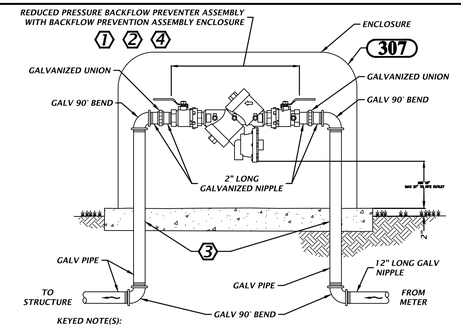
GENERAL NOTE(S):

A. OWNER/DEVELOPER SHALL PAY FOR WATER METER, WHICH WILL BE FURNISHED AND INSTALLED BY CITY.
B. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

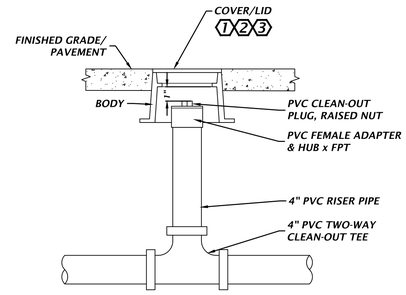
115 3/4" AND 1" WATER METER ASSEMBLY
NTS



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS

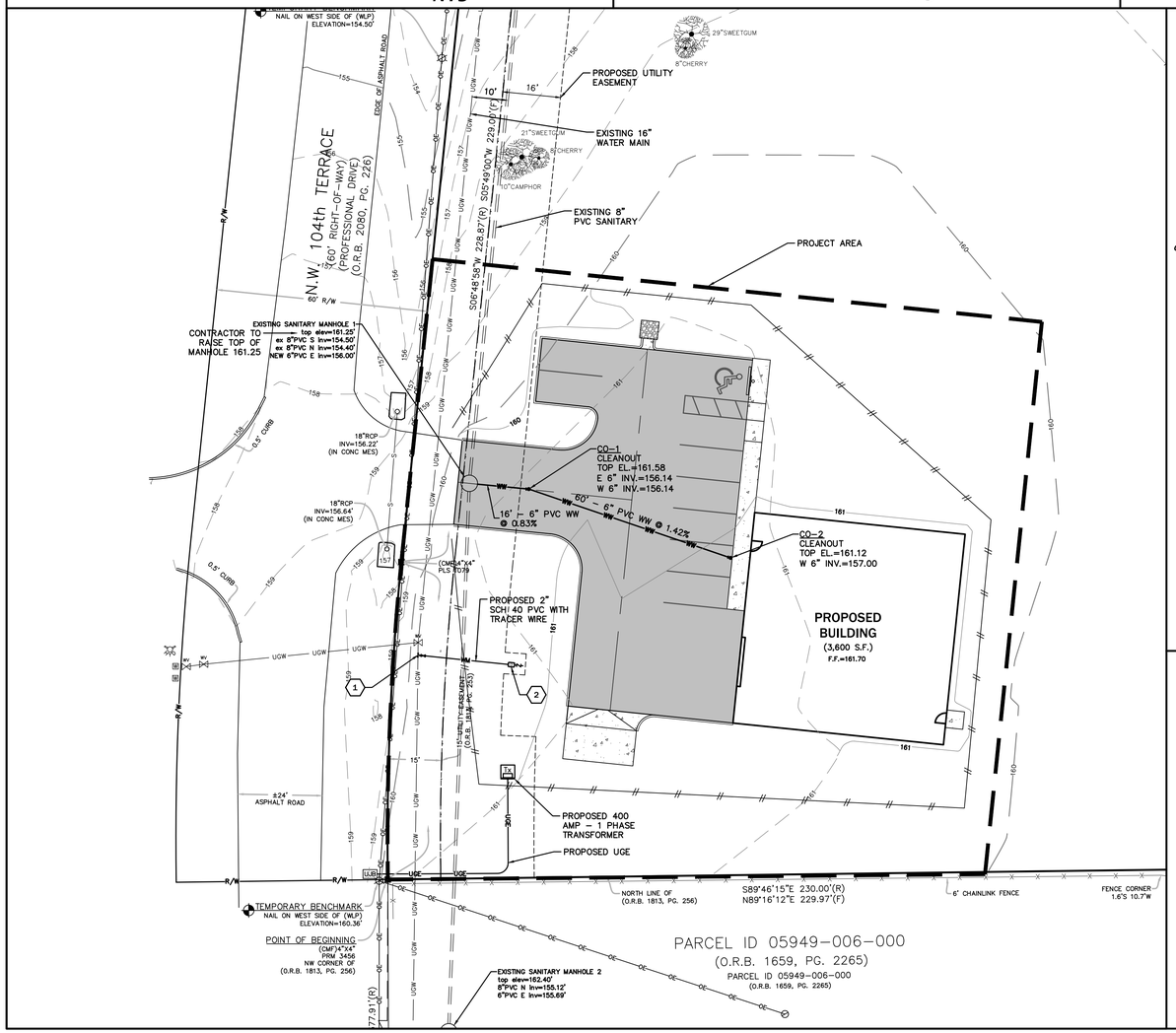


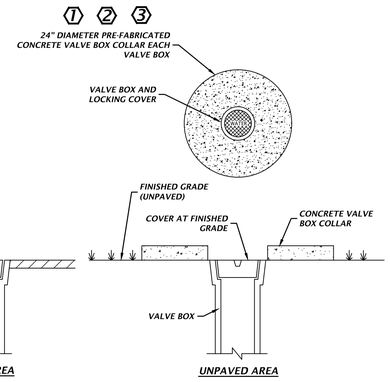
KEYED NOTES:

1. HEAVY DUTY LOAD RATING MODEL: SIGMA CORPORATION CO-2610S
2. COVER/LID CAN ALSO ACCOMMODATE 6" CLEAN-OUT
3. PAINT COVER/LID AS PER (307)

GENERAL NOTES:
A. REFER TO (200)

264 CLEAN-OUT COVER FOR DRIVEWAYS/SIDEWALKS
NTS

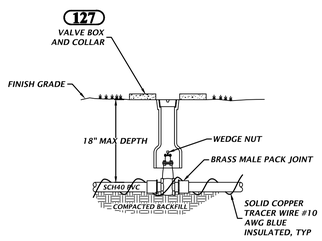




KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER (307)

127 VALVE BOX COVER
NTS



GENERAL NOTE(S):

1. WATER VALVE BOX TOPS ARE TO BE CAST WITH THE WORD "WATER" ON TOP AND PAINTED BLUE.

142 2" RESILIENT SEAT WEDGE GATE VALVE FOR WATER AND RECLAIMED WATER SERVICE CONNECTIONS
NTS

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA DETAILS & THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AS WELL AS NOT SHOWN ON THESE PLANS AND PROTECTION OF SAME DURING CONSTRUCTION. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
4. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA ELECTRIC DEPARTMENT. SEE COA ELECTRICAL SCOPE OF WORK NOTES ON THIS SHEET.
5. NO GAS SERVICE IS REQUIRED FOR THIS DEVELOPMENT.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FLORIDA DEPT. OF TRANSPORTATION AND CITY OF ALACHUA APPROVED PROCEDURES.
9. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. WATER METER APPURENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY.
11. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING, AND DRAINAGE PLAN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
13. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
14. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.

CITY OF ALACHUA ELECTRICAL SCOPE OF WORK

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK TO EXTEND THIS EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A COMBINED EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK PERFORMED BY THE COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS, AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

WATER DISTRIBUTION AND SANITARY SEWER NOTES

1. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE CITY OF ALACHUA'S SYSTEMS SHALL CONFORM TO THE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
2. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
3. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 PVC, UNLESS OTHERWISE NOTED.
4. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.
5. WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND GRAVITY SEWER, THE SEWER SHALL BE UPGRADED TO C-900, DR18 AND PRESSURE TESTED TO 150 PSI.
6. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
7. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF ALACHUA UTILITIES INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
8. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE TEST ASSEMBLIES AND TRACER WIRE TO BOTH METALLIC AND NON-METALLIC PIPE AS PER THE CITY OF ALACHUA DESIGN STANDARDS AND DETAILS.
10. FOR FORCE MAIN, PROVIDE TRACER WIRE AND APPURTENANCES FROM THE LIFT STATION TO THE CONNECTING COA MANHOLE.
11. THIS "EXISTING" SANITARY LINE HAS NOT YET BEEN INSTALLED. ONCE INSTALLED, REVIEW AS-BUILTS TO CONFIRM ROUTING AND ELEVATIONS.
12. CONTRACTOR TO COORDINATE WITH CITY OF ALACHUA ELECTRICAL DEPARTMENT FOR LOCATION AND CONNECTION OF UNDERGROUND ELECTRIC CONDUIT AND TRANSFORMER PRIOR TO INSTALLATION.

WATER FITTING SCHEDULE

KEY	ASSEMBLY
1	PROPOSED CONNECTION TO EXISTING 16" PVC WATERMAIN 1 - 16"x2" WET TAP AND VALVE (WET TAP SHALL BE DONE BY CONTRACTOR PRE-APPROVED BY COA)
2	1 - 3/4" WATER METER ASSEMBLY 1 - 3/4" RPZ BACKFLOW PREVENTER

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NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

07/24/2025
Claudia S. Vega, P.E. — 51532
Engineer — Certificate No.

Project No: 2024-0189

Project phase: CITY SUBMITTAL

Project title: ROYAL ELEMENTS WRAPS SITE PLANS CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN

Designed: AC
Drawn: MAB
Checked: TAR
Date: 03/24/25

Sheet No.: C400

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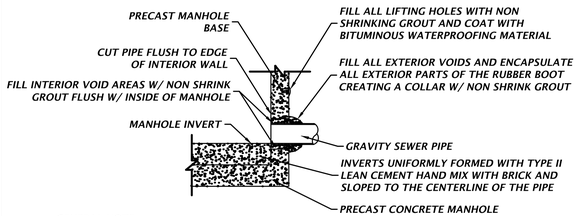
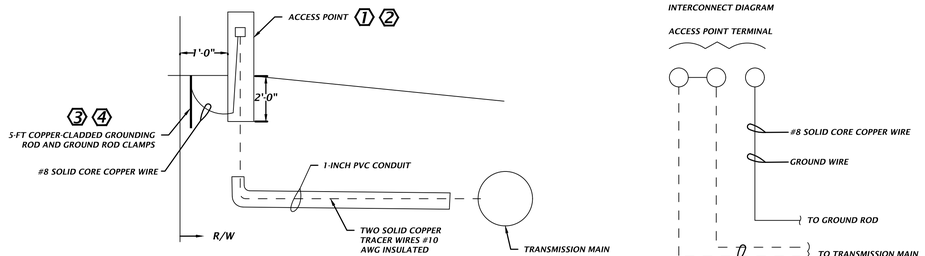
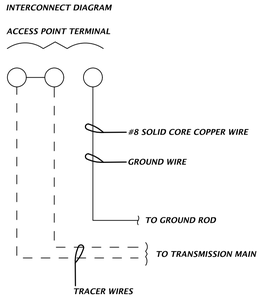


GENERAL NOTE:

RUBBER BOOT, DOUBLE BANDED, 316 S/S CLAMPS, MEETING THE ASTM C923 STANDARD. Kor-N-Seal® I EX SERIES CONNECTOR WITH DOUBLE STAINLESS STEEL BANDS OR EQUAL

209 MANHOLE PIPE CONNECTION
NTS





GENERAL NOTE(S):

1. *THIS DETAIL APPLIES TO WATER, WASTEWATER, OR RECLAIMED WATER TRANSMISSION MAINS.*

KEYED NOTE(S):

1. *PRODUCT: PROMARK CATHODIC PROTECTION TEST-STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.*
2. *COLORS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, PURPLE FOR RECLAIMED WATER.*
3. *INSTALL ROD SO TOP IS ABOUT 3-INCHES BELOW GRADE.*
4. *DO NOT LOCATE GROUNDING ROD IN PATH OF TRACER WIRE.*

318 ACCESS POINT FOR TRANSMISSION MAIN
NTS

FLOW STREAMS

- P–W — *POTABLE WATER*
- WW– FM — *WASTEWATER FORCE MAIN*
- WW–GR — *WASTEWATER GRAVITY*

LINE LEGENDS

- *TRACER WIRE*
- *SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY*
- *TRACER WIRE CONNECTOR*
- *GROUND WIRE*

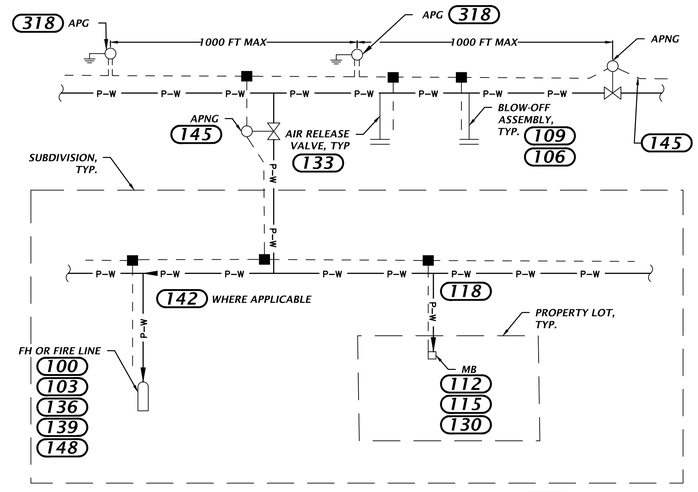
SYMBOLS

- APG — *ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER*
- (MH) — *MANHOLE*
- APNG — *GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)*
- LS — *LIFT STATION*
- MB — *METER BOX*
- FH — *FIRE HYDRANT*

GENERAL NOTE(S):

1. *RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.*
2. *THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.*
3. *TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.*
4. *TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.*

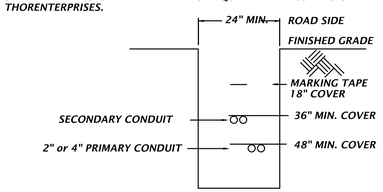
321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS
NTS



GENERAL NOTES: SEE 321A

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
NTS

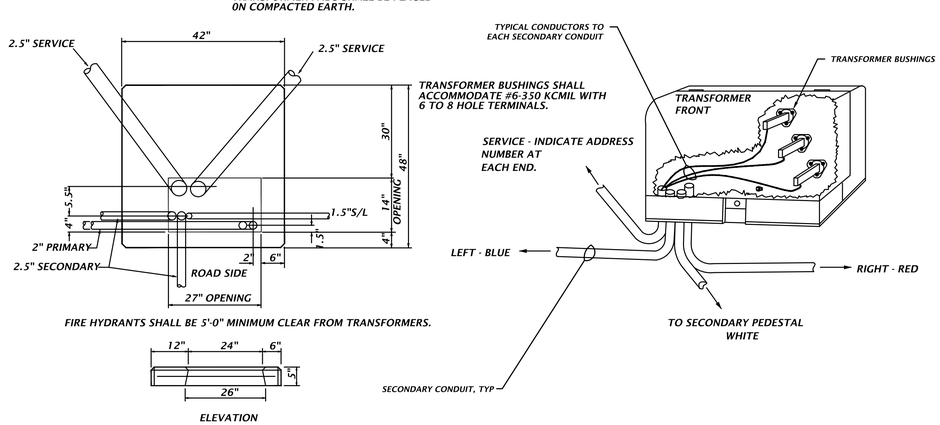
WARNING TAPE SHALL BE RED WITH CONTINUOUS BLACK MARKINGS "CAUTION CAUTION - CITY OF ALACHUA - ELECTRIC LINE BURIED BELOW SHALL BE ALLENSYSTEM "MARKLINE" OR EQUAL REEFINDUSTRIES OR THORENTERPRISES.



NOTE: *CONTRACTOR SHALL CHECK FOR CONFLICTS AND MAKE ADJUSTMENTS AS NECESSARY. REFER TO THE OTHER UTILITY ALLOCATIONS AND LOCATIONS.*

506 TYPICAL CONDUIT TRENCH
NTS

TRANSFORMER PADS SHALL BE PLACED ON COMPACTED EARTH.



500 SINGLE PHASE TRANSFORMER AND PAD
NTS

GENERAL UTILITY NOTES

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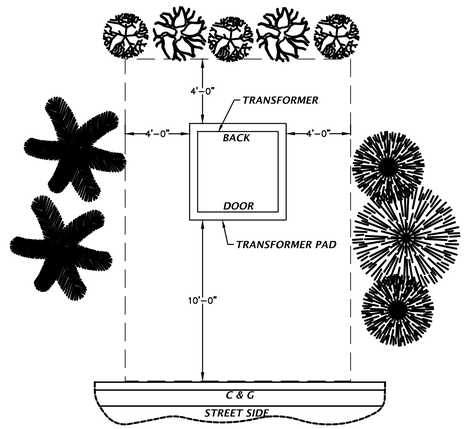
5. NO GAS SERVICE IS REQUIRED FOR THIS DEVELOPMENT.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FLORIDA DEPT. OF TRANSPORTATION AND CITY OF ALACHUA APPROVED PROCEDURES.
9. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. WATER METER APPURENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY.
11. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING, AND DRAINAGE PLAN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF–SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON–SITE BY APPROVAL OF THE OWNER.
13. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
14. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.



NOTES:

1. *TO ALLOW ROOM FOR CONSTRUCTION AND MAINTENANCE, PROVIDE A MINIMUM OF TEN (10) FEET OF CLEARANCE AND LEVEL, STABILIZED EARTH IN FRONT OF DOORS AND FOUR (4) FEET OF CLEARANCE AND LEVEL, STABILIZED EARTH ON ALL OTHER SIDES OF PAD MOUNTED EQUIPMENT EQUIPMENT. DO NOT PLACE TREES, SHRUBS OR OTHER OBSTRUCTIONS IN THIS AREA.*
2. *ABBREVIATION: C & G = CURB AND GUTTER*

557 TYPICAL PAD-MOUNTED EQUIPMENT CLEARANCE
NTS

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373–3541
www.edafl.com permitting@edafl.com

SCALES:
AS SHOWN

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THE DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

07/24/2025
Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 2024-0189

Project phase: CITY SUBMITTAL

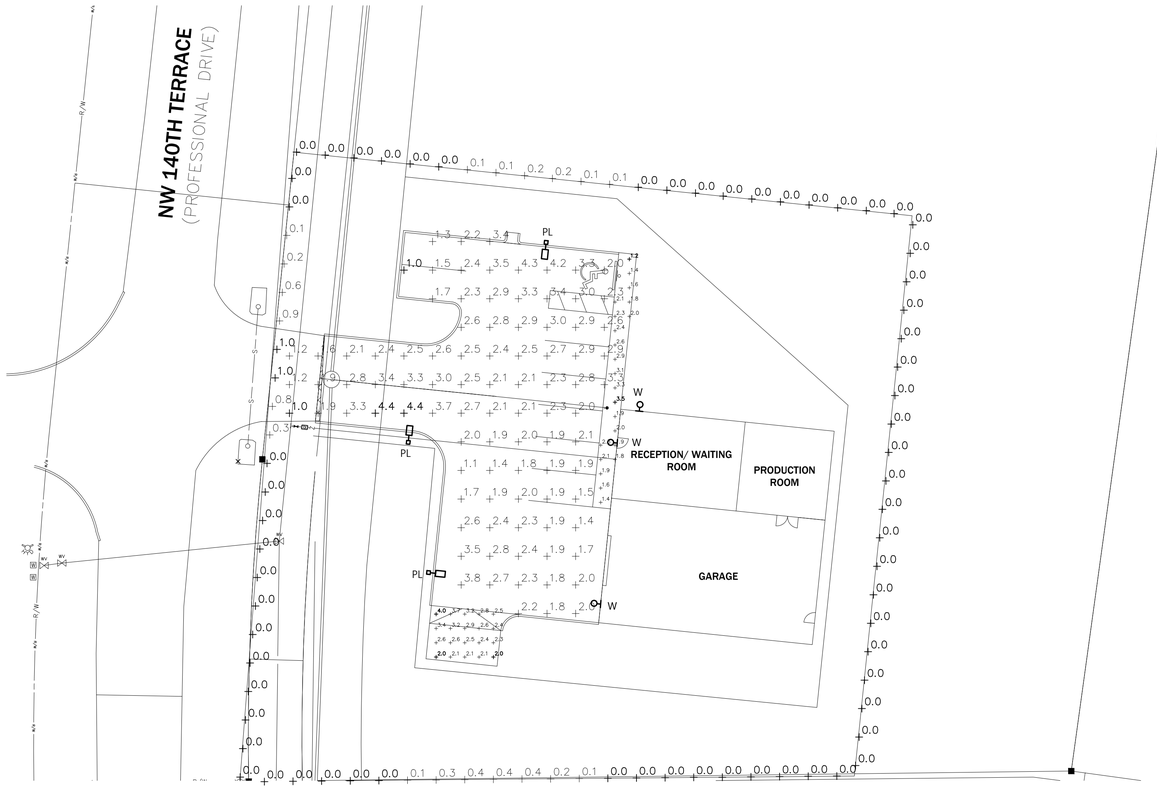
Project title: ROYAL ELEMENTS WRAPS SITE PLANS CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY DETAILS AND NOTES

Designed: AC
Drawn: MAB
Checked: TAR
Date: 03/24/25

Sheet No.: C410

\\fs\Engprojects\Royal Elements - Parcel 05949-011-009 - Joshua Henry\Plans\Current DWG\240891.dwg, C410 - UTIL DETAILS, 7/24/2025 11:27:34 AM, MBarahona



GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
3. POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.
4. THIS DRAWING IS NOT INTENDED TO CONSTITUTE A CONSTRUCTION DOCUMENT AND SHALL BE USED FOR PERMITTING PURPOSES ONLY.

SITE PHOTOMETRIC PLAN

NORTH

SCALE: 1" = 20'-0"

GRAPHIC SCALE

0 10 20 40

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DUMPSTER AREA	+	2.7 fc	4.0 fc	2.0 fc	2.0:1	1.4:1
PARKING AREA	+	2.4 fc	4.4 fc	1.0 fc	4.4:1	2.4:1
PROPERTY LINE	+	0.1 fc	1.0 fc	0.0 fc	N/A	N/A
BUILDING WALKWAY	+	2.1 fc	3.5 fc	1.2 fc	2.9:1	1.8:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Mounting Height
	PL	3	Gardco	ECF-S-32L-700-NW-G2-3-HIS	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3-HIS OPTIC, House-side Internal Shielding	1	7576	0.81	72.9	15FT
	W	3	SIGNIFY GARDCO	121-16L-530-NW-G4-3	121 LED Sconce	1	3206	0.81	28.1	12FT

KENNETH W. HUNTER LICENSE No. 76961 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Kenneth W. Hunter, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

HUNTER DESIGN AND CONSULTING, INC.
696 1ST AVE N, STE 200
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

ROYAL ELEMENTS
SITE LIGHTING PLAN
ALACHUA, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	25017
DRAFTED:	K. NORTHCUTT
DESIGNED:	K. NORTHCUTT
REVIEWED:	K. HUNTER
ISSUE DATE:	2/26/25
REVISIONS	

SHEET NUMBER

E-1

GARDCO

Wall Mount

LED wall sconce

121

Gardco LED wall sconce 121 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to add an element of style to your application by pairing straight lines with rounded edges, the form of the 121 is timeless, yet contemporary, and will complement a wide assortment of architectural styles and designs, while delivering high light levels and functional distributions. 121 sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 12,400 lumens. Energy saving control options help to increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path-of-egress and is integral to the luminaire.

Project: ROYAL ELEMENTS
Location: ALACHUA, FL
Cat.No: 121-16L-530-NW-G4-3
Type: W
Lamps: Qty:
Notes:

Ordering guide

Example: 121-32L-700-NW-G4-3-120-BL-IMRI2-BZ

Prefix	Number of LEDs	Drive Current	LED Color–Generation	Distribution	Emergency	Voltage
121 ✓	16L[1] ✓ 16 LEDs (1 module)	200 200mA 400 400mA 530 530mA ✓ 700 700mA 1000 1000mA 1200 1200mA	CW-G4 Cool White 6000K, 70 CRI Generation 4 NW-G4 ✓ Neutral White 4000K, 70 CRI Generation 4 WW-G4 Warm White 3000K, 70 CRI Generation 4 WY-G4 Warm Yellow 2700K, 80 CRI Generation 4 [2] BW-G4 Balanced White 3500K, 80CRI Generation 4 [2] AM-G4 Direct Amber (590nm) Generation 4 [2]	2 Type 2 3 Type 3 ✓ 4 Type 4	EBPC Emergency Battery Pack Cold Weather [1,9,10] Leave blank to omit an emergency option	UNV 120–277V ✓ HVU 347–480V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
	32L 32 LEDs (2 modules)	530 530mA 700 700mA 1000 1000mA				

Options					
Dimming controls	Motion sensing lens	Photo sensing	Options	Finish	
DD 0–10V External dimming (controls by others) [1] DCC Dual Circuit Control [4,5,6,9] FAWS Field Adjustable Wattage [4,5] **DynaDimmer: Automatic Profile Dimming** [4,7] CS50 Security 50% Dimming, 7 hours CM50 Median 50% Dimming, 8 hours CS30 Security 30% Dimming, 7 hours CM30 Median 30% Dimming, 8 hours BL Bi-level functionary with motion sensor [4,7,11] WIAP Wireless Interact (includes SR driver and SR receptacle) [4,7,10,11]	IMRI2 Integral with #2 lens [10] IMRI3 Integral with #3 lens [10] LB (7'-15' mounting height) sensor, Black color housing Wireless Interact, integral LW (7'-15' mounting height) sensor, White color housing	PCB Photocontrol Button [7,8]	**Fusing** F1 Single (120, 277, 347VAC) [1] F2 Double (208, 240, 480VAC) [1] F3 Canadian Double Pull (208, 240, 480VAC) [1] **Surge Protection (10kA standard)** SP2 Increased 20kA BAC[13] Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** BK Black WH White BZ Bronze DGY Dark Grey MGY Medium Grey **Customer specified** RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) CC Custom color (Must supply color chip for required factory quote)	

1. Only 16L up to 700mA can be used with battery backup (EBPC) configuration.
2. Extended lead times apply. Contact factory for details.
3. Available in 120V or 277V only.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available at 347 or 480V.
8. Must specify input voltage.
9. Available with two modules (32L) at 530mA.
10. Not available with DD, DCC, and FAWS dimming control options.
11. Must specify a motion sensor lens.
12. Not available with DCC, FAWS.
13. 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.
14. Consult Signify to confirm whether specific accessories are BAA-compliant.

DARKSKY APPROVED Reduces light pollution Certified by DarkSky.org · DLC LISTED PREMIUM · DLC LISTED · cULus

GARDCO

Site and Area

EcoForm

ECF-S small area light

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project: ROYAL ELEMENTS
Location: ALACHUA, FL
Cat.No: ECF-S-32L-700-NW-G2-3-HIS
Type: PL
Lamps: Qty:
Notes:

Ordering guide

Example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color – Generation	Mounting	Distribution	Voltage
ECF-S ✓ EcoForm site and area, small	32L ✓ 32 LEDs (2 modules)	365 365mA 530 530mA 700 ✓ 700mA 1A 1050mA 1.2A 1200mA	WW-G2 Warm White 3000K, 70 CRI Generation 2 NW-G2 ✓ Neutral White 4000K, 70 CRI Generation 2 CW-G2 Cool White 5000K, 70 CRI Generation 2	AR[1] ✓ Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) SF[1] Slip Fitter Mount (Fits to 2-1/2" O.D. pole) WS Wall mount with surface conduit rear entry permitted RAM[1] Retrofit arm mount kit	**Type 2** 2 Type 2 2-90 Rotated left 90° 2-270 Rotated right 270° **Type 3** 3 ✓ Type 3 3-90 Rotated left 90° 3-270 Rotated right 270° **Type 4** 4 Type 4 4-90 Rotated left 90° 4-270 Rotated right 270° **Type 5** 5 Type 5 5W Type 5W AFR Auto Front Row AFR-90 Auto Front Row, Rotated left 90° AFR-270 Auto Front Row, Rotated right 270° BLC Back Light Control BLC-90 Back Light Control rotated at 90° BLC-270 Back Light Control rotated at 270° LCL[9] LED Corner Optic Left RCL[9] LED Corner Optic Right	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120–277V ✓ (50/60Hz) HVU 347–480V (50/60Hz)
	48L 48 LEDs (3 modules)	900 900mA 1A 1050mA 1.2A[1] 1200mA				
	64L 64 LEDs (4 modules)	900 900mA 1A[1] 1050mA				

Options					
Dimming controls	Motion sensing lens	Photo-sensing	Options	Luminaire	Finish
DD[2,18] 0–10V External dimming (for controls by others) DCC[4,5,6,9] Dual Circuit Control FAWS[4,5,9] Field Adjustable Wattage Selector SRDR[4,5,6,9,17] SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming CS50[4,9] Safety 50% Dimming, 7 hours CM50[4,9] Median 50% Dimming, 8 hours CS30[4,9] Safety 30% Dimming, 7 hours CM30[4,9] Median 30% Dimming, 8 hours BL[4,7,16] Bi-level functionality WIAP[4,5,16] Wireless Interact (includes SR driver and SR receptacle - do NOT select SRDR)	IMRI2[14] Integral with #3 lens IMRI3[14] Integral with #7 lens LB Low (7'-15' mounting height) sensor, Black color housing Wireless Interact, integral LW Low (7'-15' mounting height) sensor, White color housing HB High (15'-40' mounting height) sensor, Black color housing HW High (15'-40' mounting height) sensor, White color housing	PCB[4,9] Photocontrol Button TLRD5[10,17] Twist Lock Receptacle 5 Pin TLRD7[10,17] Twist Lock Receptacle 7 Pin TLRPC[4,9,10,17] Twist Lock Receptacle w/Photocell	**Fusing** F1[1] Single (120, 277, 347VAC) F2[1] Double (208, 240, 480VAC) **Pole Mount Fusing** FP1[1] Single (120, 277, 347VAC) FP2[1] Double (208, 240, 480VAC) FP3[1] Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) SP2 Increased 20KA BAC[20,21] Meets the requirements of the Buy American Act of 1933 (BAA)	Square Pole Adapter included in standard product TS[11] Terminal Block RPA[11] Round Pole Adapter (fits to 3"– 3.9" O.D. pole) HIS[14] Internal House Side Shield	**Textured** BK Black WH White BZ Bronze DGY Dark Grey MGY Medium Grey **Customer specified** RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)

1. BL–IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347–480V).
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. TLRD5, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LCL.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, SW, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, FAWS, SRDR, or WAP dimming control options.
16. WIAP must be combined with Motion sensing lens LB or LW or HB or HW.
17. Receptacle is for ANSI C136.41 style only. Shorting cap provided. Must specify a motion sensor lens. Must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRD5 or TLRPC.
18. 0–10V dimming driver standard.
19. LCL and RCL not available with 48L/1.2A or 64L-1A.
20. Extended lead times apply. Contact factory for details
21. 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.

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KENNETH W. HUNTER LICENSE No. 76961 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Kenneth W. Hunter, P.E. on the date adjacent to the seal.

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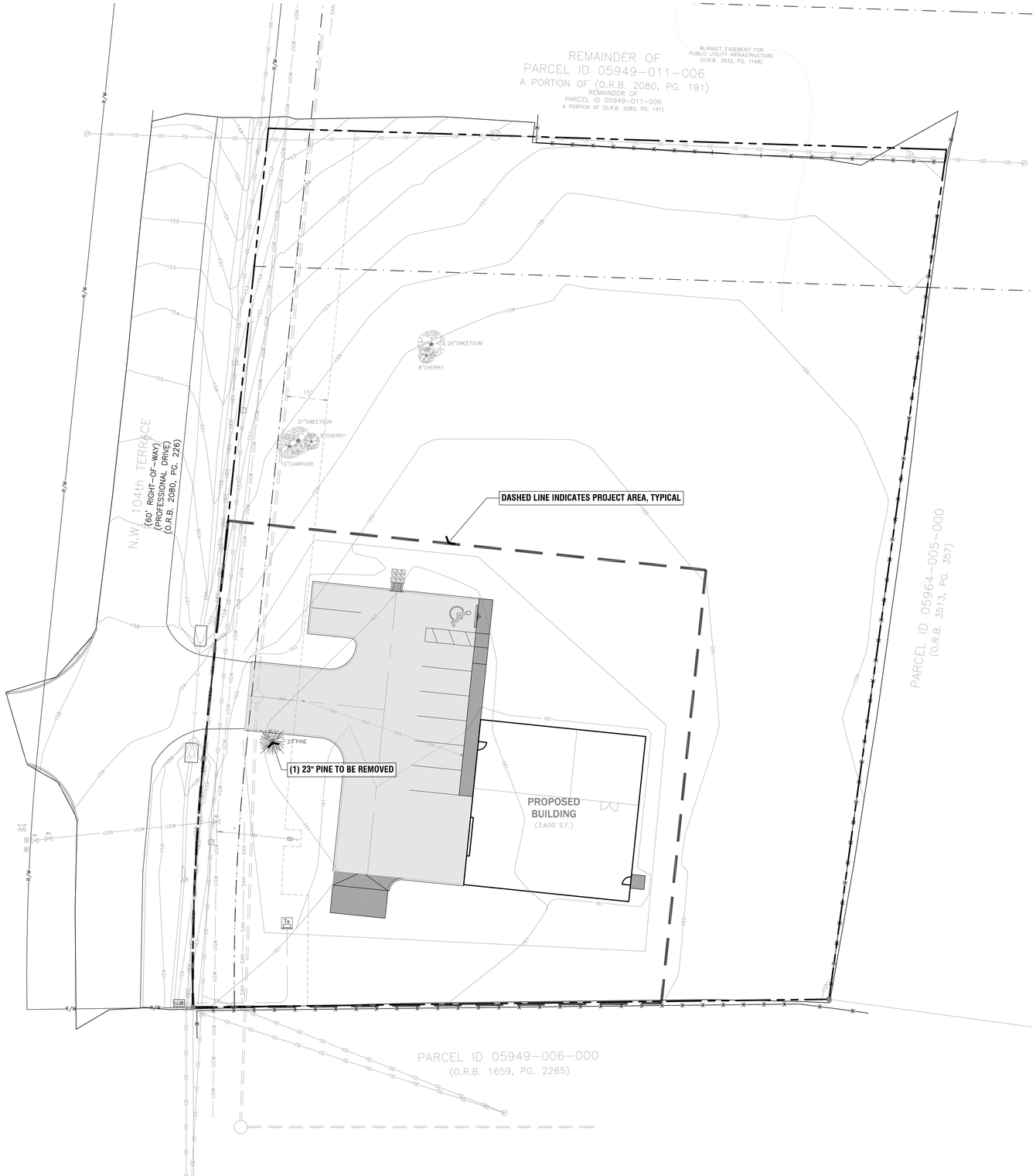
HUNTER DESIGN AND CONSULTING, INC.
696 1ST AVE N, STE 200
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

ROYAL ELEMENTS
FIXTURE INFORMATION
ALACHUA, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	25017
DRAFTED:	K. NORTHCUTT
DESIGNED:	K. NORTHCUTT
REVIEWED:	K. HUNTER
ISSUE DATE:	2/26/25
REVISIONS	

SHEET NUMBER

E-2



TREE MITIGATION CALCULATIONS

REGULATED TREES REMOVED: 23" PINE

TOTAL REGULATED TREES REMOVED: 1 TREE
1-TO-1 REPLACEMENT RATIO

TOTAL MITIGATION TREES REQUIRED: (1) TREE

PREPARED BY:

floravie design

Contact: KALEY DUNLAP RICE

PHONE: (321) 277-0826
kaley@floraviedesign.com

PREPARED FOR:

EDA CONSULTANTS
CONTACT: Claudia Vega
720 SW 2nd Ave, Suite 300
Gainesville, FL
PHONE: (352) 373-3541

NORTH

0 20 40 feet

SCALE: 1" = 20'

No.	Date	Comment
1	2025-07-24	PER MINOR COMMENTS

Professional Landscape Architect of Record:

REGISTERED LANDSCAPE ARCHITECT
KALEY RICE
LA 666-7256
STATE OF FLORIDA

Kaley M. Rice, PLA — LA6667256
Landscape Architect — Certificate No.

Project No.: 25-016

Project Phase: CITY SUBMITTAL

Project Title:

ROYAL ELEMENTS
CITY OF ALACHUA, FLORIDA

Sheet Title: TREE MITIGATION

Designed:	KMR
Drawn:	ZRR
Checked:	KMR
Date:	02/27/2025

Sheet No.: L100

GENERAL LANDSCAPE NOTES

1. **INVASIVE SPECIES:** REMOVE INVASIVE, NONNATIVE PLANT SPECIES AS LISTED ON THE FLORIDA PROHIBITED AQUATIC PLANTS LIST OR THE FLORIDA NOXIOUS WEED LIST FROM THE SITE PRIOR TO ISSUANCE OF THE CERTIFICATION OF OCCUPANCY. ALL HERBICIDE APPLICATIONS TO CONTROL INVASIVE, NONNATIVE PLANTS IN WETLAND OR UPLAND SET-ASIDE AREAS, INCLUDING BUFFERS, SHALL BE APPLIED BY A CONTRACTOR LICENSED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF AGRICULTURAL ENVIRONMENTAL SERVICES, WITH A CURRENT CERTIFICATION IN NATURAL AREAS WEED MANAGEMENT.

2. **ON-SITE LITTER REMOVAL:** REMOVE ALL EXISTING LITTER AND DEBRIS VISIBLE ON THE PROJECT SITE.

3. **PLANTING PREPARATION:** REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNERS REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTING.

4. **PRUNING:** IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURAL (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH - SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.

PLANT MATERIAL QUALITY: PLANT MATERIAL TO COMPLY WITH "FLORIDA #1" GRADE QUALITY STANDARD OR BETTER AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS" AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, PESTS, AND DEFECTS.

5. **NEW TREES:** NEW TREES SHALL BE INSTALLED TO REPLACE HEALTHY REGULATED TREES REMOVED PURSUANT TO SECTION 6.2.1. REGULATED TREES SHALL BE REPLACED ON A ONE-FOR-ONE BASIS. HEALTHY HERITAGE AND CHAMPION TREES REMOVED AS PROVIDED HEREIN SHALL BE REPLACED ON AN INCH-FOR-INCH BASIS. REPLACEMENT TREES SHALL BE GRADED FLORIDA NO. 1 OR BETTER, AS OUTLINED IN THE MOST RECENT PUBLICATION OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES. THE TERM "HEALTHY," AS STATED HEREIN, MEANS "GOOD" OR BETTER PER THE STANDARD DEFINITION FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STATING THE TREE HAS NO MAJOR STRUCTURAL PROBLEMS, NO SIGNIFICANT DAMAGE DUE TO DISEASE OR PESTS, NO SIGNIFICANT MECHANICAL DAMAGE, A FULL BALANCE CROWN, AND NORMAL TWIG CONDITION AND VIGOR FOR ITS SPECIES. PALM TREES MAY BE UTILIZED AS REPLACEMENT TREES BUT AT AN INCREASED RATIO OF 3:1 REPLACEMENT AND SHALL BE A MINIMUM OF EIGHT FEET TALL AT THE TIME OF PLANTING.

6. **DURING DEVELOPMENT:** DURING DEVELOPMENT OR SITE ALTERATION ACTIVITIES, THE FOLLOWING STANDARDS SHALL BE MET:
   - 6.1. PROTECTIVE BARRICADES SHALL BE PLACED TO DEFINE A PROTECTIVE AREA AROUND EXISTING TREES TO REMAIN. BARRIERS SHALL BE PLACED AROUND ALL REGULATED TREES AT A MINIMUM OF TWO-THIRDS OF THE AREA OF THE DRIPLINE OF THE TREE OR STAND OF TREES OR AT SIX FEET FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER. PROTECTIVE BARRICADES SHALL BE PLACED AT THE DRIPLINE OF ALL HERITAGE TREES, CHAMPION TREES, AND REGULATED PALM TREES. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA. PROTECTIVE BARRICADES SHALL BE AT LEAST FOUR FEET HIGH AND CONSTRUCTED OF EITHER WOODEN CORNER POSTS AT LEAST FOUR INCHES IN WIDTH BY FOUR INCHES IN DEPTH BY FOUR FEET IN HEIGHT BURIED ONE FOOT DEEP WITH AT LEAST TWO COURSES OF WOODEN SIDE SLATS AT LEAST TWO INCHES IN WIDTH BY FOUR FEET WITH COLORED FLAGGING OR COLORED MESH CONSTRUCTION FENCING ATTACHED OR CONSTRUCTED OF ONE INCH ANGLE IRON CORNER POSTS WITH BRIGHTLY COLORED MESH CONSTRUCTION FENCING ATTACHED.
   - 6.2. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
   - 6.3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
   - 6.4. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
   - 6.5. RAISING OR LOWERING OF GRADE WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
   - 6.6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:
     - 6.6.1. THE CLEARING OF VEGETATION EXCEPT BY HAND;
     - 6.6.2. THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;
     - 6.6.3. THE PLACEMENT OF DEBRIS;
     - 6.6.4. THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;
     - 6.6.5. THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND
     - 6.6.6. THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
   - 6.7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1(D)(1), IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
   - 6.8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

7. **SOD:** ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS SHALL BE SODDED. SEE SHEET L....

8. **MULCHING:** THREE INCHES OF MULCH, SETTLED, SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS, USE PINESTRAW MULCH IN ALL AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.

9. **IRRIGATION:** THE IRRIGATION SYSTEM USED FOR LANDSCAPE SHALL BE DESIGNED TO CORRELATE TO THE WATER USE PLANT ZONES ESTABLISHED IN THE LANDSCAPE DESIGN. A PRELIMINARY IRRIGATION PLAN SHALL BE SUBMITTED AT TIME OF SITE PLAN OR CONSTRUCTION PLAN APPLICATION SUBMISSION WITH A NOTE THAT THE FOLLOWING STANDARDS FOR IRRIGATING THE SITE SHALL BE USED IN THE DESIGN OF THE SYSTEM:
   - IN THE HIGH WATER USE ZONE: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH LOW VOLUME HEADS THAT ARE TIMED TO PRODUCE NO MORE THAN TWO INCHES OF WATER PER WEEK IN ESTABLISHED LANDSCAPES.
   - IN THE MODERATE WATER USE ZONE: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 100 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
   - IN LOW WATER USE ZONES: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 50 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
   - RAIN SENSOR DEVICES SHALL BE REQUIRED ON ALL AUTOMATIC IRRIGATION SYSTEMS TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL.
   - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE IRRIGATION OVERTHROW ONTO IMPERVIOUS SURFACES AND TO NEGATE ANY PONDING EFFECTS.
   - . A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION OR CONSTRUCTION PLAN APPLICATION AND SHALL BE REVIEWED TO ENSURE THAT THE DESIGN STANDARDS FOUND IN THIS SUBSECTION HAVE BEEN MET.

11. **RESPONSIBILITY:** THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING.

12. **MAINTENANCE RECOMMENDATIONS:** PER CITY OF ALACHUA ULDR, ARTICLE 6., SEC. 6.2.2.D.7.B.vii. A MAINTENANCE SCHEDULE MUST BE SUBMITTED ADDRESSING THE FOLLOWING:

- **CHECKING:** CHECK DISTRIBUTION AND SPRINKLER FUNCTION OF THE IRRIGATION SYSTEM PERIODICALLY AND MONTHLY AT A MINIMUM. MAKE REPAIRS AS NEEDED. ADJUST SPRAY HEADS TO MINIMIZE OVERTHROW ONTO PAVEMENT.

- **RESETTING:** WATER AT A FREQUENCY AS ALLOWED BY THE LOCAL JURISDICTIONS INCLUDING CITY OF ALACHUA AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT. WATER AT A DURATION AS INDICATED IN IRRIGATION DESIGN INDICATED FOR EACH ZONE. ADJUST FREQUENCY AND DURATION AS NEEDED AND AS DIRECTED BY REGULATING AGENCIES.

- **REMULCHING:** MAINTAIN THE DEPTH OF MULCH IN ALL PLANTING AREAS AS SPECIFIED IN PLANS. REPLENISH A MINIMUM OF TWICE A YEAR OR AS NEEDED. DEPTH SHALL BE MEASURED WHEN MULCH IS SETTLED. REMOVE STICKS, CONES, AND DEBRIS FROM MULCH PRIOR TO PLACING. UTILIZE MULCH TYPE AS SPECIFIED IN PLANS. REMOVE DEBRIS FROM MULCH AREAS PRIOR TO REMULCHING.

- **FERTILIZING:** APPLY A SLOW-RELEASE, GRANULAR FERTILIZER WITHIN ALL PLANTING AREAS. APPLY IN A MANNER AND AT A RATE AND FREQUENCY AS RECOMMENDED BY THE MANUFACTURER AND AS PER CITY OF ALACHUA REGULATIONS, IF APPLICABLE. DO NOT APPLY ON LEAVES OR BRANCHES. DO NOT ALLOW FERTILIZER TO FALL ON PAVEMENT OR NEAR DRAINS. FERTILIZER TO MEET SPECIFICATION FOR COMMERCIAL APPLICATIONS.

- **WEEDING:** KEEP PLANTING BEDS, TREE RINGS, AND MULCH AREAS FREE OF UNDESIRABLE VEGETATION. APPLY A PRE-EMERGENT HERBICIDE AS APPROVED BY THE OWNER TO PLANTING AREAS PRIOR TO THE PLANTING SEASON IN EARLY SPRING. MANUALLY REMOVE WEEDS AND OTHER UNDESIRABLE SPECIES OVER 12" IN HEIGHT. UTILIZE A POST-EMERGENT HERBICIDE AS APPROVED BY THE REGULATING AGENCIES FOR WEEDS LESS THAN 12". WEED MONTHLY, MINIMUM.

- **PRUNING:** MAINTAIN PLANTINGS TO MAINTAIN THE CLEAR SIGHT WINDOW AS DEFINED BY THE REGULATING AGENCIES OF THE ADJACENT ROADWAYS. PRUNING TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300). PRUNE FLOWERING PLANTS FOLLOWING THEIR BLOOMING PERIOD. PRUNE OTHER PLANTS IN EARLY SPRING PRIOR TO THEIR FIRST FLUSH. REMOVE DEAD OR INJURED BRANCHES. HEAD BRANCHES IF NEEDED TO MAINTAIN HEIGHT AND TRIM AT DIFFERENT LENGTHS FOR A MORE NATURAL FORM, WHERE DESIRED BY THE OWNER. DO NOT PRUNE SHRUBS INTO BALLS OR OTHER SHAPES AND INSTEAD MAINTAIN IN THEIR NATURAL FORM, AS DIRECTED BY THE OWNER.

- **MOWING:** MOW TURF AT A FREQUENCY TO MAINTAIN TURF IN A VIGOROUS AND HEALTHY STATE WITHOUT APPEARING UNKEMPT. REMOVE UNWANTED VEGETATION. AND DEBRIS FROM TURF AREAS DURING MOWING ACTIVITIES.

13. **EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL 811.

811 Know what's below. Call before you dig.

XERISCAPE CRITERIA

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.7.b. Xeriscape Standards

Required: Preserve and maintain native vegetation
Provided: ***No native vegetation to preserve.***

Required: Group plant material into water use zones based on water needs.
Provided: ***Plant groupings have similarly low water needs and can thus be irrigated accordingly. Irrigation plan to be provided by others.***

Required: Ensure plant types are appropriate for soils.
Provided: ***All species provided are Florida Friendly species suited to the proposed site conditions.***

Required: Use of mulch.
Provided: ***Mulch is proposed for all planting areas, including trees outside of main landscape beds.***

Required: Use of low water use plants.
Provided: ***Plants with high drought tolerances and low water requirements are proposed.***

Required: Efficient irrigation.
Provided: ***Irrigation plan to be provided by others.***

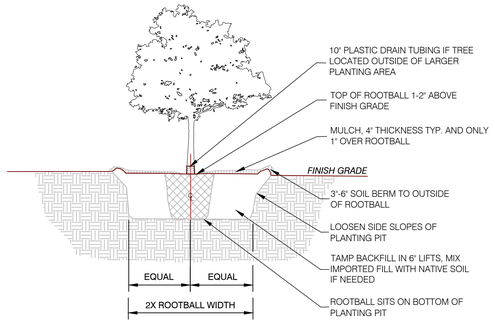
Required: Maintenance.
Provided: ***Maintenance is required as per general landscape notes 12.***

Required: Drip irrigation or emitters.
Provided: ***Irrigation Plan to be provided by others.***

FLORIDA FRIENDLY LANDSCAPING PRACTICES

Per City of Alachua ULDR Article 6, Sec. 6.2.2.C.8 Florida Friendly Landscaping.

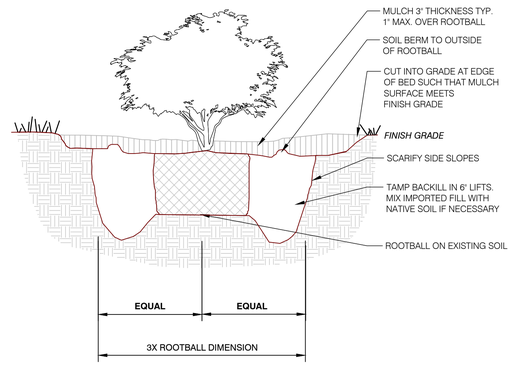
1. Right Plant Right Place. ***Proposed plants are native species or species that are well adapted to the site conditions. Plants are chosen and placed so as to avoid utility, vehicular and pedestrian conflicts. Preference has been given to species that are well-suited for the site microclimate and the industrial use of the site. Shrubs are varied to foster diversity, create visual interest and attract a variety of wildlife. Plants are a minimum of 2' from all building facades to reduce maintenance concerns. On the west sides of the building, deciduous trees provide shade in the summer and allow natural winter light into the buildings and parking for passive heating.***
2. Water Efficiently. ***Irrigation Plan to be provided by others.***
3. Fertilize Appropriately. ***Fertilizer and application as required as per general landscape notes 12.***
4. Mulch. ***Mulch is to be provided in all planting areas.***
5. Attract Wildlife. ***Proposed plants include species that attract pollinators. All plants are well-adapted to the region.***
6. Manage Yard Pests Responsibly. ***Proposed pest management will be per best management practices.***
7. Recycle Yard Waste. ***Yard waste to be disposed of as required within Alachua County and the City of Alachua.***
8. Reduce Stormwater Runoff. ***Stormwater management meets regulating agency requirements. See civil plans.***



NOTES:

1. ENSURE PLANTING PIT DRAINS WELL PRIOR TO INSTALLATION.
2. REMOVE TREE FROM CONTAINER OR REMOVE UPPER ⅓ OF BURLAP AND WIRE MESH FOR B&B TREES.
3. SLICE ROOTBALL VERTICALLY ON OUTSIDE EDGES OF AND AROUND ROOTBALL.
4. TREE TO BE PLUMB. STAKE TREE, SUBMIT TREE STAKING DETAILS AND LAYOUT FOR APPROVAL.

1 TREE PLANTING DETAIL
SCALE: N.T.S. P-ED-01



2 SHRUB PLANTING DETAIL
SCALE: N.T.S. P-ED-04

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No.	Date	Comment
1	2025-07-24	PER MINOR COMMENTS

Professional Landscape Architect of Record:
REGISTERED LANDSCAPE ARCHITECT · KALEY RICE · LA 666-7256 · STATE OF FLORIDA

Kaley M. Rice, PLA — LA6667256
Landscape Architect — Certificate No.

Project No.: 25-016

Project Phase: CITY SUBMITTAL

Project Title: ROYAL ELEMENTS CITY OF ALACHUA, FLORIDA

Sheet Title: LANDSCAPE CALCULATIONS, NOTES, AND DETAILS

Designed:	KMR	Sheet No.: L200
Drawn:	ZRR	
Checked:	KMR	
Date:	02/27/2025	

(c) Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

SITE LANDSCAPING REQUIREMENTS

Per City of Alachua, ULDR, Article 6., Sec. 6.2.2.D.(1)(c) Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

CANOPY REQUIREMENTS

CANOPY 6.2.2.D.(1)(c)(i) Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

PRIMARY/STREET FACING SIDE OF THE PRIMARY STRUCTURE: (3) canopy tree per acre
SIDES (x AND x) OF THE PRIMARY STRUCTURE: (2) canopy trees per acre
REAR OF THE PRIMARY STRUCTURE: (2) canopy trees per acre
BUIDLING FACADE: additional (4) canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree located on site that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.

60 LF of facade / 100 LF = 0.6
0.6 x 4 canopy tree = 2.4
2 canopy trees required

PROVIDED

CANOPY
PROJECT AREA: 0.66 ACRES
(v) The site landscaping requirements found in Subsection 6.2.2(D)(1)(c)(i) and (ii) are reduced by 33% for those developments on sites which are one acre or less.

LOCATION	REQUIREMENT	PROVIDED
PRIMARY/ STREET-FACING SIDE	3 canopy trees / acre *3 canopy trees x 0.66 acres =* ***1.98 - 33% (0.65) =*** ***1.33 canopy trees required***	1 CANOPY TREES
SIDE FACADE (NORTH)	2 canopy trees / acre *2 canopy trees x 0.66 acres =* ***1.32 - 33% (0.44) =*** ***0.88 canopy trees required***	1 CANOPY TREE
REAR FACADE (EAST)	2 canopy trees / acre *2 canopy trees x 0.66 acres =* ***1.32 - 33% (0.44) =*** ***0.88 canopy trees required***	1 CANOPY TREE
SIDE FACADE (SOUTH)	2 canopy trees / acre *2 canopy trees x 0.66 acres =* ***1.32 - 33% (0.44) =*** ***0.88 canopy trees required***	1 CANOPY TREE

UNDERSTORY REQUIREMENTS

UNDERSTORY 6.2.2.D.(1)(c)(ii) Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

(6) ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.

PROVIDED

UNDERSTORY
PROJECT AREA: 0.66 ACRES
(v) The site landscaping requirements found in Subsection 6.2.2(D)(1)(c)(i) and (ii) are reduced by 33% for those developments on sites which are one acre or less.

LOCATION	REQUIREMENT	PROVIDED
FRONT (50%)	6 trees / acre (50%) = *6 trees x 0.66 acres =* *3.96 trees x 50% =* ***1.98 - 33% (0.65) =*** ***1.33 understory trees required***	1 UNDERSTORY TREE
SIDE - x (25%)	6 trees / acre (25%) = *6 trees x 0.66 acres =* *3.96 trees x 25% =* ***0.99 - 33% (0.33) =*** ***0.66 understory trees required***	1 UNDERSTORY TREE
SIDE - x (25%)	6 trees / acre (25%) = *6 trees x 0.66 acres =* *3.96 trees x 25% =* ***0.99 - 33% (0.33) =*** ***0.66 understory trees required***	1 UNDERSTORY TREE

SHRUB REQUIREMENTS

6.2.2.D.(1)(c)(iii): A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.

GRASSING REQUIREMENTS

6.2.2.D.(1)(c)(iv) **A combination of solid sod, seeding and sprigs to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.**

PARKING LOT LANDSCAPING REQUIREMENTS

INTERIOR LANDSCAPING Per 6.2.2.D.(2)(a) Parking Lot Landscaping.
Per 6.2.2(D)(2)(a)(iii), Each interior planting area shall contain locally adapted trees and shrubs at the following rate:

a. Trees shall be required at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet, or portion thereof, of the total parking lot area.
b. Shrubs shall be required at the minimum rate of ten shrubs per landscaped island.

PARKING LOT AREA	REQUIREMENT	PROVIDED
5,750 SQ. FT 3 landscaped islands	1 tree / 1,800 sq. ft = *5,750 sq. ft. / 1,800 sq. ft* = 3.19 ***trees*** 10 shrubs / island = *10 shrubs x 3 islands* = ***30 shrubs required***	***(3) TREES = (30) SHRUBS***

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Per 6.2.2.D.(3) Perimeter Buffers: *Trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered.*

Per 6.2.2.D.(3)(d)(i) *Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land*

LOCATION AND BUFFER TYPE	REQUIREMENT	PROVIDED
SIDE/NORTH	Project area, a portion of tax parcel no. 05949-006-000 is zoned ILW/Light and Warehouse Industrial. Adjacent parcel to the north is zoned ILW/Light and Warehouse Industrial (**vacant**). Type 'B' buffer required with 50% reduction Option 2: One canopy tree / 40 LF plus continuous hedge. 174 LF / 40 = 4.35 * 50% = 2.17 = 2 ***trees required***	2 CANOPY TREES
SIDE/SOUTH	Project area, a portion of tax parcel no. 05949-006-000 is zoned ILW/Light and Warehouse Industrial. Adjacent parcel to the south is zoned GF/Government Facility. Type 'C' buffer required. Option 1: One canopy tree / 30 LF plus continuous hedge. 169 LF / 30 = 5.63 trees = ***6 trees required***	6 CANOPY TREES
REAR/EAST	Project area, a portion of tax parcel no. 05949-006-000 is zoned ILW/Light and Warehouse Industrial. Adjacent parcel to the east is zoned ILW/Light and Warehouse Industrial (**vacant**). Type 'B' buffer required with 50% reduction One canopy tree / 40 LF plus continuous hedge. 157 LF / 40 = 3.92 * 50% = 1.96 = ***2 trees required***	2 CANOPY TREES
FRONT/WEST	Project area, a portion of tax parcel no. 05949-006-000 is zoned ILW/Light and Warehouse Industrial. Adjacent parcel to the west is zoned ILW/Light and Warehouse Industrial. Type 'C' buffer required. Option 1: One canopy tree / 30 LF plus continuous hedge. 176 LF / 30 = 5.86 trees = ***6 trees required***	6 CANOPY TREES

***NOTE:**
SOME TREES HAVE BEEN RELOCATED AROUND THE SITE TO ACHIEVE PROPER HORIZONTAL CLEARANCES FROM UTILITIES.

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No.	Date	Comment
1	2025-07-24	PER MINOR COMMENTS

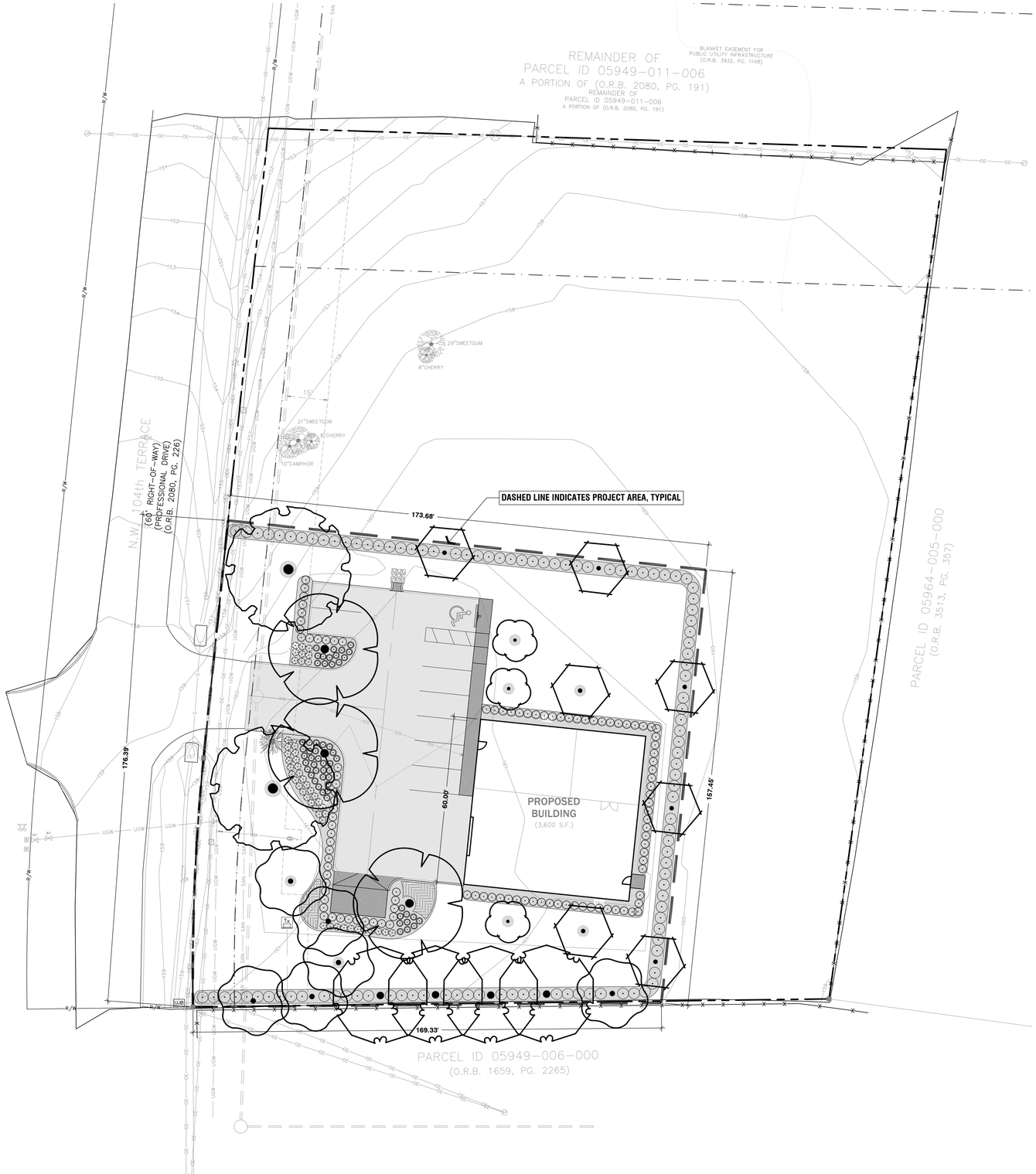
Professional Landscape Architect of Record:
REGISTERED LANDSCAPE ARCHITECT · KALEY RICE · LA 666-7256 · STATE OF FLORIDA

Kaley M. Rice, PLA — LA6667256
Landscape Architect — Certificate No.

Project No.: 25-016
Project Phase: CITY SUBMITTAL
Project Title: ROYAL ELEMENTS CITY OF ALACHUA, FLORIDA
Sheet Title: LANDSCAPE CALCULATIONS

Designed:	KMR
Drawn:	ZRR
Checked:	KMR
Date:	02/27/2025

Sheet No.: L201



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
CANOPY TREES					
	AR	2	Acer rubrum 'Florida Flame' / Florida Flame Red Maple	2" Cal.	10` Ht.
	MG	7	Magnolia grandiflora / Southern Magnolia	2" Cal.	10` Ht.
	QS	4	Quercus shumardii / Shumard Oak	2" Cal.	10` Ht.
	QV	2	Quercus virginiana / Southern Live Oak	2" Cal.	10` Ht.
	UA	3	Ulmus alata / Winged Elm	2" Cal.	10` Ht.
UNDERSTORY TREES					
	LR	3	Lagerstroemia x 'Natchez' / White Natchez Crape Myrtle	2" Cal, Standard	10` Ht.
SHRUBS					
	IP	109	Illicium parviflorum / Anise Tree	3` Ht. Minimum	
	MC	54	Muhlenbergia capillaris / Pink Muhly Grass	3 gal.	Full and lush
	VD	107	Viburnum obovatum 'Dwarf Walter's' / Dwarf Walter's Viburnum	7 gal.	18" ht. x 15" sprd.
	ZP	46	Zamia pumila / Coontie	7 gal.	18"x18", Full
GROUND COVERS					
	LM	87	Liriope muscari / Lilyturf	1 gal.	Full

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NORTH

0 20 40 feet
SCALE: 1" = 20'

No.	Date	Comment
1	2025-07-24	PER MINOR COMMENTS

Professional Landscape Architect of Record:

REGISTERED LANDSCAPE ARCHITECT
KALEY RICE
LA 666-7256
STATE OF FLORIDA

Kaley M. Rice, PLA — LA6667256
Landscape Architect — Certificate No.

Project No: 25-016

Project Phase: CITY SUBMITTAL

Project Title:

ROYAL ELEMENTS
CITY OF ALACHUA, FLORIDA

Sheet Title: LANDSCAPE PLAN

Designed:	KMR
Drawn:	ZRR
Checked:	KMR
Date:	02/27/2025

Sheet No.: L210

BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF PARCEL ID 05949-011-006

SECTION 19, TOWNSHIP 08 SOUTH, RANGE 19 EAST
S.D. FERNANDEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

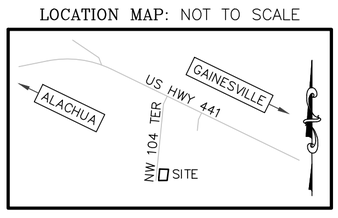
LAND DESCRIPTION: (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT NUMBER: 1008194; COMMITMENT DATE: JANUARY 24, 2021 @ 11:00 PM)

A PORTION OF LAND SITUATED IN SECTION 19, TOWNSHIP 08 SOUTH, RANGE 19 EAST, AND S.D. FERNANDEZ GRANT, TOWNSHIP 08 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; ALSO BEING THAT PART OF A PARCEL DESCRIBED AS BLOCK "A" IN OFFICIAL RECORDS BOOK 2080, PAGE 191, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST; THENCE RUN SOUTH 89°45'36" EAST, ALONG THE NORTH LINE OF PARCEL "C" OF A CITY OF ALACHUA EASEMENT AS DESCRIBED IN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2261 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 610.03 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1813, PAGE 256 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°13'45" EAST, ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 377.91 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89°46'15" EAST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 230.00 FEET TO A CORNER THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1466, PAGE 377 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 08°49'45" EAST, ALONG A BOUNDARY OF SAID TRACT OF LAND, A DISTANCE OF 310.12 FEET; THENCE RUN NORTH 87°13'53" WEST, A DISTANCE OF 245.18 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF 104th TERRACE (60' RIGHT-OF-WAY); THENCE RUN SOUTH 06°48'58" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 228.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, WITH SAID CURVE HAVING A RADIUS OF 790.02 FEET AND A CENTRAL ANGLE OF 06°41'08", AN ARC DISTANCE OF 92.18 FEET TO THE POINT OF BEGINNING.

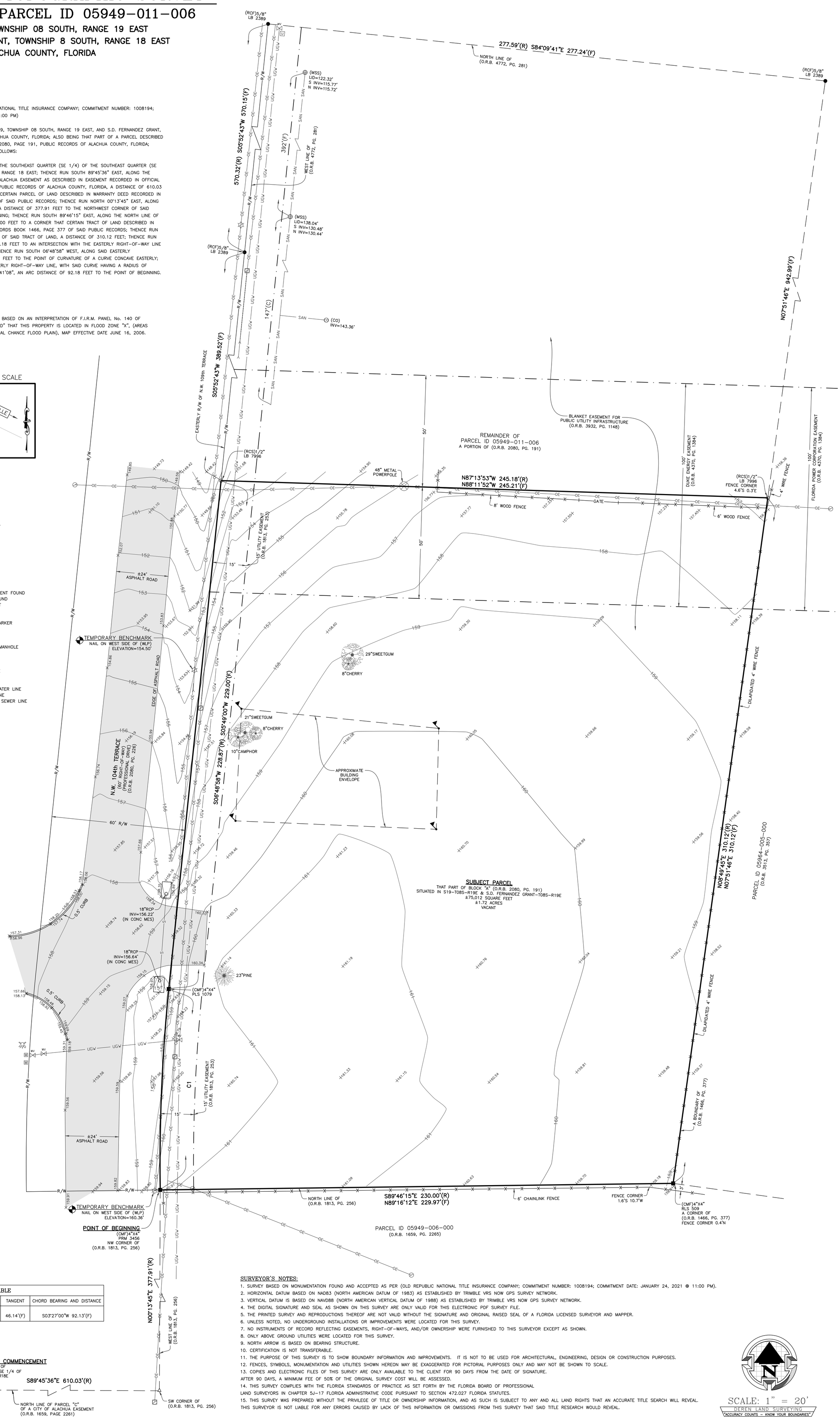
FLOOD ZONE:
IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 140 OF 640, COMMUNITY PANEL No. "120664 0140 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

LOCATION MAP: NOT TO SCALE



LEGEND:

(R)	RECORD MEASUREMENT
(F)	FIELD MEASUREMENT
(C)	COMPUTED MEASUREMENT
ID.	IDENTIFICATION
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
MES	MITERED END SECTION
CONC	CONCRETE
INV	INVERT
ELEV	ELEVATION
△	CALCULATED CORNER
■	(CMF) CONCRETE MONUMENT FOUND
●	(RCF) REBAR & CAP FOUND
○	(RCS) REBAR & CAP SET
	WOOD LIGHT POLE
	WOOD POWER POLE
	UNDERGROUND WATER MARKER
	WATER VALVE
	WATER METER
	HYDRANT
	(MSS) SANITARY SEWER MANHOLE
	(CO) CLEAN OUT
	PIN FLAG FOUND
	GUY ANCHOR
OE	OVERHEAD ELECTRIC LINE
X	FENCE LINE
G	GATE
S	UNDERGROUND STORM WATER LINE
UGW	UNDERGROUND WATER LINE
SAN	UNDERGROUND SANITARY SEWER LINE



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	92.18'(R) 92.18'(F)	790.02'(R) 790.02'(F)	06°41'08"(R) 06°41'08"(F)	46.14'(F)	S03°27'00"W 92.13'(F)

SURVEYOR'S NOTES:
1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AS PER (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT NUMBER: 1008194; COMMITMENT DATE: JANUARY 24, 2021 @ 11:00 PM).
2. HORIZONTAL DATUM BASED ON NAD83 (NORTH AMERICAN DATUM OF 1983) AS ESTABLISHED BY TRIMBLE VRS NOW GPS SURVEY NETWORK.
3. VERTICAL DATUM IS BASED ON NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988) AS ESTABLISHED BY TRIMBLE VRS NOW GPS SURVEY NETWORK.
4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
8. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
9. NORTH ARROW IS BASED ON BEARING STRUCTURE.
10. CERTIFICATION IS NOT TRANSFERABLE.
11. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
12. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
13. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
14. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
15. THIS SURVEY WAS PREPARED WITHOUT THE PRIVILEGE OF TITLE OR OWNERSHIP INFORMATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY LACK OF THIS INFORMATION OR OMISSIONS FROM THIS SURVEY THAT SAID TITLE RESEARCH WOULD REVEAL.

SCALE: 1" = 20'
DEREN LAND SURVEYING
"ACCURACY COUNTS – KNOW YOUR BOUNDARIES"

DATE OF FIELD WORK: 03-24-2020; 01-07-2021
DATE OF ADDITIONAL FIELD WORK: 02-03-2021
DATE OF REVISION (TITLE COMMITMENT): 02-04-2021

CERTIFY SURVEY TO:
TOBIAS VETERINARY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
CAMPUS USA CREDIT UNION
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
HOLDEN, CARPENTER & ROSCOW, PL

SCALE: 1" = 20'
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PAGE 1 OF 1
DATE: 02-04-2021
DRAWN BY: JAT
FIELD BOOK: 368/27-28; 415/23; 416/52
COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7996

DAVID M. DEREN LICENSE NO. 6946 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

JOB NO. 21005
ACAD FILE: 21005

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

PHONE: (352) 331-0010
PHONE: (352) 336-3363
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DERENLANDSURVEYING.COM

DEREN LAND SURVEYING

GENERAL NOTES

1. The seal that appears on these drawings is the seal of the engineer for this building manufacturer who is NOT the engineer of record.
2. This building manufacturer is not responsible for errors, omissions or damages incurred in the erection of building components, nor for the inspection of erected components to ascertain same.
3. Temporary bracing must be installed by erector to provide adequate stability during erection. Bracing indicated on the erection drawings is critical to the stability of the completed structure and shall not be removed.
4. Wall and liner panels are an integral part of the structural system. Unauthorized removal of panels is prohibited.
5. "Oil-canning", a perceived waviness inherent to light gauge metal, may exist. This condition does not affect the finish or structural integrity of the panel, and is therefore not a cause for rejection.
6. Trim part marks are as shown: ex. FL-32-242
   - 242 — trim length in inches.
   - FL-32 — trim identification number

APPROVAL NOTES

The following conditions apply in the event that these drawings are used as approval drawings:

A) It is imperative that any changes to these drawings:
   1) Be made in contrasting ink.
   2) Have all instances of change clearly indicated.
   3) Be legible and unambiguous.

B) Dated signature is required on all pages.

C) Manufacturer reserves the right to re-submit drawings with extensive or complex changes required to avoid misfabrications. This may impact the delivery schedule.

D) Approval of these drawings indicates conclusively that the manufacturer has correctly interpreted the contract requirements, and further constitutes agreement that the building as drawn, or as drawn with indicated changes represents the total of the materials to be supplied by manufacturer.

E) Any changes noted on the drawings not in conformance with the terms and requirements of the contract between manufacturer and its customer are not binding on manufacturer unless subsequently specifically acknowledged and agreed to in writing by change order or separate documentation. Manufacturer recognizes that rubber stamps are routinely used in indicating approval, disapproval, rejection, or mere review of the drawings submitted. However, manufacturer does not accept changes or additions to contractual terms and conditions that may appear with the use of a stamp or similar indication of approval, disapproval, etc. Such language applied to the manufacturer's drawings by the customer, architect, engineer, or any other party will be considered as unacceptable alterations to these drawing notes, and will not alter the contractual rights and obligations existing between manufacturer and its customer.

SAFETY COMMITMENT

The building manufacturer has a commitment to manufacture quality building components that can be safely erected, however, the safety commitment and job site practices of the erector are beyond the control of the building manufacturer. It is strongly recommended that safe working conditions and accident prevention practices be the top priority of any job site. Local, state and federal safety and health standards, whether standard statutory or customary, should always be followed to help insure worker safety. Make certain all employees know the safest and most productive way of erecting a building. Emergency procedures should be known to all employees. Daily meetings highlighting safety procedures are also recommended. The use of hard hats, rubber sole shoes for roof work, proper equipment for handling material, and safety nets where applicable, are recommended.

BOLT TIGHTENING

The proper tightening and inspection of all fasteners is the responsibility of the erector. All high strength (A325, A490) bolts and nuts must be tightened by the "turn-of the nut" method unless otherwise specified by the end customer in the contract documents. Inspection of high strength bolt and nut installation by other than the erector must also be specified in the contract documents and the erector is responsible for ensuring that the installation and inspection procedures are compatible prior to the start of erection.

BUILDER/CONTRACTOR RESPONSIBILITIES

It is the responsibility of the builder/contractor to insure that all project plans and specifications comply with the applicable requirements of any governing building authorities. The supplying of sealed engineering data and drawings for the metal building system does not imply or constitute an agreement that the building manufacturer or its design engineer is acting as the engineer of record or design professional for a construction project. The contractor must secure all required approval and permits from the appropriate agency as required. Approval of the manufacturer's drawings and calculations indicate that the building manufacturer correctly interpreted and applied the requirements of the contract drawings and specifications. (sect. 4.2.1 AISC code of standard practices, 9th ed.) Where discrepancies exist between the manufacturer's structural steel plans and the plans for other trades, the structural steel plans shall govern. (sect. 3.3 AISC code of standard practice 9th ed.) Design considerations of any material in the structure which are not furnished by the building manufacturer are the responsibility of the contractors and engineers other than the building manufacturer's engineer unless specifically indicated. The contractor is responsible for all erection of steel and associated work in compliance with the building manufacturer's "for erection installation" drawings. Products shipped to builder or his customer shall be inspected by builder immediately upon arrival. Claims for shortages or defective material, if not packaged, must be made to the manufacturer in writing within five (5) days after receipt of the shipment. However, if a defect is of such nature that reasonable visual inspection would fail to disclose it, then the claim must be made within five (5) days after the builder learns of the defect. The manufacturer will not be liable for any defect unless claim is made one (1) year after date of the original shipment by the manufacturer to builder or his customer. The manufacturer will be given a reasonable opportunity to inspect defective materials upon receipt of claim by builder. If a defect is of such nature that it can be remedied by a field operation at the job site without the necessity of returning the material to the manufacturer, then upon written authorization of the manufacturer, the builder may repair or cause the material to be repaired and the manufacturer will reimburse the builder for the cost of the repair in accordance with the written authorization. Unless noted otherwise, all bracing as shown and provided by the manufacturer for this building is required and shall be installed by the erector as a permanent part of the structure. Temporary supports, such as temporary guys, braces, false work, cribbing or other elements required for the erection operation will be determined and furnished and installed by the erector. These temporary supports will secure the steel framing, or any partly assembled steel framing, against loads comparable in intensity to those for which the structure was designed, resulting from wind, seismic forces and erection operations, but not the loads resulting from the performance of work by or the acts of others, nor such unpredictable loads as those due to tornado, explosion or collision. (sect. 7.9.1 AISC code of standard practice, 9th ed.) Design of gutter and downspout is a function of the rainfall intensity and area to be drained. Design parameters utilized are in accordance with the 2002 low rise building systems manual and/or the 12th edition of the architectural graphic standards, as applicable. Proper owner maintenance dictates that the drainage system be kept free of debris and/or ice at all times to ensure proper function of the gutter and downspout. In those cases where the owner/tenant of a property is unwilling or unable to provide proper maintenance, elimination of gutter should be considered as an alternative.

GABLE STEEL — LET'S GET BUILDING

BUILDING SIZE: 60.00' x 60.00' x 14.00' *SLOPE:* 2.0:12

(BUILDING DIMENSIONS ARE NOMINAL, REFER TO PLANS)

This is to certify that this structure is designed utilizing the loads indicated and applied as required by the building code shown below. The certification is limited to the structural design of the framing and covering parts manufactured by the building manufacturer and is specified in the contract. Accessory items such as doors, window, louvers, translucent panels, and ventilators are not included. Also excluded are other parts of the project not provided by the building manufacturer such as foundations, masonry walls, mechanical equipment and erection of the building. The building should be erected on a properly designed foundation in accordance with the building manufacturer's design manual, the attached drawings and good erection practices.

Design Code FBC 2023 8th EDITION Risk Category II

General Loads	
Roof Dead Load (D)	2.50 psf
Roof Collateral Load (C)	2.00 psf
Roof Live Load (Lr)	20.00 psf
Tributary Live Load Reduction	Yes
Snow Load	
Flat-Roof Snow Load (Pf)	0.00 psf
Ground Snow Load (Pg)	0 psf
Snow Exposure Factor (Ce)	1
Snow Load Importance Factor (Is)	1.0000
Thermal Factor (Ct)	1.2000
Wind Load	
Ultimate Wind Speed (3 sec. gust) (V_{ult})	130 mph
Wind Exposure Category	B
Enclosure Classification	Enclosed
Internal pressure coefficient	0.18 / -0.18
Seismic Load	
Seismic Importance Factor (Ie)	1.00
Mapped Spectral Response Accelerations	Ss 0.11 S1 0.05
Site Class	D
Design Spectral Response Accelerations	S_{DS} 0.10 S_{D1} 0.08
Seismic Design Category	B
Basic Seismic-Force-Resisting System(s)	STEEL OMF / OCBF
Analysis Procedure	ELF

ROOF PANELS

TYPE: PBR GAUGE: 26 COLOR: Galvalume

WALL PANELS

TYPE: PBR GAUGE: 26 COLOR: Charcoal Gray

TRIM COLORS

GABLE: Coal Black CORNER: Coal Black
EAVE: Coal Black FRAMED OPENING: Coal Black

FRAMING FINISH

PRIMARY FRAMING: Built Up & Hot Rolled
Color: Red Oxide Primer
SECONDARY FRAMING Girts, Purlins, Eave Struts, Cee
Color: Red Oxide Primer

DEFLECTION LIMITS:

EW COL:	180
EW RAF LIVE:	180
EW RAF WIND:	180
WALL GIRT:	90
PURL LIVE:	180
PURL WIND:	150
WALL PANEL:	60
ROOF PANEL LIVE:	60
ROOF PANEL WIND:	60
RF HORIZONTAL:	60
RF VERTICAL:	180
WIND BENT:	60
RF CRANE:	100
RF SEIS:	50
WIND BENT SEIS:	50

Roof and Wall panels have been designed in accordance with Section 2222.4 of Florida Building Code. Product approval numbers for State of Florida Department of Community Affairs per product State of Florida Approval Rule 9b-7.
Florida Approval Numbers:

1. FL9093-R6 for PBR Roof Panels
2. FL8702.2-R6 for PBR/RPBR Wall Panels
3. FL22211 for Walk doors

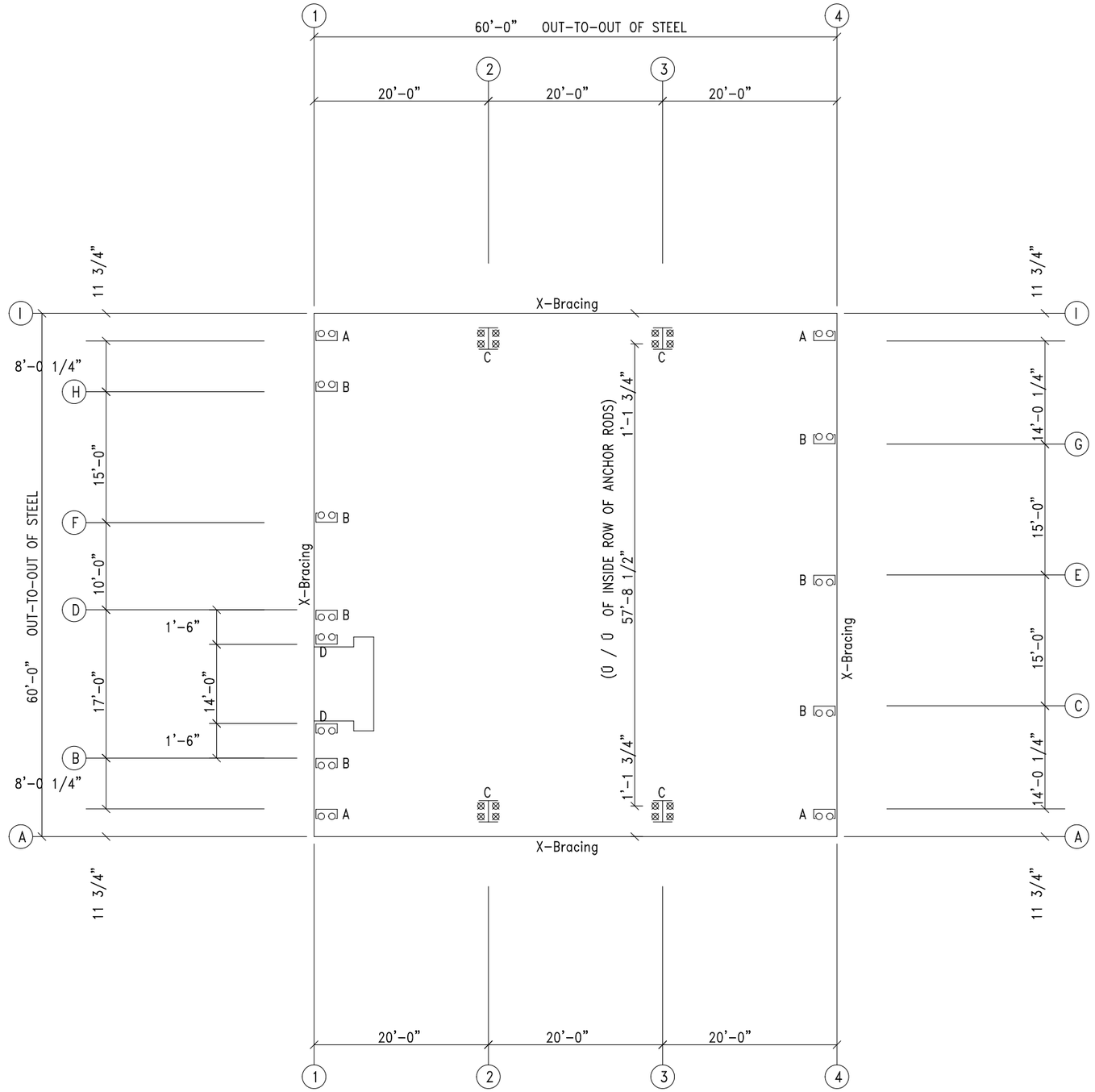
THE PROJECT DESIGNER IS NOT THE METAL BUILDING MANUFACTURER, THE METAL BUILDING DESIGNER, OR THE METAL BUILDING ENGINEER. THE ENGINEER WHOSE SEAL APPEARS ON THE METAL BUILDING PLANS IS A SPECIALTY ENGINEER AND NOT THE PROJECT DESIGNER OR THE PROJECT ENGINEER OF RECORD. THE ENGINEER WHOSE SEAL APPEARS ON THE METAL BUILDING PLANS DOES NOT HAVE FAMILIARITY WITH THE PHYSICAL JOBSITE LOCATION AND THEREFORE CANNOT BE IDENTIFIED AS, SERVE AS, OR QUALIFY AS THE PROJECT DESIGNER OR ENGINEER OF RECORD.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
A	10/31/24	FOR PERMIT / CONSTRUCTION		

OWNER OR PROJECT	Royal Elements
JOBSITE LOCATION	13157 NW 104th Terrace Alachua FL, 32615
BUILDING SIZE	60.00' x 60.00' x 14.00' (BUILDING SIZE IS NOMINAL, PLEASE REFER TO PLANS)

CAD BY	CK'D BY	DATE	SCALE	JOB NO.	SHEET NO.
DET		10/31/24	N.T.S.	HenryJosh	1 of 15



ANCHOR ROD PLAN

NOTE: All Base Plates @ 100'-0" (FINISH FLOOR)(UNLESS NOTED)

REVISIONS				
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OWNER OR PROJECT	Royal Elements
JOBSITE LOCATION	13157 NW 104th Terrace Alachua FL, 32615

CAD BY	CK'D BY	DATE	SCALE
DET		10/31/24	N.T.S.

GABLE STEEL — LETS GET BUILDING

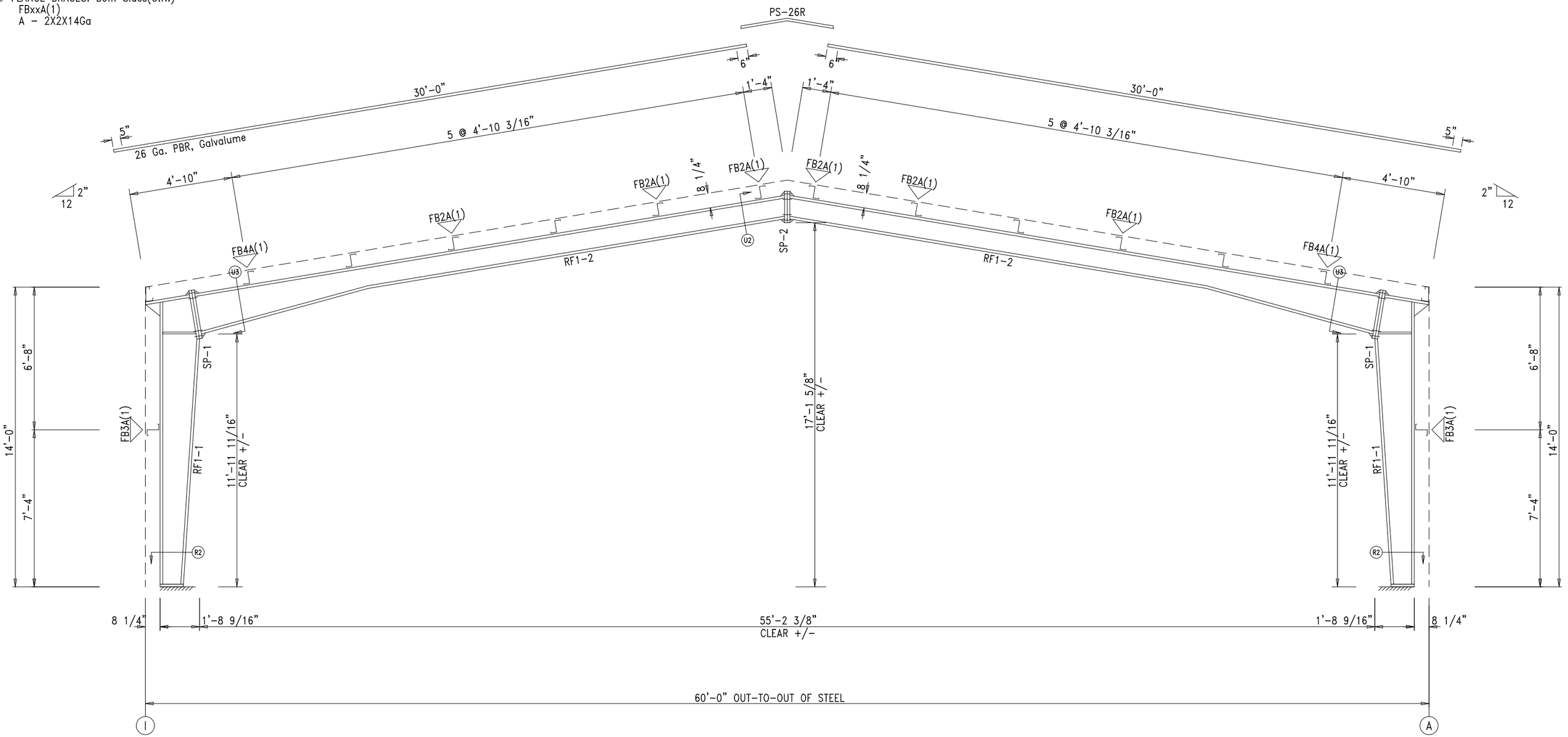
BUILDING SIZE 60.00' x 60.00' x 14.00' (BUILDING SIZE IS NOMINAL, PLEASE REFER TO PLANS FOR EXACT SIZE)

JOB NO. HenryJosh

SPLICE PLATE & BOLT TABLE								
Mark	Qty Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	0	A325	0.625	2.00	6"	1/2"	2'-3 5/16"
SP-2	4	4	0	A325	0.625	1.75	6"	3/8"	1'-5 3/8"

MEMBER TABLE							
Mark	Weight	Length	Web Depth Start/End	Web Plate Thick	Web Plate Length	Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
RF1-1	272	13'-5"	10.0/20.0	0.135	11'-7 5/8"	5 x 1/4" x 13'-4 1/4"	5 x 5/16" x 11'-7 15/16"
			20.0/16.1	0.188	1'-11 3/8"	5 x 1/4" x 2'-0 7/8"	
RF1-2	438	28'-3 9/16"	20.0/10.0	0.135	8'-2 5/8"	5 x 1/4" x 28'-2 5/8"	5 x 1/4" x 8'-3 1/8"
			10.0/10.0	0.135	20'-0"		5 x 1/4" x 19'-10 1/4"

FLANGE BRACES: Both Sides(U.N.)
FBxxA(1)
A - 2X2X14Ga



RIGID FRAME ELEVATION: FRAME LINE 2 3

REVISIONS				
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OWNER OR PROJECT	Royal Elements		
JOBSITE LOCATION	13157 NW 104th Terrace Alachua FL, 32615		
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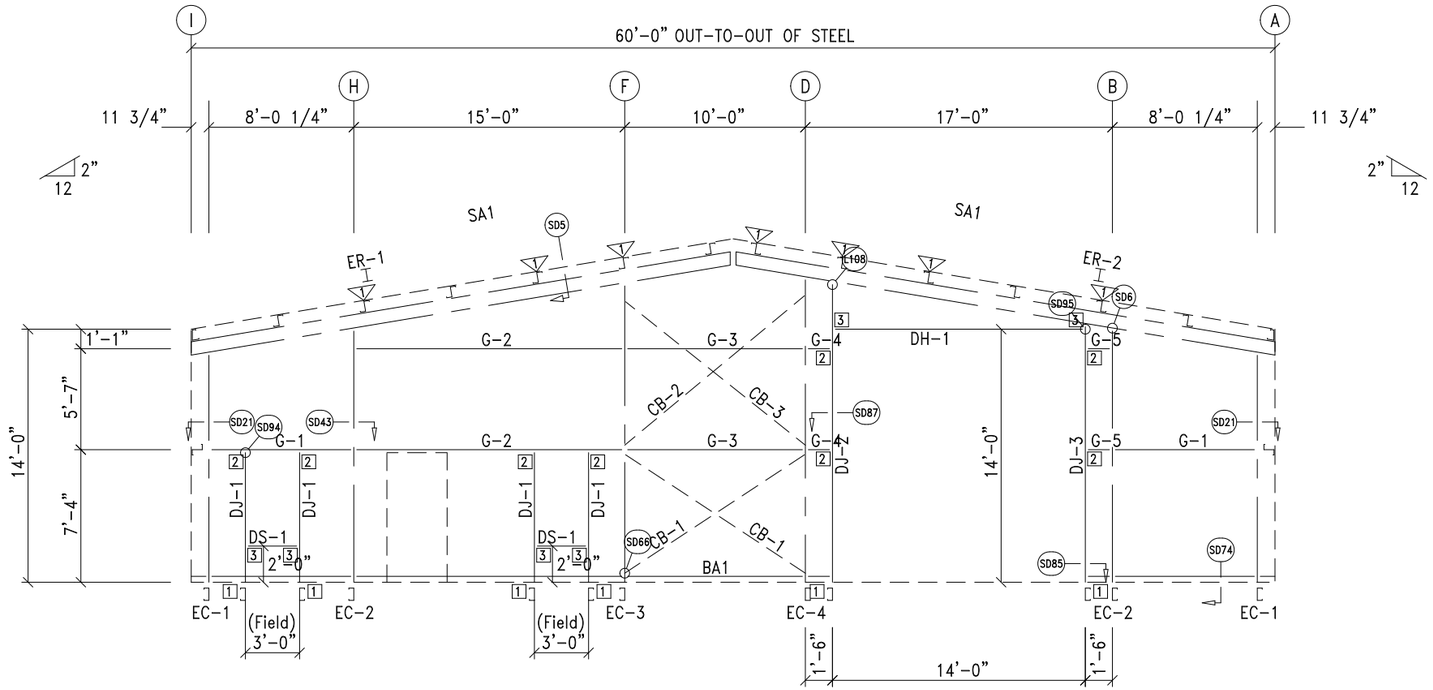
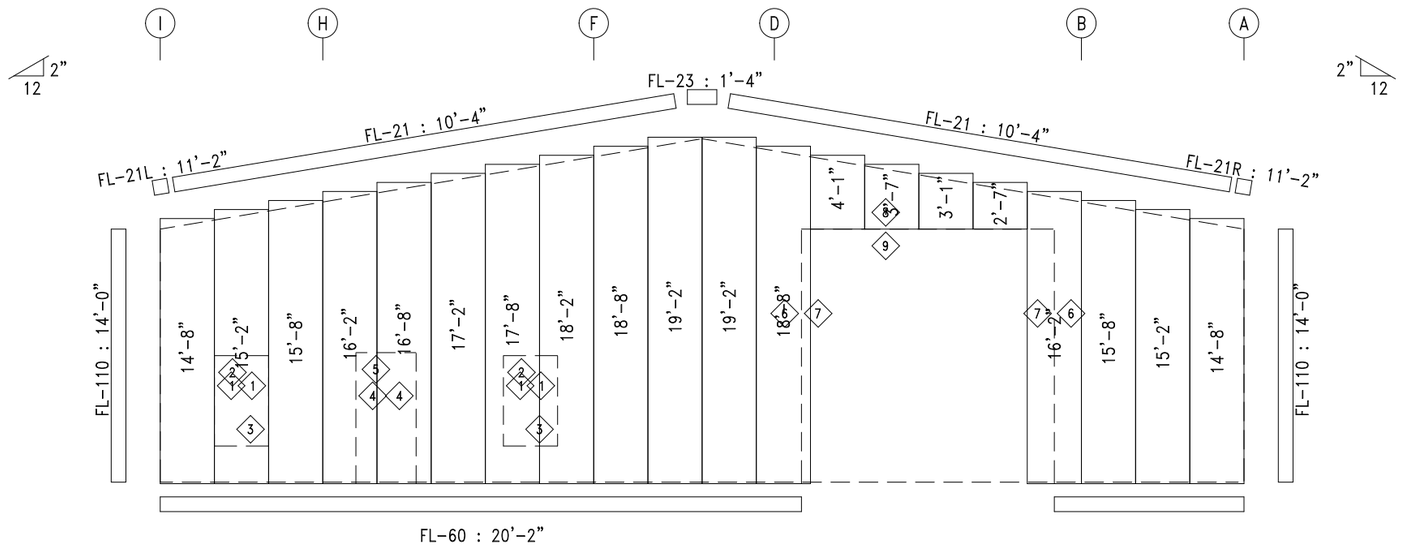
DET		10/31/24	N.T.S.
BUILDING SIZE	60.00' × 60.00' × 14.00' (BUILDING SIZE IS NOMINAL, PLEASE REFER TO PLANS)		
JOB NO.	HenryJosh		

GABLE STEEL BUILDINGS LET'S GET BUILDING



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PBR – Charcoal Gray

TRIM TABLE
FRAME LINE 1

◇ID	QUAN	PART	LENGTH	DETAIL
	2	FL-21	10'-4"	TD35
	1	FL-21L	11'-2"	TD13
	1	FL-23	1'-4"	
	1	FL-21R	11'-2"	TD85
	1	FL-110	14'-0"	TD40
	3	FL-60	20'-2"	SD76
	3	FL-60	20'-2"	SD74
1	1	FL-48	5'-3"	TD51
2	1	FL-52	3'-4"	TD52
3	1	FL-53	3'-4"	
4	1	FL-48	7'-5"	TD51
5	1	FL-52	3'-8"	TD52
6	1	FL-55	14'-2"	
7	1	FL-48	14'-3"	TD51
8	1	FL-55	14'-4"	
9	1	FL-52	14'-4"	TD52

BOLT TABLE
FRAME LINE 1

LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	5/8"	1 3/4"
Columns/Raf	2	A325	5/8"	1 1/4"
Jamb	2	A307	1/2"	1"

MEMBER TABLE
FRAME LINE 1

MARK	PART	LENGTH
EC-1	8X35C16	12'-8 7/8"
EC-2	8X35C16	14'-0 7/8"
EC-3	8X35C14	16'-6 7/8"
EC-4	8X35C12	16'-10 7/8"
ER-1	W8X10	30'-4 11/16"
ER-2	W8X10	30'-4 11/16"
DJ-1	8X35C16	6'-11 3/4"
DJ-2	8X35C16	16'-7 5/8"
DJ-3	8X35C16	14'-3 5/8"
DH-1	8X25C16	13'-11 1/2"
DS-1	8X25C16	2'-11 1/2"
G-1	8X25Z16	7'-8"
G-2	8X25Z16	14'-7 3/4"
G-3	8X25Z16	9'-11 1/2"
G-4	8X25Z16	10"
G-5	8X25Z16	1'-1 3/4"
CB-1	RD0500	11'-10"
CB-2	RD0500	13'-1"
CB-3	RD0500	12'-10"

FLANGE BRACE TABLE
FRAME LINE 1

▽ID	MARK	LENGTH
1	FB1A	2'-9 3/4"

CONNECTION PLATES
FRAME LINE 1

□ID	MARK/PART
1	CL-104
2	CL-103
3	CL-100

REVISIONS				
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OWNER OR PROJECT	Royal Elements		
JOBSITE LOCATION	13157 NW 104th Terrace Alachua FL, 32615		
CAD BY	CK'D BY	DATE	SCALE
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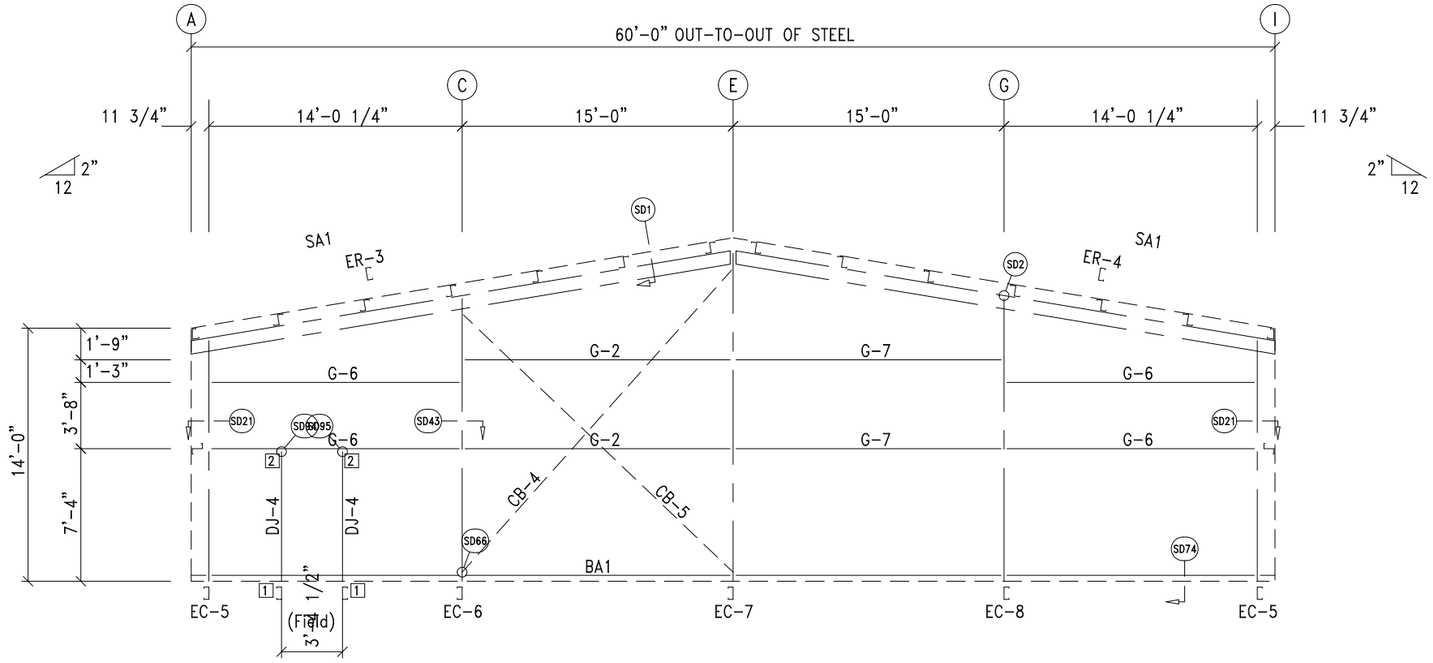
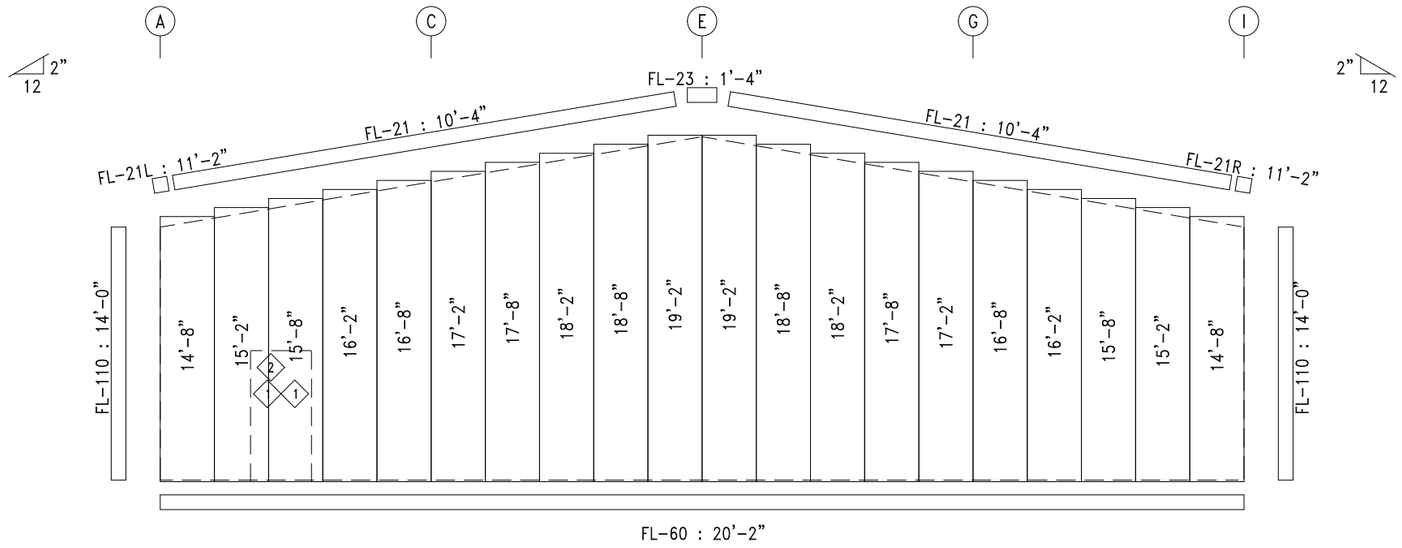
GABLE STEEL BUILDINGS LETS GET BUILDING

BUILDING SIZE 60.00' × 60.00' × 14.00' (BUILDING SIZE IS NOMINAL, PLEASE REFER TO PLANS FOR EXACT DIMENSIONS)

JOB NO. HenryJosh



ENDWALL FRAMING: FRAME LINE 4



ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 26 Ga. PBR – Charcoal Gray

TRIM TABLE
FRAME LINE 4

◇ID	QUAN	PART	LENGTH	DETAIL
	2	FL-21	10'-4"	TD35
	1	FL-21L	11'-2"	TD13
	1	FL-23	1'-4"	
	1	FL-21R	11'-2"	TD85
	1	FL-110	14'-0"	TD40
	3	FL-60	20'-2"	SD76
	3	FL-60	20'-2"	SD74
1	1	FL-48	7'-5"	TD51
2	1	FL-52	3'-9"	TD52

BOLT TABLE
FRAME LINE 4

LOCATION	QUAN	TYPE	DIA	LENGTH
ER-3/ER-4	4	A325	5/8"	1 3/4"
Columns/Raf	2	A325	5/8"	1 1/4"

MEMBER TABLE
FRAME LINE 4

MARK	PART	LENGTH
EC-5	8X35C16	13'-4 1/16"
EC-6	8X35C12	15'-8 1/8"
EC-7	8X35C12	18'-2 1/8"
EC-8	8X35C14	15'-8 1/8"
ER-3	8X35C12	30'-4 11/16"
ER-4	8X35C12	30'-4 11/16"
DJ-4	8X35C16	6'-11 3/4"
G-2	8X25Z16	14'-7 3/4"
G-6	8X25Z16	13'-8"
G-7	8X25Z16	14'-11 1/2"
CB-4	RD0500	22'-8"
CB-5	RD0500	20'-10"

CONNECTION PLATES
FRAME LINE 4

□ID	MARK/PART
1	CL-104
2	CL-103

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CK'D
A	10/31/24	FOR PERMIT / CONSTRUCTION		

OWNER OR PROJECT	Royal Elements
JOBSITE LOCATION	13157 NW 104th Terrace Alachua FL, 32615

CAD BY	CK'D BY	DATE	SCALE
DET		10/31/24	N.T.S.

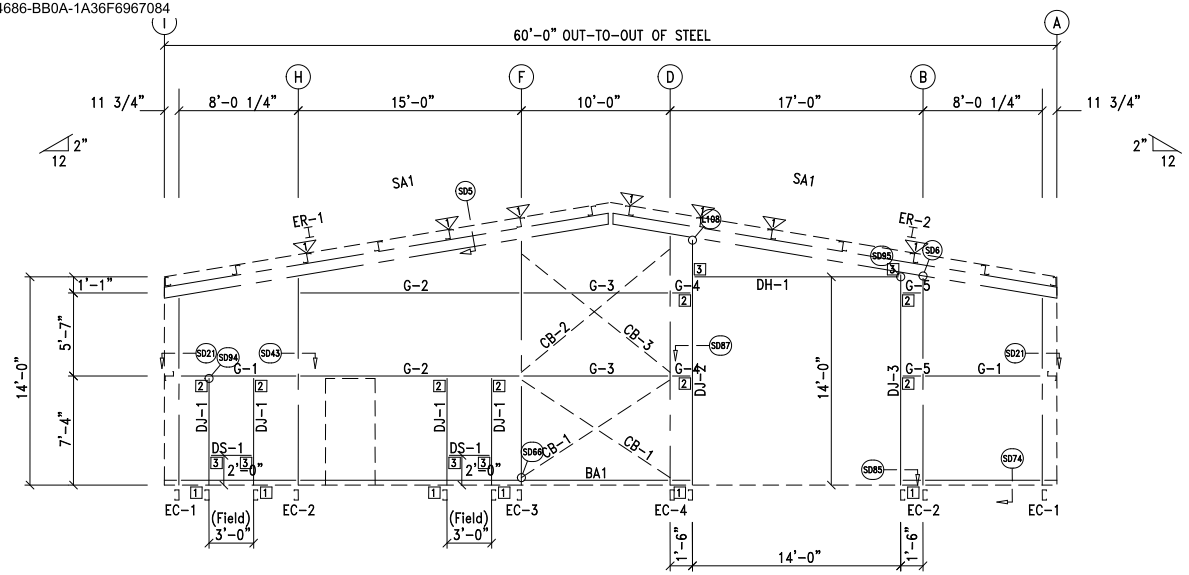
GABLE STEEL BUILDINGS

BUILDING SIZE 60.00' x 60.00' x 14.00'
(BUILDING SIZE IS NOMINAL, PLEASE REFER TO PLANS FOR EXACT SIZE)

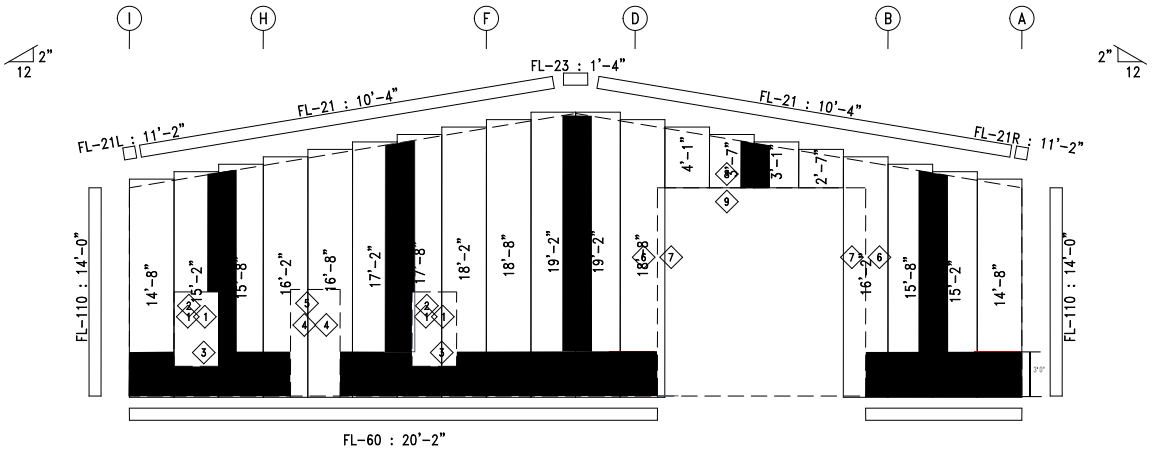
JOB NO. HenryJosh

SHEET NO. 9 of 15

Docusign Envelope ID: 267F5C7F-953E-4686-BB0A-1A36F6967084



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PBR – Charcoal Gray

TRIM TABLE
FRAME LINE 1

◇ID	QUAN	PART	LENGTH	DETAIL
	2	FL-21	10'-4"	TD35
	1	FL-21L	11'-2"	TD13
	1	FL-23	1'-4"	
	1	FL-21R	11'-2"	TD85
	1	FL-110	14'-0"	TD40
	3	FL-60	20'-2"	SD76
	3	FL-60	20'-2"	SD74
1	1	FL-48	5'-3"	TD51
2	1	FL-52	3'-4"	TD52
3	1	FL-53	3'-4"	
4	1	FL-48	7'-5"	TD51
5	1	FL-52	3'-8"	TD52
6	1	FL-55	14'-2"	
7	1	FL-48	14'-3"	TD51
8	1	FL-55	14'-4"	
9	1	FL-52	14'-4"	TD52

BOLT TABLE
FRAME LINE 1

LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	5/8"	1 3/4"
Columns/Raf	2	A325	5/8"	1 1/4"
Jamb	2	A307	1/2"	1"

MEMBER TABLE
FRAME LINE 1

MARK	PART	LENGTH
EC-1	8X35C16	12'-8 7/8"
EC-2	8X35C16	14'-0 7/8"
EC-3	8X35C14	16'-6 7/8"
EC-4	8X35C12	16'-10 7/8"
ER-1	W8X10	30'-4 11/16"
ER-2	W8X10	30'-4 11/16"
DJ-1	8X35C16	6'-11 3/4"
DJ-2	8X35C16	16'-7 5/8"
DJ-3	8X35C16	14'-3 5/8"
DH-1	8X25C16	13'-11 1/2"
DS-1	8X25C16	2'-11 1/2"
G-1	8X25Z16	7'-8"
G-2	8X25Z16	14'-7 3/4"
G-3	8X25Z16	9'-11 1/2"
G-4	8X25Z16	10"
G-5	8X25Z16	1'-1 3/4"
CB-1	RD0500	11'-10"
CB-2	RD0500	13'-1"
CB-3	RD0500	12'-10"

FLANGE BRACE TABLE
FRAME LINE 1

▽ID	MARK	LENGTH
1	FB1A	2'-9 3/4"

CONNECTION PLATES
FRAME LINE 1

□ID	MARK/PART
1	CL-104
2	CL-103
3	CL-100

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CK'D
A	10/31/24	FOR PERMIT / CONSTRUCTION		

OWNER OR PROJECT: Royal Elements
JOBSITE LOCATION: 13157 NW 104th Terrace, Alachua FL, 32615
BUILDING SIZE: 60.00' x 60.00' x 14.00' (BUILDING SIZE IS NOMINAL, PLEASE REFER TO PLANS)

CAD BY	CK'D BY	DATE	SCALE	JOB NO.	SHEET NO.
DET		10/31/24	N.T.S.	HenryJosh	8 of 15

GABLE STEEL BUILDINGS

February 27, 2025

City of Alachua
Planning and Community Development Department
PO Box 9
Alachua, FL 32616

Re: Royal Elements
Site Plan Application

The proposed project is a pre-fabricated 60'x60' steel building for office and warehouse use for a vehicle wrap manufacturer with associated paving, grading, and utility improvements. The project is located at 13157 NW 104th Terrace on Tax Parcel No. 05949-011-009. The project site is approximately 1.72 acres.

Included with this letter is all supporting information required for a development plan and civil plans showing the proposed facilities.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

Claudia Vega, P.E.
Director of Engineering

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601 • Phone: (352) 373-3541 •
www.edafl.com

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: Royal Elements
2. Pre-Application Conference Date: 2/4/25
3. Neighborhood Meeting Date: 2/20/25
4. Address of Subject Property: None assigned- NW 140th Terrace
5. Parcel ID Number(s): 05949-011-009
6. Existing Use of Property: Vacant
7. Future Land Use Map Designation: Industrial
8. Zoning Designation: Industrial, Light and Warehousing (ILW)
9. Acreage: 1.72
10. Total Existing Building Square Footage, if applicable: 0
11. Total Existing Impervious Area (not including existing building area), if applicable: 0
12. Total Building Square Footage Proposed: 3600
13. Total New Impervious Area Proposed (not including building area): 6,577

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Claudia Vega, P.E. Title: Director of Engineering
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: 352-373-3541 FAX: N/A e-mail: cvega@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Royal Elements LLC
   Mailing Address: 18560 NW 244th Street
   City: High Springs State: FL ZIP: 32643

** 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

Claudia Vega, P.E. - Director of Engineering

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 27th day of February, 20 25, by Claudia Vega who executed the same and has ____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

Print Name: Ashley Scannella

Notary Public, State of Florida

My Commission Expires: April 10, 2027

Ashley Scannella
Comm.: HH 384895
Expires: April 10, 2027
Notary Public - State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13157 NW 104th Terrace, Alachua, FL

Parcel ID Number(s): 05949-011-009

Acreage: 1.73 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Joshua Henry & Brandon Behan Title: Co-Owners

Company (if applicable): Royal Elements LLC

Mailing Address: 18650 NW 244th St

City: High Springs State: FL ZIP: 32643

Telephone: 386-454-5220 FAX: N/A e-mail: royalelementswraps@gmail.com

C. AUTHORIZED AGENT

Name: Claudia Vega Title: Director of Engineering

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: e-mail: cvega@edafl.com

D. REQUESTED ACTION:

Site Plan application for Royal Elements building

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

Joshua Henry co-owner

Typed or printed name and title of applicant

Brandon Behan co-owner

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 13 day of February, 2025 by Tyler Griffin, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

TYLER GRIFFIN
Commission # HH 624211
Expires December 26, 2028

Detail by Entity Name

Florida Limited Liability Company
ROYAL ELEMENTS LLC

Filing Information

Document Number	L21000116011
FEI/EIN Number	86-2822217
Date Filed	03/11/2021
Effective Date	05/01/2021
State	FL
Status	ACTIVE

Principal Address

18560 nw 244th street
High Springs, FL 32643

Changed: 04/09/2022

Mailing Address

18560 NW 244th Street
High Springs, FL 32643

Changed: 02/01/2023

Registered Agent Name & Address

HENRY, JOSHUA R
27828 SW 46TH AVE
NEWBERRY, FL 32669

Authorized Person(s) Detail

Name & Address

Title AMBR

HENRY, JOSHUA R
27828 SW 46TH AVE
NEWBERRY, FL 32669

Title AMBR

BEHAN, BRANDON M

2508 SW 35TH PLACE
GAINESVILLE, FL 32608

Annual Reports

Report Year	Filed Date
2022	04/09/2022
2023	02/01/2023
2024	02/18/2024

Document Images

02/18/2024 -- ANNUAL REPORT	View image in PDF format
02/01/2023 -- ANNUAL REPORT	View image in PDF format
04/09/2022 -- ANNUAL REPORT	View image in PDF format
03/11/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	**2/27/2025**
Project:	ROYAL ELEMENTS WRAPS	**Engineer:**	**AVC**
	PARCEL 05949-011-009	**Checked By:**	**CSV**
Location:	13157 NW 104TH TERRACE		
	ALACHUA, FLORIDA		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 3600 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 3,600 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **864**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Fire Resistive Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 60
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 60
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Back:
- **construction of facing wall of exposure building (p. 4):** Fire Resistive Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 60
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 60
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Left:
- **construction of facing wall of exposure building (p. 4):** Fire Resistive Construction
- **Distance (ft.) to the exposure building:** 31 - 60 **Length of exposure wall:** 60
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 60
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.12

Right:
- **construction of facing wall of exposure building (p. 4):** Fire Resistive Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 60
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 60
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

NFF= 750 x 1 x [1 + (0.12 + 0)

NFF= 840 gpm

NFF= 750 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

consultants inc.

Worksheet for Needed Fire Flow

Project Name: ROYAL ELEMENTS WRAPS
Owner/Developer: ROYAL ELEMENTS LLC
Property Address: 13157 NW 104TH TERRACE, ALACHUA, FL

NFPA Calculation

Fire Flow Area (SF)	=	3,600	
Occupancy Class	=	Industrial	
Construction Type	=	II (000)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,500	gpm
Flow Duration (hours)	=	2	
(Resulting Fire Flow shall not be less than 1,000 gpm)			

REQUIRED Needed Fire Flow	**1,500**	**gpm**

The requirement of 1 fire hydrant per 1,000 gpm located within 1000 feet of required fire flow per NFPA code is met by the existing fire hydrant located near the development. There is an existing fire hydrant approximately 250 feet from the proposed building location which is capable of providing a flow of 2272 gpm according to the most recent fire flow test.

Hydrant Flow Test Report

Test Date 2/13/2025 **Test Time** 11:00 AM

Location

Royal Elements
13100 NW 104th Terrace
Alachua, Florida 32615

Tested by

Gator Fire Equipment Co., Inc.
Conducted by: J. Mallard/C. Carroll
Witnessed by: ACFR Chip Ware

Notes

READ HYDRANT at intersection of
US HWY 441 & NW 104th Terrace

FLOW HYDRANT SE of intersection

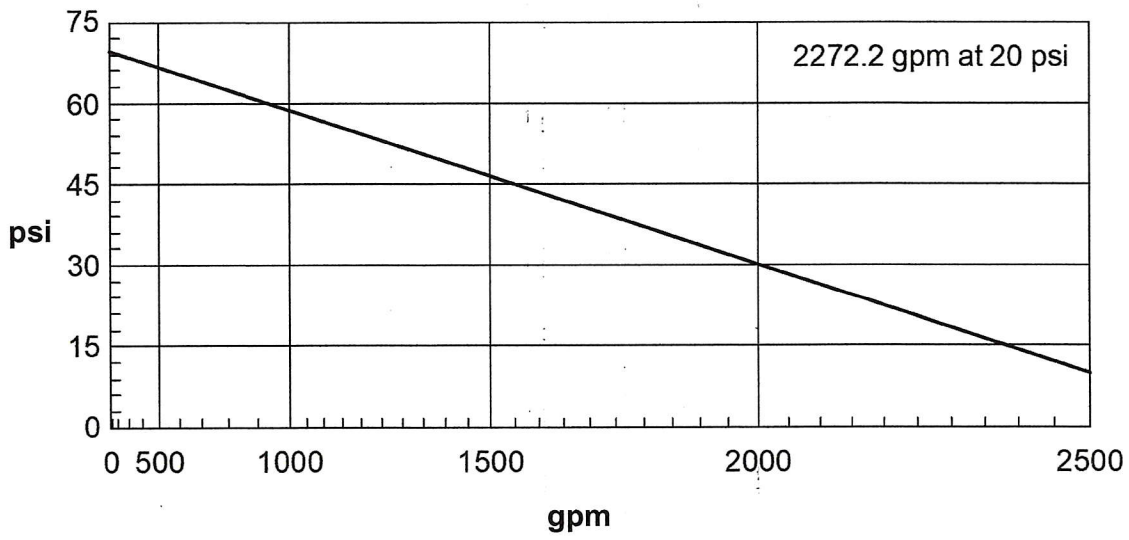
Read Hydrant

70 psi **static pressure**
40 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	30	919 gpm
#2	0	2.5	.9	23	805 gpm
				Total	1724 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

Worksheet for Commercial Water Meter Sizing

Project Name : ROYAL ELEMENTS WRAPS

Customer / Builder Name : ROYAL ELEMENTS LLC

Property Address : 13157 NW 104TH TERRACE, ALACHUA, FL

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Warehouse - Per loading bay	100.00	1	bays	100
Office Building - Per 100 SF of floor space	100.00	9	100 SF	875
TOTAL DEMAND				975
Peaking Factor				2.5
Operating Period (hrs)				12
Peak Demand				**3 gpm**
TOTAL DEMAND				**3 gpm**
NEEDED WATER METER SIZE*		**3/4" Water Meter**		

DRAINAGE MEMORANDUM

For

ROYAL ELEMENTS WRAPS

Engineer:

Claudia Vega, PE

Cert. No. 51532

Submitted to:

Suwannee Water Management District

Submitted: February 27th, 2025

consultants inc.

DRAINAGE DESIGN NOTES

Prepared for

ROYAL ELEMENTS WRAPS

This item has been physically signed and sealed by Claudia Vega, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Professional Engineer of Record:

Claudia Vega, PE
Cert. No. 51532

TABLE OF CONTENTS

Contents

Introduction

Calculations

Conclusion

Attachments

Attachment A	Aerial Imagery
Attachment B	Post-Development Drainage Map
Attachment C	Approved SRWMD ERP 205218-1

Memorandum

TO: **Suwannee River WMD** **Date:** **February 27, 2025**

FROM: Claudia Vega, PE

PROJECT: **Royal Elements Wraps Compliance**

Introduction

The "Royal Elements Wraps" development consists of the construction of a new auto body shop with associated paving, grading, drainage, and utility improvements. The development is located on one parcel of land and a previous stormwater design iteration has been approved and permitted under SRWMD ERP No. 205218-1.

The total project area for "Royal Elements Wraps" is 75,012 sq ft, or 1.72 acres, and is located within Drainage Areas B of the original Suwannee ERP permit mentioned above. The maximum allowable impervious area is 0.49 acres, with a max post-development runoff coefficient of 0.40, based on the previous permit's drainage design.

The proposed impervious area for this project is 10,153 square feet, or 0.23 acres, which is well below the allowable acreage for the drainage area's lots. In addition to this, the proposed post-development runoff coefficient is 0.29, which is also less than the maximum amount allowed by the prior permitting. The proposed impervious area contributes to the runoff coefficient calculation, which utilizes the previously approved values of 0.20 for open space and 0.90 for impervious.

The breakdown of impervious area and runoff coefficients is shown within the attached "Calculations" section. Pre- and post-development conditions have been met as required by the Suwannee River Water Management District.

Calculations

Permitted for Project Area	Area (sf)	Area (ac)	Runoff Coefficient
Allowable Impervious	21,432	0.49	0.90
Open Space	53,629	1.23	0.20
TOTAL ALLOWED	**75,012**	**1.72**	**0.40**

Proposed Construction	Area (ac)	Area (ac)	Runoff Coefficient
Proposed Impervious	10,177	0.23	0.90
Open Space	64,835	1.49	0.20
TOTAL PROPOSED	**75,012**	**1.72**	**0.29**

Comparison	Allowed	Proposed
Impervious Areas (sf)	21,432	10,177
Runoff Coefficient	0.40	0.29

Conclusions

As previously stated, the proposed impervious area for Project “Royal Elements” results in a runoff coefficient of 0.29. This does not affect the current system’s capabilities and does not exceed the maximum allowable impervious area of 0.49 acres nor the maximum allowable runoff coefficient of 0.40.

The proposed construction is not expected to have a significant environmental impact, as the system’s capacity to manage and treat runoff remains effective. The current master stormwater facility is expected to handle these changes without requiring modification, and meets the requirements permitted under ERP No. 205218-1.

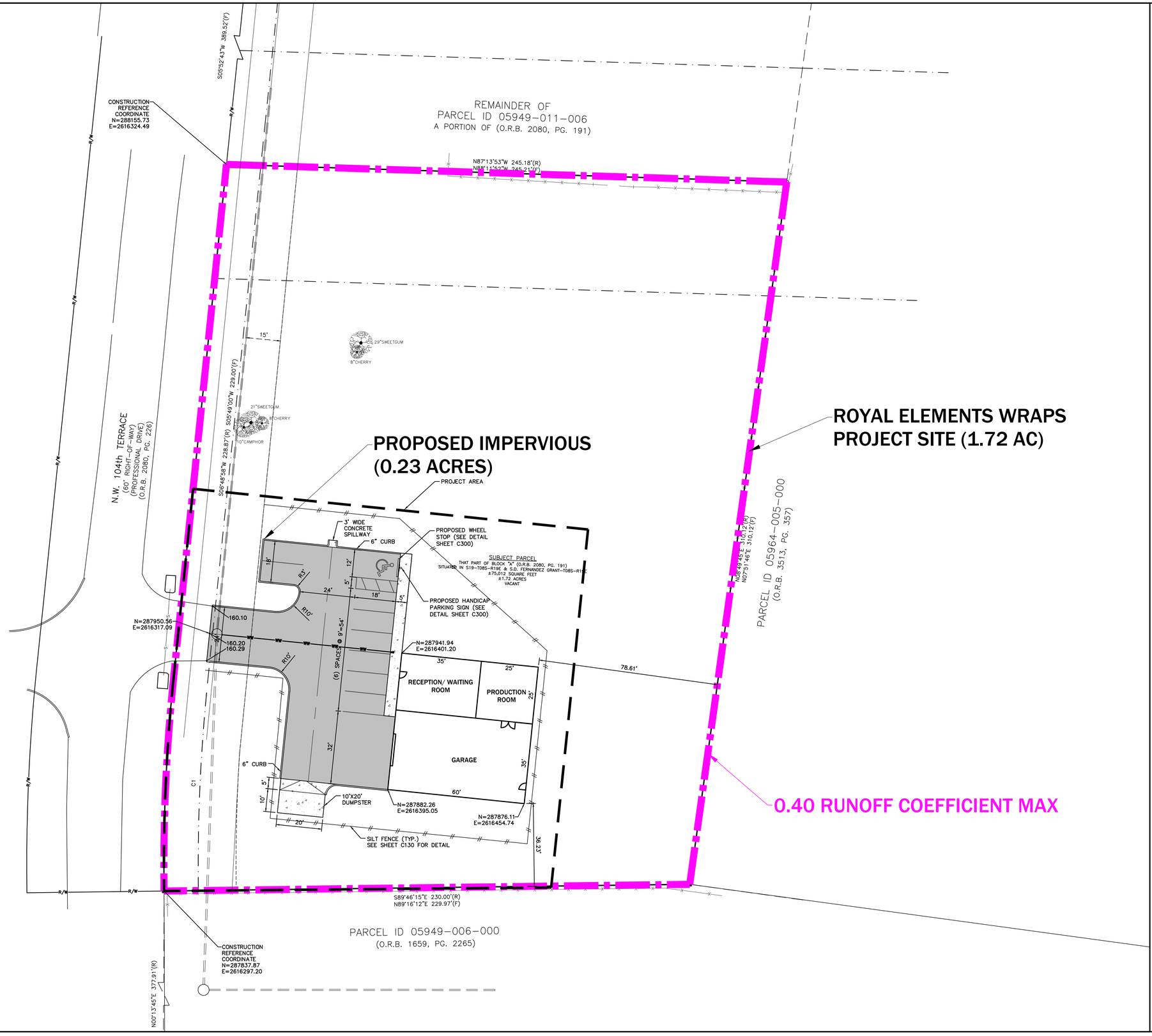
Attachment A

Aerial Imagery

ROYAL ELEMENTS - AERIAL IMAGERY

Attachment B

Post-Development Drainage Map



eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 2024-0189

Project phase: SRWMD SUBMITTAL

Project title:
ROYAL ELEMENTS WRAPS
CITY OF ALACHUA,
FLORIDA

Sheet title:
POST DEVELOPMENT
DRAINAGE MAP

Designed:	AVC
Drawn:	AVC
Checked:	CSV
Date:	02/27/25

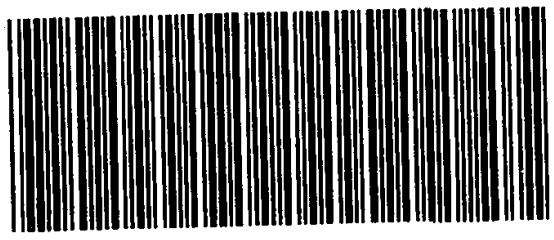
Sheet No.: POST

Attachment C

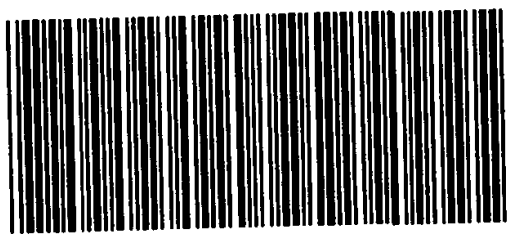
Approved SRWMD ERP 205218-1

ERP PERMITS

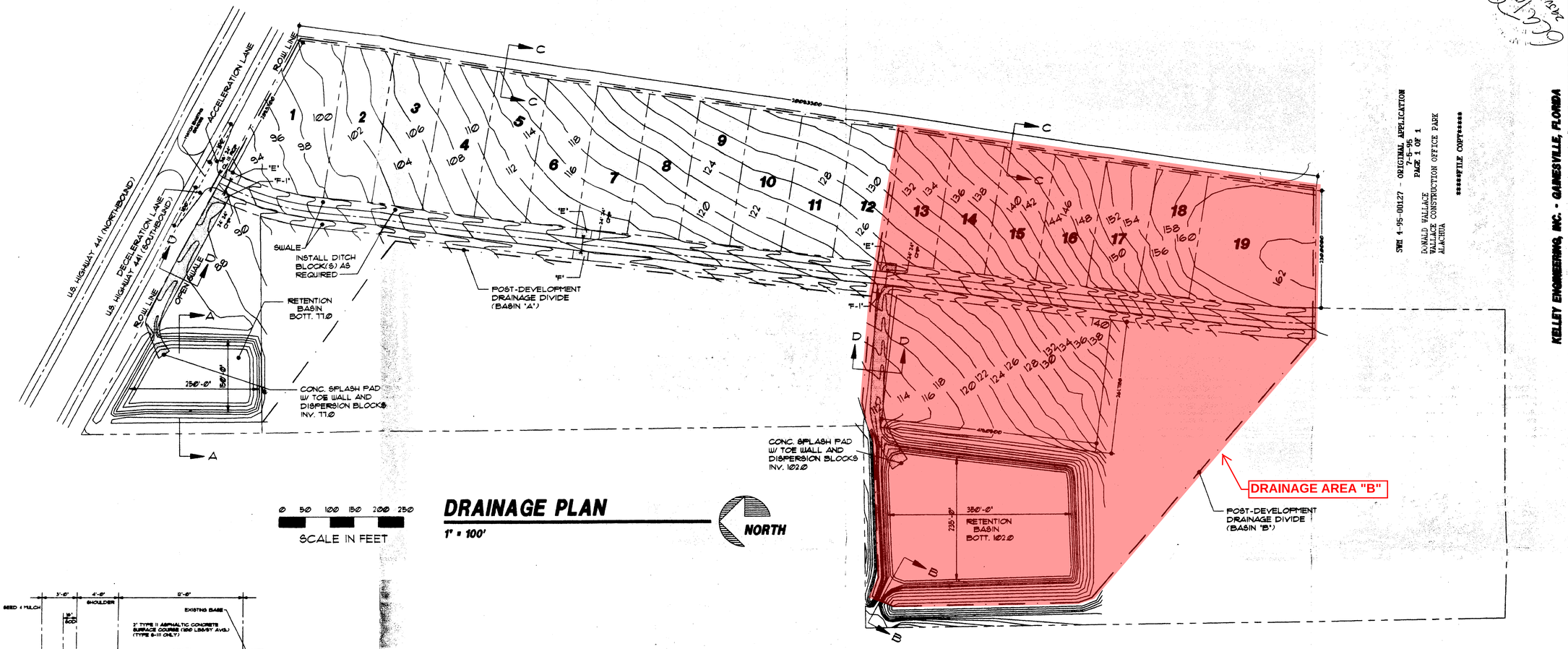
HeaderSheet



ERP95-0127



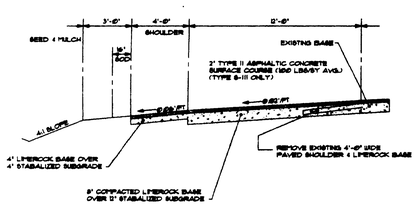
Created by Smeadlink express for [SUWANNEE RIVER WATER MGMT]



DRAINAGE PLAN

1" = 100'

NORTH



TYPICAL ROAD SECTION

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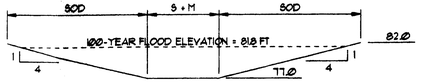
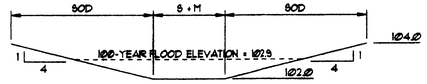


SECTION A-A

N.T.S. (POND 'A')



SECTION B-B

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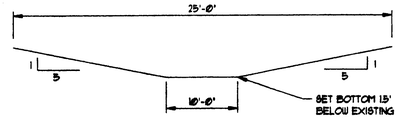
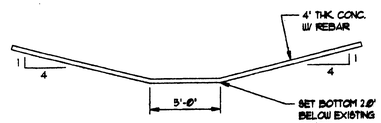


SECTION C-C

N.T.S. (DIVERSION SWALE)



SECTION D-D

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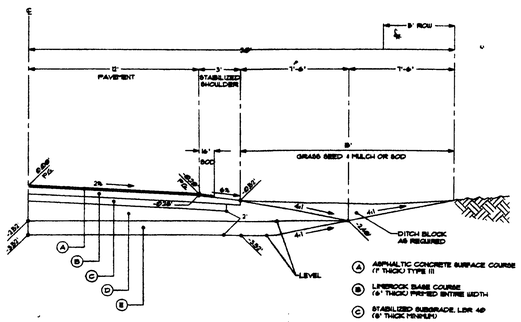
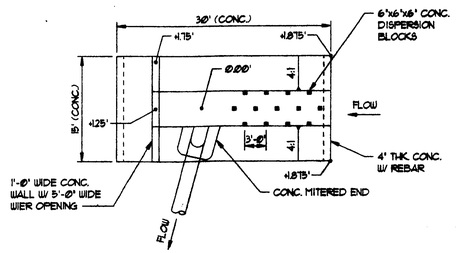


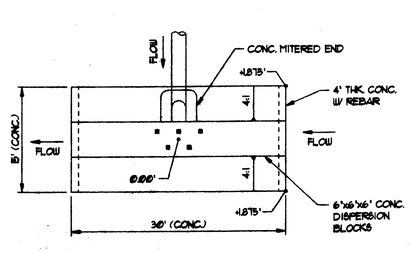
DRAINAGE SWALE & ROAD DETAIL

N.T.S.



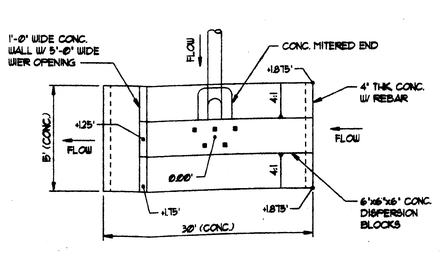
DETAIL 'E'

1" = 10'



DETAIL 'F'

1" = 10'



DETAIL 'F-1'

1" = 10'

SWM 4-95-00127 - ORIGINAL APPLICATION
7-6-95
PAGE 1 OF 1

DONALD WALLACE
WALLACE CONSTRUCTION OFFICE PARK
ALACHUA

******FILE COPY******

KELLEY ENGINEERING, INC. - GAINESVILLE, FLORIDA

DRAWN BY: CAD
DATE: 6/8/95
PROJECT FILE: 9500
COMPUTER FILE: 9500-2.DWG

DON R. MORGAN ARCHITECT A.I.A.
P. O. DRAWER 1208
KEYSTONE HEIGHTS, FLORIDA (904) 473-2662

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S.W.M.D.

D.E. WALLACE CONSTRUCTION CORPORATION

NEW ROAD CONST. & PARCEL DEVELOPMENT
ALACHUA FLORIDA

SHEET NO.
C-2
OF

WALLACE CONSTRUCTION OFFICE PARK
ERP95-01127

JUN 29 1995

KELLEY
ENGINEERING, INC.
4131 NW 13th St. • Suite 224
Gainesville, Florida 32609 • (904) 371-2741

TRANSMITTAL

DATE: June30,1995

TO: SRWMD

IN REFERENCE TO: Wallace Office Site

- ☐ DRAWINGS
- ☐ SPECIFICATIONS
- ☐ CORRESPONDENCE

- ☐ FOR YOUR USE
- ☐ FOR APPROVAL
- ☐ FOR REVIEW AND COMMENT
- ☐ REVISE AND RESUBMIT

COPIES	DESCRIPTION
2	Proof of Ownership
2	O&M Letter
2	O&M Guidelines
2	Permit Application
2	Construction Drawings
2	Calculations
1	Application Fee Check (#10123, $700.00)

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REMARKS:

PROJECT: Wallace Construction Office Site

TO: Suwannee River Water Management District

Donald E Wallace will be responsible for operation and maintenance of stormwater facilities as shown on the plans by Kelley Engineering, Inc.

Signed

Date: 6/27/95

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KELLEY
ENGINEERING, INC.
4131 NW 13th St. • Suite 224
Gainesville, Florida 32609 • (904) 371-2741

Maintenance Guidelines
for
Stormwater Retention/Detention Facilities

These guidelines are intended to supplement all governing regulations pertaining to maintenance of Stormwater Facilities. All Facilities shall be maintained to function per the approved plans including but not limited to:

1. Retention/Detention areas size, volume and elevations shall be maintained.
2. Inlet and outlet structures shall be maintained to their design capacity.
3. Periodic cleaning of the facilities shall be conducted, including removing sediment, silt deposits, debris and other matter that would normally impact the facilities function.
4. Filtration systems, underdrains and other features as applicable shall be checked periodically and cleaned (flushed) and/or replaced as necessary to function as designed.
5. Any change in on site conditions (flooding, high water table etc.) shall be reported to the permitting authority.

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June 29, 1995 (WALLACE.SR)

STORMWATER MANAGEMENT REPORT
FOR
WALLACE CONSTRUCTION - OFFICE PARK

DESCRIPTION

The proposed Wallace Construction Office Park has a project area of 27.0 acres. The proposed construction would consist of a paved roadway with future development on (19) lots. The proposed stormwater design assumes each lot is 70% impervious. Universal Engineering Sciences soils report determined permeability to be 7 ft/day and a seasonal high groundwater elevation to be at a depth greater than (10) feet. The proposed drainage design will:

(1) SRWMD - Retain 1.0 inches of runoff and completely drawdown in less than 72 hours.

(2) SRWMD - Complete retention of the 100-year 1, 2, 4, 8, and 24-hour "Critical" Storm event. The SRWMD rainfall distribution along with the Modified Rational Method and Storage-Indication Flood Routing Method are used to perform the calculations.

DESIGN CRITERIA AND CALCULATIONS

Basin "A"

Total Area (ac)	= 13.0
Impervious Area - Lots (ac)	= 6.3
Impervious Area - Roadway (ac)	= 0.7
Impervious Area - Total (ac)	= 7.0
C Post	= 0.58
Volume - 1.00 inches of Runoff (cf)	= 47,190
Volume Retained (cf)	= 150,016
Drawdown Time (hr)	= 17.0

I. SRWMD 100-year "Critical" Storm

POND DATA:

TOP ELEV (FT)	=	85.0	TOP LENGTH (FT)	=	250.0
BOT ELEV (FT)	=	80.0	TOP WIDTH (FT)	=	150.0
SS (H:1)=	4.0				

OUTFLOW DATA:
SOIL- K(FT/HR)= 0.292

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RESULTS - FLOOD HYDROGRAPH ROUTING:
RETEN VOL (CF) = 150016

100 YEAR (HOUR)	POST (CFS)	PRE (CFS)	OUTFLOW (CFS)	WATER HT (FEET)
1	71.3	24.6	0.0	83.9
2	50.9	17.6	0.0	84.3
4	26.3	9.1	0.0	84.8
8	25.3	8.7	0.0	84.7
24	8.3	2.9	0.0	84.1

HYDROGRAPH DATA:

AREA (ACRES)	=	13.00
C PRE	=	0.20
C POST	=	0.58
P (1 HOUR)	=	4.40
P (2 HOUR)	=	5.40
P (4 HOUR)	=	6.72
P (8 HOUR)	=	8.00
P (24 HOUR)	=	11.04

II. 1, 2, 4, 8, and 24-hour Floodrouting Results

	71.3		2S1/DT+O1		83.9
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	80.0
0.1	6.6	6.64	0.00	6.64	80.0
0.2	19.9	26.54	2.89	29.43	80.2
0.3	39.8	59.72	25.61	85.32	80.6
0.4	69.7	109.48	81.33	190.81	81.3
0.5	71.3	141.00	186.51	327.51	82.2
0.6	59.7	131.05	322.80	453.85	82.9
0.7	36.5	96.21	448.81	545.02	83.5
0.8	23.2	59.72	539.70	599.42	83.8
0.9	3.3	26.54	593.95	620.49	83.9
1.0	0.0	3.32	614.97	618.29	83.9

	50.9		2S1/DT+O1		84.3
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	80.0
0.1	10.2	10.18	0.00	10.18	80.0
0.2	20.4	30.54	6.44	36.97	80.2
0.3	25.4	45.81	33.15	78.95	80.5
0.4	30.5	55.98	75.00	130.98	80.9
0.5	35.6	66.16	126.86	193.02	81.3
0.6	40.7	76.34	188.72	265.06	81.8
0.7	45.8	86.52	260.54	347.06	82.3
0.8	50.9	96.70	342.31	439.01	82.9

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0.9	35.6	86.52	433.98	520.50	83.3
1.0	20.4	55.98	515.27	571.26	83.6
1.1	16.3	36.64	565.89	602.53	83.8
1.2	12.2	28.50	597.06	625.57	83.9
1.3	11.2	23.41	620.05	643.46	84.0
1.4	10.2	21.38	637.89	659.27	84.1
1.5	9.2	19.34	653.65	672.99	84.1
1.6	8.1	17.30	667.37	684.67	84.2
1.7	7.1	15.27	679.01	694.27	84.2
1.8	6.1	13.23	688.61	701.84	84.3
1.9	3.1	9.16	696.12	705.28	84.3
2.0	0.0	3.05	699.56	702.62	84.3

	26.3		2S1/DT+O1		84.8
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	80.0
0.5	4.1	4.05	0.00	4.05	80.0
1.0	10.1	14.19	0.31	14.50	80.4
1.5	18.2	28.37	10.59	38.96	81.3
2.0	26.3	44.59	34.66	79.25	82.6
2.5	21.3	47.63	74.36	121.99	83.8
3.0	14.2	35.47	116.52	151.99	84.5
3.5	5.1	19.25	146.17	165.42	84.8
4.0	0.0	5.07	159.45	164.51	84.8

	25.3		2S1/DT+O1		84.7
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	80.0
0.5	0.6	0.60	0.00	0.60	80.0
1.0	1.2	1.81	-0.60	1.21	80.0
1.5	2.4	3.62	-1.21	2.41	80.0
2.0	3.6	6.03	-1.33	4.70	80.1
2.5	6.3	9.95	0.92	10.87	80.3
3.0	9.0	15.38	7.00	22.38	80.7
3.5	17.2	26.24	18.34	44.58	81.5
4.0	25.3	42.53	40.20	82.72	82.7
4.5	17.5	42.83	77.78	120.61	83.7
5.0	9.7	27.14	115.19	142.33	84.3
5.5	6.6	16.29	136.61	152.90	84.5
6.0	3.6	10.25	147.08	157.34	84.7
6.5	3.3	6.94	151.41	158.35	84.7
7.0	3.0	6.33	152.43	158.76	84.7
7.5	1.5	4.52	152.84	157.37	84.7
8.0	0.0	1.51	151.44	152.95	84.5

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	8.3		2S1/DT+O1		84.1
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	80.0
0.5	0.4	0.42	0.00	0.42	80.0
1.0	0.8	1.25	-0.42	0.83	80.0
1.5	1.2	2.08	-0.83	1.25	80.0
2.0	1.7	2.91	-1.25	1.66	80.0
2.5	2.1	3.75	-1.66	2.08	80.0
3.0	2.5	4.58	-1.66	2.92	80.0
3.5	2.5	4.99	-0.83	4.17	80.0
4.0	2.5	4.99	0.42	5.42	80.1
4.5	2.5	4.99	1.63	6.63	80.1
5.0	2.5	4.99	2.84	7.84	80.2
5.5	2.9	5.41	4.01	9.42	80.2
6.0	3.3	6.24	5.60	11.84	80.3
6.5	3.3	6.66	7.97	14.63	80.4
7.0	3.3	6.66	10.72	17.38	80.5
7.5	3.3	6.66	13.43	20.09	80.6
8.0	3.3	6.66	16.09	22.75	80.7
8.5	4.2	7.49	18.71	26.20	80.8
9.0	5.0	9.16	22.12	31.28	81.0
9.5	5.0	9.99	27.11	37.10	81.2
10.0	5.0	9.99	32.84	42.83	81.4
10.5	5.8	10.82	38.49	49.31	81.6
11.0	6.7	12.49	44.88	57.36	81.9
11.5	7.5	14.15	52.79	66.94	82.2
12.0	8.3	15.82	62.24	78.05	82.5
12.5	7.1	15.40	73.21	88.61	82.8
13.0	5.8	12.90	83.62	96.53	83.1
13.5	5.4	11.24	91.40	102.63	83.2
14.0	5.0	10.41	97.46	107.86	83.4
14.5	5.0	9.99	102.59	112.58	83.5
15.0	5.0	9.99	107.26	117.25	83.6
15.5	4.6	9.57	111.88	121.45	83.7
16.0	4.2	8.74	116.03	124.77	83.8
16.5	3.7	7.91	119.30	127.21	83.9
17.0	3.3	7.08	121.69	128.76	83.9
17.5	3.3	6.66	123.25	129.91	84.0
18.0	3.3	6.66	124.34	131.00	84.0
18.5	3.3	6.66	125.43	132.09	84.0
19.0	3.3	6.66	126.52	133.18	84.0
19.5	2.9	6.24	127.61	133.85	84.1
20.0	2.5	5.41	128.24	133.65	84.1
20.5	2.5	4.99	128.03	133.02	84.0
21.0	2.5	4.99	127.45	132.45	84.0
21.5	2.1	4.58	126.88	131.46	84.0
22.0	1.7	3.75	125.89	129.64	84.0
22.5	1.2	2.91	124.07	126.98	83.9

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23.0	0.8	2.08	121.46	123.54	83.8
23.5	0.4	1.25	118.07	119.32	83.7
24.0	0.0	0.42	113.90	114.32	83.5

III. Pond - Area/Volume/Percolation Rate/Stage-storage Curve

ELEV (FT)	A (FT^2)	T VOL (CF)	PERC RATE (CFS)	DT=0.1 HR 2S/DT+O (CFS)	DT=0.5 HR 2S/DT+O (CFS)
80.0	23100	0	1.87	**********	**********
80.1	23357	2320	1.89	14.78	4.47
80.2	23615	4667	1.91	27.84	7.10
80.3	23874	7039	1.93	41.04	9.76
80.4	24134	9437	1.96	54.38	12.44
80.5	24396	11861	1.98	67.87	15.16
80.6	24659	14311	2.00	81.50	17.90
80.7	24923	16788	2.02	95.28	20.67
80.8	25189	19291	2.04	109.21	23.47
80.9	25456	21820	2.06	123.29	26.31
81.0	25724	24377	2.08	137.51	29.17
81.1	25993	26960	2.11	151.88	32.06
81.2	26264	29570	2.13	166.41	34.98
81.3	26536	32208	2.15	181.08	37.94
81.4	26809	34872	2.17	195.91	40.92
81.5	27084	37564	2.19	210.89	43.93
81.6	27360	40284	2.22	226.02	46.98
81.7	27637	43031	2.24	241.30	50.05
81.8	27915	45806	2.26	256.74	53.16
81.9	28195	48608	2.28	272.33	56.29
82.0	28476	51439	2.31	288.08	59.46
82.1	28758	54298	2.33	303.99	62.66
82.2	29042	57185	2.35	320.05	65.89
82.3	29327	60101	2.38	336.27	69.15
82.4	29613	63045	2.40	352.65	72.45
82.5	29900	66017	2.42	369.18	75.77
82.6	30189	69019	2.45	385.88	79.13
82.7	30479	72049	2.47	402.74	82.52
82.8	30770	75108	2.49	419.76	85.95
82.9	31062	78197	2.52	436.94	89.40
83.0	31356	81315	2.54	454.29	92.89
83.1	31651	84462	2.56	471.80	96.41
83.2	31947	87638	2.59	489.47	99.96
83.3	32245	90845	2.61	507.31	103.55
83.4	32544	94081	2.64	525.31	107.17
83.5	32844	97347	2.66	543.48	110.82
83.6	33145	100643	2.69	561.82	114.51
83.7	33448	103970	2.71	580.32	118.23
83.8	33752	107326	2.73	598.99	121.99
83.9	34057	110713	2.76	617.83	125.77

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84.0	34364	114131	2.78	636.85	129.60
84.1	34672	117579	2.81	656.03	133.45
84.2	34981	121059	2.83	675.38	137.34
84.3	35291	124569	2.86	694.91	141.27
84.4	35603	128110	2.88	714.61	145.23
84.5	35916	131682	2.91	734.48	149.22
84.6	36230	135286	2.94	754.52	153.25
84.7	36546	138921	2.96	774.74	157.32
84.8	36863	142588	2.99	795.14	161.42
84.9	37181	146286	3.01	815.71	165.55
85.0	37500	150016	3.04	836.46	169.72

IV. Drawdown Time

Time = Total Volume / Average Percolation Rate
= 150,016 cf / 2.46 cfs * 1 hr / 3600 s
= 17.0 hr

Basin "B"

Total Area (ac)	= 14.0
Impervious Area - Lots (ac)	= 3.2
Impervious Area - Roadway (ac)	= 0.8
Impervious Area - Total (ac)	= 4.0
C Post	= 0.40
Volume - 1.00 inches of Runoff (cf)	= 50,820
Volume Retained (cf)	= 155,155
Drawdown Time (hr)	= 6.8

I. SRWMD 100-year "Critical" Storm

POND DATA:
TOP ELEV (FT) = 104.0 TOP LENGTH (FT) = 350.0
BOT ELEV (FT) = 102.0 TOP WIDTH (FT) = 235.0
SS (H:1)= 4.0

OUTFLOW DATA:
SOIL- K(FT/HR)= 0.292

RESULTS - FLOOD HYDROGRAPH ROUTING:
RETEN VOL (CF) = 155155

100 YEAR (HOUR)	POST (CFS)	PRE (CFS)	OUTFLOW (CFS)	WATER HT (FEET)
1	53.0	26.5	0.0	102.9
2	37.8	18.9	0.0	102.8
4	19.6	9.8	0.0	102.8
8	18.8	9.4	0.0	102.6
24	6.2	3.1	0.0	102.0

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HYDROGRAPH DATA:

AREA (ACRES)	=	14.00
C PRE	=	0.20
C POST	=	0.40
P (1 HOUR)	=	4.40
P (2 HOUR)	=	5.40
P (4 HOUR)	=	6.72
P (8 HOUR)	=	8.00
P (24 HOUR)	=	11.04

II. 1, 2, 4, 8, and 24-hour Floodrouting Results

TIME (HRS)	53.0 INFLOW (CFS)	I1 + I2	2S1/DT+O1 -2O1	2S2/DT+O2	102.9 STAGE (FT)
0.0	0.0	0.00	0.00	0.00	102.0
0.1	4.9	4.93	0.00	4.93	102.0
0.2	14.8	19.71	-4.93	14.78	102.0
0.3	29.6	44.35	2.93	47.28	102.1
0.4	51.7	81.31	35.36	116.67	102.2
0.5	53.0	104.72	104.68	209.40	102.4
0.6	44.4	97.33	197.25	294.58	102.6
0.7	27.1	71.46	282.30	353.75	102.8
0.8	17.2	44.35	341.32	385.67	102.9
0.9	2.5	19.71	373.17	392.88	102.9
1.0	0.0	2.46	380.37	382.84	102.9

TIME (HRS)	37.8 INFLOW (CFS)	I1 + I2	2S1/DT+O1 -2O1	2S2/DT+O2	102.8 STAGE (FT)
0.0	0.0	0.00	0.00	0.00	102.0
0.1	7.6	7.56	0.00	7.56	102.0
0.2	15.1	22.68	-4.29	18.39	102.0
0.3	18.9	34.02	6.54	40.56	102.0
0.4	22.7	41.58	28.70	70.28	102.1
0.5	26.5	49.14	58.36	107.50	102.2
0.6	30.2	56.70	95.50	152.20	102.3
0.7	34.0	64.26	140.13	204.39	102.4
0.8	37.8	71.82	192.25	264.07	102.6
0.9	26.5	64.26	251.79	316.05	102.7
1.0	15.1	41.58	303.69	345.27	102.8
1.1	12.1	27.22	332.84	360.05	102.8
1.2	9.1	21.17	347.62	368.79	102.8
1.3	8.3	17.39	356.35	373.74	102.8
1.4	7.6	15.88	361.31	377.19	102.8
1.5	6.8	14.36	364.75	379.12	102.8
1.6	6.0	12.85	366.69	379.54	102.8

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1.7	5.3	11.34	367.10	378.44	102.8
1.8	4.5	9.83	366.01	375.84	102.8
1.9	2.3	6.80	363.41	370.21	102.8
2.0	0.0	2.27	357.78	360.05	102.8

	19.6		2S1/DT+O1		102.8
TIME	INFLOW	I1 + I2	-2O1	2S2/DT+O2	STAGE
(HRS)	(CFS)				(FT)
0.0	0.0	0.00	0.00	0.00	102.0
0.5	3.0	3.01	0.00	3.01	102.0
1.0	7.5	10.54	-3.01	7.53	102.0
1.5	13.5	21.07	-4.33	16.75	102.1
2.0	19.6	33.12	4.82	37.94	102.3
2.5	15.8	35.37	25.87	61.25	102.6
3.0	10.5	26.34	48.96	75.30	102.8
3.5	3.8	14.30	62.87	77.17	102.8
4.0	0.0	3.76	64.74	68.50	102.7

	18.8		2S1/DT+O1		102.6
TIME	INFLOW	I1 + I2	-2O1	2S2/DT+O2	STAGE
(HRS)	(CFS)				(FT)
0.0	0.0	0.00	0.00	0.00	102.0
0.5	0.4	0.45	0.00	0.45	102.0
1.0	0.9	1.34	-0.45	0.90	102.0
1.5	1.8	2.69	-0.90	1.79	102.0
2.0	2.7	4.48	-1.79	2.69	102.0
2.5	4.7	7.39	-2.69	4.70	102.0
3.0	6.7	11.42	-4.70	6.72	102.0
3.5	12.8	19.49	-5.13	14.36	102.1
4.0	18.8	31.58	2.43	34.02	102.3
4.5	13.0	31.81	21.95	53.76	102.5
5.0	7.2	20.16	41.54	61.70	102.6
5.5	4.9	12.10	49.42	61.51	102.6
6.0	2.7	7.62	49.23	56.84	102.6
6.5	2.5	5.15	44.56	49.71	102.5
7.0	2.2	4.70	37.49	42.20	102.4
7.5	1.1	3.36	30.06	33.42	102.3
8.0	0.0	1.12	21.35	22.47	102.2

	6.2		2S1/DT+O1		102.0
TIME	INFLOW	I1 + I2	-2O1	2S2/DT+O2	STAGE
(HRS)	(CFS)				(FT)
0.0	0.0	0.00	0.00	0.00	102.0
0.5	0.3	0.31	0.00	0.31	102.0
1.0	0.6	0.93	-0.31	0.62	102.0
1.5	0.9	1.55	-0.62	0.93	102.0
2.0	1.2	2.16	-0.93	1.24	102.0
2.5	1.5	2.78	-1.24	1.55	102.0
3.0	1.9	3.40	-1.55	1.85	102.0

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3.5	1.9	3.71	-1.85	1.85	102.0
4.0	1.9	3.71	-1.85	1.85	102.0
4.5	1.9	3.71	-1.85	1.85	102.0
5.0	1.9	3.71	-1.85	1.85	102.0
5.5	2.2	4.02	-1.85	2.16	102.0
6.0	2.5	4.64	-2.16	2.47	102.0
6.5	2.5	4.95	-2.47	2.47	102.0
7.0	2.5	4.95	-2.47	2.47	102.0
7.5	2.5	4.95	-2.47	2.47	102.0
8.0	2.5	4.95	-2.47	2.47	102.0
8.5	3.1	5.56	-2.47	3.09	102.0
9.0	3.7	6.80	-3.09	3.71	102.0
9.5	3.7	7.42	-3.71	3.71	102.0
10.0	3.7	7.42	-3.71	3.71	102.0
10.5	4.3	8.04	-3.71	4.33	102.0
11.0	4.9	9.27	-4.33	4.95	102.0
11.5	5.6	10.51	-4.95	5.56	102.0
12.0	6.2	11.75	-5.56	6.18	102.0
12.5	5.3	11.44	-5.67	5.77	102.0
13.0	4.3	9.58	-4.74	4.84	102.0
13.5	4.0	8.35	-3.82	4.53	102.0
14.0	3.7	7.73	-3.51	4.22	102.0
14.5	3.7	7.42	-3.20	4.22	102.0
15.0	3.7	7.42	-3.20	4.22	102.0
15.5	3.4	7.11	-3.20	3.91	102.0
16.0	3.1	6.49	-2.89	3.60	102.0
16.5	2.8	5.87	-2.58	3.29	102.0
17.0	2.5	5.26	-2.27	2.99	102.0
17.5	2.5	4.95	-1.96	2.99	102.0
18.0	2.5	4.95	-1.96	2.99	102.0
18.5	2.5	4.95	-1.96	2.99	102.0
19.0	2.5	4.95	-1.96	2.99	102.0
19.5	2.2	4.64	-1.96	2.68	102.0
20.0	1.9	4.02	-1.65	2.37	102.0
20.5	1.9	3.71	-1.34	2.37	102.0
21.0	1.9	3.71	-1.34	2.37	102.0
21.5	1.5	3.40	-1.34	2.06	102.0
22.0	1.2	2.78	-1.03	1.75	102.0
22.5	0.9	2.16	-0.72	1.44	102.0
23.0	0.6	1.55	-0.41	1.13	102.0
23.5	0.3	0.93	-0.11	0.82	102.0
24.0	0.0	0.31	0.20	0.51	102.0

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III. Pond - Area/Volume/Percolation Rate/Stage-storage Curve

ELEV (FT)	A (FT^2)	T VOL (CF)	PERC RATE (CFS)	DT=0.1 HR 2S/DT+O (CFS)	DT=0.5 HR 2S/DT+O (CFS)
102.0	73146	0	5.93	**********	**********
102.1	73589	7329	5.96	46.68	14.11
102.2	74033	14703	6.00	87.68	22.33
102.3	74479	22121	6.03	128.93	30.61
102.4	74926	29584	6.07	170.43	38.94
102.5	75374	37092	6.11	212.17	47.32
102.6	75823	44644	6.14	254.16	55.75
102.7	76274	52241	6.18	296.41	64.23
102.8	76726	59883	6.22	338.90	72.75
102.9	77179	67571	6.25	381.65	81.33
103.0	77634	75304	6.29	424.65	89.96
103.1	78090	83082	6.33	467.90	98.64
103.2	78547	90906	6.36	511.40	107.37
103.3	79005	98776	6.40	555.16	116.15
103.4	79465	106692	6.44	599.17	124.98
103.5	79926	114653	6.48	643.44	133.87
103.6	80388	122661	6.51	687.96	142.80
103.7	80852	130715	6.55	732.74	151.79
103.8	81317	138815	6.59	777.78	160.83
103.9	81783	146962	6.63	823.08	169.92
104.0	82250	155155	6.66	868.64	179.06

IV. Drawdown Time

Time = Total Volume / Average Percolation Rate
= 155,155 cf / 6.30 cfs * 1 hr / 3600 s
= 6.8 hr

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Countywide Stormwater Code Affidavit of Compliance.

Instructions: Complete and submit this form for all activities that involve the construction of a stormwater management system. Please submit this form, along with the other required documents as listed in Sec. 77.28 of the Alachua County Code.

Part 1. Applicant Information

Applicant or Owner Name: Claudia Vega, P.E. Phone Number: 352-373-3541
Company Name: eda consultants inc. Email Address: cvega@edafl.com
Company Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601

Registered Professional Name: Claudia Vega, P.E. Phone Number: 352-373-3541
Company Name: eda consultants inc. Email Address: cvega@edafl.com
Company Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601

Part 2. Project Location Information

Project Name: Royal Elements Tax Parcel: 05949-011-009
Project Location (Unincorporated Alachua County or Municipality): City of Alachua

Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.

Part 3. Stormwater Discharge Information

Watershed Name: Cellon Creek
Waterbody ID Number (WBID#): 3678A

Stormwater Discharge Locations Please Check all That Apply
☑ Project Discharges Offsite as Surface Flow
☐ Project Discharges Directly to Outstanding Florida Water
☐ Project is in the Watershed of a Waterbody Listed as Impaired for Nutrients or has a Nutrient TMDL
☑ Project Infiltrates to Groundwater
☑ Project is in the Sensitive Karst Area

Please briefly describe the Best Management Practices used:

There is an existing stormwater retention system permitted under Suwannee River ERP 205218-1 that provides water quality treatment, recovery, and attenuation for the project site as required by the SRWMD.

Part 4. Exemption and Waiver Information

If applicable, Please list the exemption(s) this project qualifies for under Sec. 77.25 of the Alachua County Code. Supporting Documentation may be required:

(f) Off-site compensating treatment facilities permitted and constructed prior to January 1, 2019;

If applicable, Please describe the waiver you are requesting under Sec. 77.26 of the Alachua County Code. Supporting documentation is required:

Part 5. Signatures

I authorize Alachua County, and its agents and contractors, to enter the property for the purpose of verifying compliance. If the property is sold and/or the entity responsible for operation and maintenance of the stormwater management system, the Property Owner will notify the Alachua County Environmental Protection Department within 30 calendar days of the sale or change in operation and maintenance entity. Failure to comply may result in enforcement action using the provisions of Alachua County Code Chapter 24 or any other remedy available by law or equity.

Applicant/Owner Signature: Date: 2/27/25

I hereby certify that the above referenced project meets, or is exempt from, the requirements of the Alachua County Code Chapter 77, Article III Stormwater Treatment Code. I further certify that the Operation and Maintenance requirements have been provided to the owner and entity responsible for operation and maintenance of the stormwater management system.

Registered Professional Signature: Date: 2/27/25

Florida Registration Number: 51532

Suwannee River Water Management District
Suwannee River Water Management District ePermit
cvega@edafl.com

Suwannee River WMD

Confirmation

The request is submitted to the District.

Confirmation # :

314571

Submit Date and Time :

02/26/2025 05:03 PM

Project number :

205218-3

Suggested Payment :

$100.00

To View/Print the **Payment Invoice** for this application (only if payment is applicable and Pay Later option is selected), click on the 'More Actions' **(...)** link for the above Confirmation #. This link is located on the Pending Applications panel on your ePermit dashboard.

Please do not send us a paper copy of this electronic submittal.

If you have any questions about our Internet Permitting services, account related questions, or your submission, please contact the District at (386) 362-1001 between 8:00 a.m. and 5:00 p.m. EST, or email us at Regulatory-Support@srwmd.org.

Select one of the options below to complete the payment processing of the application.

Pay Later | Pay Now

Concurrency Impact Analysis
Royal Elements Wraps

The proposed development will provide a 3600 SF building for an automobile service business.

Stormwater:

This project will connect to a master stormwater system designed for the industrial park and have basins on the site for additional impervious area.

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.
Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact:

The proposed project will have an impact of 231.75 gallons = (100 gallons/loading bay *1) + (15 gallons/100SF of office building *875 SF)

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Unit	Total (GPD)
Warehouse – Per loading bay	100	1	bays	100
Office Building - Per 100 SF of floor space	15	8.75	100 SF	131.75
TOTAL DEMAND				231.75

Table 3-a. Potable Water Impacts - Final Development Orders	
System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,548,250
Royal Elements	232
Reserved Capacity[2]	469,209
Available Capacity	282,309
Percentage of Permitted Design Capacity Utilized	87.73%
Sources:	

1. *City of Alachua Public Services Department, April 2024.*
2. *Table 1 - February 2025 Development Monitoring Report, City of Alachua*

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Project Impact:

The proposed project will have an impact of 231.75 gallons = (100 gallons/loading bay *1) + (15 gallons/100SF of office building *875 SF)

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Unit	Total (GPD)
Warehouse – Per loading bay	100	1	bays	100
Office Building - Per 100 SF of floor space	15	8.75	100 SF	131.75
TOTAL DEMAND				231.75

Table 4-a. Sanitary Sewer Impacts - Final Development Orders

System Category	Gallons Per Day
Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Flows[1]	764,000
Royal Elements	232
Reserved Capacity[2]	437,084
Available Capacity	298,684
Percentage of Permitted Design Capacity Utilized	80.09%

Sources:
1. *City of Alachua Public Services Department, April 2024.*
2. *Table 1 - February 2025 Development Monitoring Report, City of Alachua*

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed facility will generate approximately 109.5 pounds of solid waste will be generated per day 3,600 SF / 1,000 SF x 12 = 43.2 pounds per day). As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Table 5-a. Solid Waste Impacts - Final Development Orders

System Category	Pounds Per Day	Tons Per Year
Exisiting Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	50,407.82	9,199.43
New River Solid Waste Facility Anticipated Capacity[3]	50+ Years	

Sources:

1. *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2023); Policy 2.1.a, CFNGAR Element.*

   Formula: 11,015 persons x 0.73 tons per year.

2. *Table 1 - February 2025 Development Monitoring Report, City of Alachua*

3. *New River Solid Waste Association, April 2024.*

Traffic:

The proposed use of the project site as a veterinary and office/warehouse use will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (US Hwy 441).

TABLE 1 – PROJECT TRIP GENERATION

PROPOSED: 3,600 SF BODY SHOP BUILDING

ITE LAND USE: 942 AUTOMOBILE CARE CENTER

SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 818-836

3600 SF

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	2.25	3.60	8.10	66%	34%	5.35	2.75
PM	3.11	3.60	11.20	48%	52%	5.37	5.82
SAT	12.48	3.60	44.93	50%	50%	22.46	22.46

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
From CR 25A East Intersection to SR 235	100%	45

No other road segments will be impacted more than 5% of their maximum service volume

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

Roadway Segment*		Comp Plan MSV[1]	Existing Demand[2,3]	Reserved Capacity[4]	Projected Trips	Available Capacity**
From CR 25A East Intersection to SR 235	AADT	45,700	19,134	7,809	45	18,712
	PM Peak Hour	4,110	1,767	813	11	1,519

*(FDOT Road Segment #, COA Comprehensive Plan #).

***Formula: Comp Plan MSV - (Existing Demand + Reserved Capacity)*.

Sources:

1. *AADT & Peak Hour Maximum Service Volumes (MSVs) calculated using LOSPLAN 2012. County facilities reflect a 10 percent reduction in the MSVs 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. (2024). 2023 Count Data. Accessed via Florida Traffic Online April 2024.*
3. *County facility AADT counts provided by Alachua County Public Works, April 2024.*
4. *Table 8 - February 2025 Development Monitoring Report, City of Alachua*

Royal Elements Wraps

Statement of Proposed Uses

The proposed project is comprised of a 3600 SF building for an automotive service company.

Comprehensive Plan Consistency

Future Land Use Element:

Objective 1.5: Industrial
The City of Alachua shall establish one industrial district: Industrial. This district 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.

Consistency: The proposed development will serve the intent of the Industrial future land use designation, as it will provide additional space for a company relocating to the City of Alachua. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.5.b and 1.5.d as indicated below:

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Consistency: The proposed development will serve the intent of the Industrial future land use category. The primary building provides a workplace for an automotive service company including office uses and work space for their vehicle wrapping service.

Policy 1.5.d: The City shall develop performance standards for industrial uses 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;*

   Consistency: The dumpster is located at the side of the site to avoid conflicts with pedestrians and vehicles.

2. *Buffering from adjacent existing/potential uses;*

   Consistency: All required buffers and setbacks are shown on plans.

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

   Consistency: The proposed site plan exceeds the 10% required open space and has less than the maximum 0.50 floor area ratio.

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

   <u>Consistency:</u> This project will connect to a master stormwater system designed for the industrial park.

5. *Placement of signage;*

   <u>Consistency:</u> The permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.

6. *Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and 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 intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;*

   <u>Consistency:</u> The site plans include a photometric plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.

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

   <u>Consistency:</u> The dumpster area is located at the side of the site to avoid conflicts with pedestrians and vehicles.

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

   <u>Consistency</u>: The site plans include a landscape plan that complies with all elements 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*

   <u>Consistency:</u> There are no significant environmental resources on this site.

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

    <u>Consistency</u>: None are proposed.

11. *Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .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.*

    <u>Consistency:</u> The industrial use on site has less than a 0.50 floor area ratio.

Sec. 4.3. Use specific standards.

4.3.4 *Business uses.*

(J) *Vehicle sales and services.*

(1) *Automobile body shop.* Automotive body shop uses shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts.

(b) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

(c) *Lighting.* Design and arrange all lights and lighting so no source of light shall be visible from any residential district.

(d) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage, of 30 days or less, may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

(e) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30-day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

<u>Consistency</u>: The site is more than 250 feet from the closest residential use (demonstrated on sheet C000). Lighting will not be visible from any residential district.
Vehicles will not be parked on site for parts or for sale. No outdoor vehicle storage is proposed.
All vehicle wrapping services will be performed within the enclosed garage area.

ALACHUA COUNTY TODAY
The only Five Star newspaper Serving the Heartland Communities

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■**A STORY:** Do you have a timely story or news event that is of interest to the community? Email our assignment editor at cwalker@alachuatoday.com or call (386) 462-3355.

■**COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS:** Email to editor@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement. *Letters, comments and opinions on the Opinions page are not necessarily those of the management/ownership of the Alachua County Today.*

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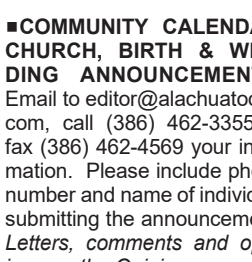


Jesse says, "Why isn't spelled the way it sounds?"

Emelie's Corner

By EMELIE MATTHEWS
Alachua County Today
Contributor

This past weekend I spent an amazing time with Acteens from Florida. Acteens are girls from 6th to 12th grade who basically want to strengthen their walk with the Lord. It's called a GLOW Retreat (Girls Lighting Our World). It happened at Lake Yale Baptist Conference Center outside of Eustis. Our theme for the weekend was "RECHARGE."

We had break-out sessions where everyone had the opportunity to learn more about themselves, others and what the future may hold for each and every one of us. We had Creative Dance using Christian music to K-Pop. K-Pop is short for Korean popular music. I'm going to a K-pop concert in June to see Stray Kids. I love the dance moves, the ones that I'm sore from that I tried to make this weekend.

What is really cool is that when I looked them up on the computer there was an option to learn conversational Korean. I don't know if I will try, but it is an option. I'm going with my mentee and one of our speakers from this weekend. Our speaker is in a K-pop dance competition in July. We may have to go watch. We also were encouraged to write from our hearts, and here is my friend, Nancy's:

I need you to fill me with your power.

Every day and every hour.

Fill me up so full

That the world has no pull.

Help me know I'm enough

Because of your love so large

Let my face be a draw

To show others of your awe.

Our main speaker was Archalena Coats from Jacksonville. She is a pastor's wife, a mother of one grown son and two grown daughters, a teacher, a counselor and a principal over the last 20 years, and the first Black women to be appointed to the Southern Baptist Convention Executive Committee. She spoke from the heart and was able to reach so many of us.

Of course, the weekend wouldn't be complete unless Z and I went shopping and out to eat. I'm tired but RECHARGED.

I was googling Alachua and the best things to do. I guess whoever creates those kinds of pages needs to work on ours. I do know that The Good Life Station has added hours so that they are now a choice on Monday. Most businesses are closed on Monday. There are still several choices to shop and eat at in Alachua. So, before you think about heading out of town, think Alachua.

Speaking of Alachua, The Alachua Woman's Club is having another gala called The Flapper Fling. It will be Feb. 21 at 7 p.m. Get your tickets now and show up in your best 1920's garb. Tickets are available on Eventbrite. Hope to see you there.

There is also a Bridal Expo at the clubhouse on Feb. 23 from 11a.m. -2p.m. at the Alachua Woman's Club. Brides register online, and I believe there is still some room for vendors. The first one was terrific and this one looks like it will be even better.

MATTHEWS

Have a great week.

# # #

Email editor@alachuatoday.com

Emelie's Recipe of the Week — Slow Cooker Brownie Pudding

By EMELIE MATTHEWS
Alachua County Today
Contributor

I don't know about you, but most people love chocolate. I found this recipe in one of the Woman's Club cookbooks. Sounds like there isn't too much preparation.

Slow Cooker Brownie Pudding

Ingredients:
- 1 box brownie mix (I use Betty Crocker brand, but make the brownies according to what your box mix says)
- 2 large eggs
- ½ cup vegetable oil
- 3 tablespoons water
- 1 box instant chocolate or chocolate fudge pudding mix
- 2 cups milk

Directions:

Spray a 6–7-quart slow cooker with nonstick cooking spray.

Prepare brownie mix with eggs, oil and water (as directed on box). Pour into slow cooker.

Whisk pudding mix and milk in a medium sized bow until smooth. Pour carefully over the brownie mix in the crockpot.

Cover the crock pot with a paper towel and place the lid on top (to catch the condensation).

Cook on high power 2-3 hours. It will probably take at least 2 ½ hours, but start checking it after 2. Some of the pudding stays on top and stays wet looking, so you cannot trust the toothpick test and it will stay somewhat jiggly until it's done. Watch the edges – when they look somewhat dry and done then the pudding is ready. Baking time will be different for every slow cooker, but after 3 hours on high it should be done. You don't want to overcook it, or the brownie will be dry.

Serve warm with ice cream or whipped cream. Store in the refrigerator.

# # #

Email editor@alachuatoday.com

BATTERY: *Continued from page A1*

Held without bail

under 12, all of which are capital felonies, along with one count of lewd and lascivious molestation of a child under 12. All are capital felonies with the addition of one count of lewd/lascivious molestation on a child under 12.

Forensic interviews with both victims reveal that the alleged abuse began when they were young children—well before puberty—and continued for approximately four to six years. The reported incidents stretch over a period of more than 10 years, with the abuse allegedly persisting until December 2024.

The allegations suggest that Becker maintained access to the victims over an extended period, raising concerns about how the abuse went undetected for so long. Law enforcement officials have not disclosed how the victims are connected to Becker, citing privacy concerns, but noted that the abuse reportedly took place in multiple locations over the years.

This is not Becker's first encounter with the legal system on allegations involving children. In March 2022, he was arrested for child abuse after allegedly choking a child, but the charge was later dropped. It is unclear whether the victim in that case is connected to the current allegations.

On December 27, 2024, Judge David Kreider granted a motion from the State Attorney's Office to hold Becker without bail pending trial on the first set of charges. Prosecutors have now filed notice that they intend to seek the same no-bail status in the second case involving the additional victim.

# # #

Email cwalker@alachuatoday.com

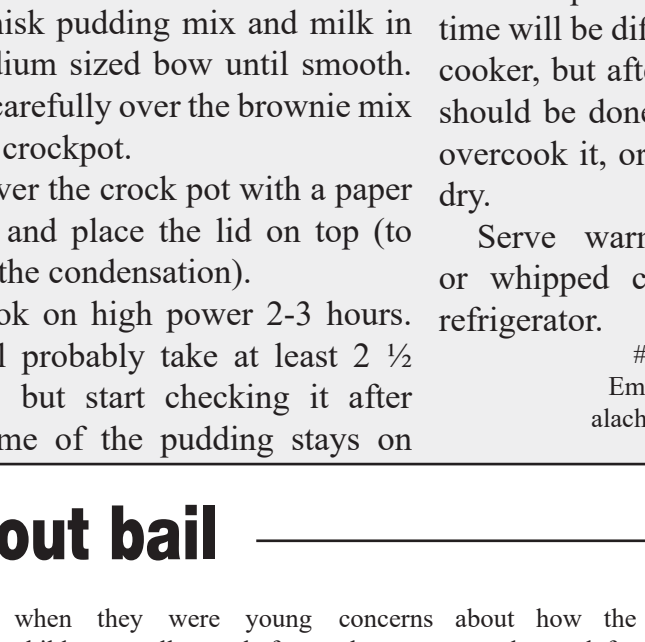
PUBLIC NOTICE

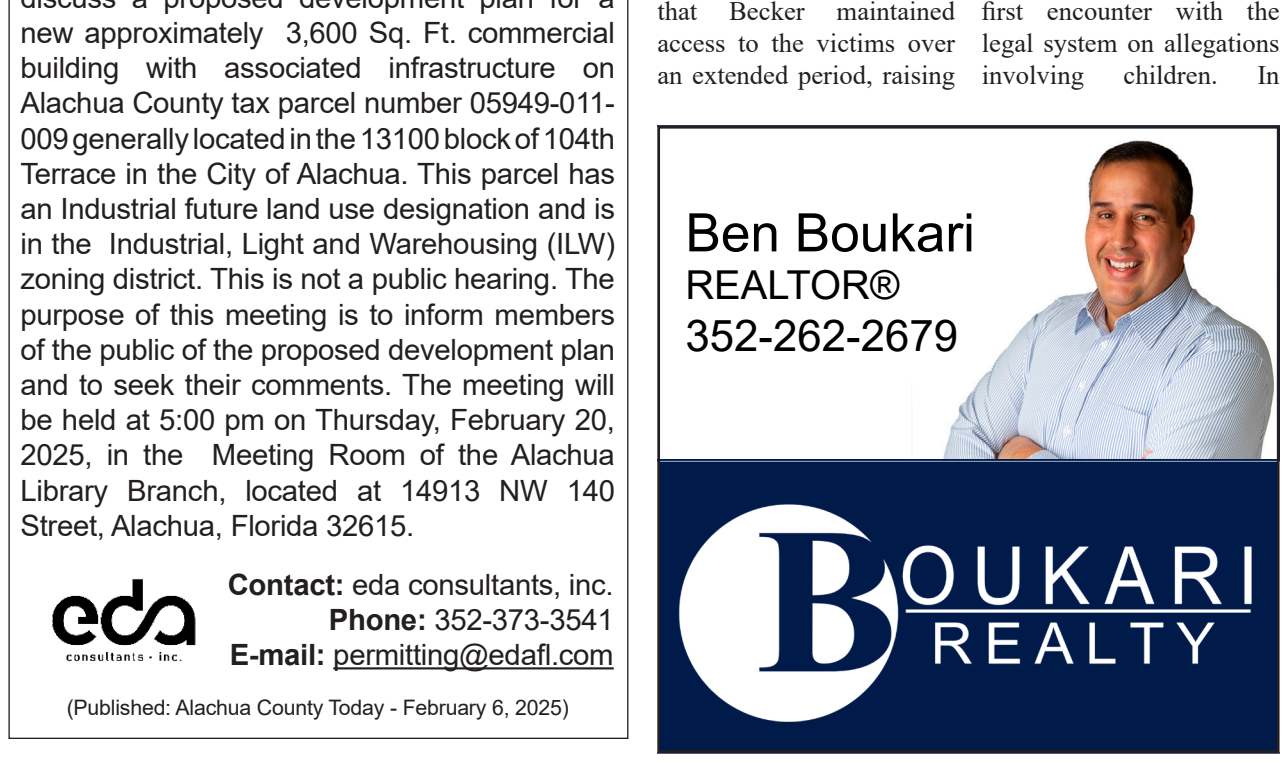
A neighborhood workshop will be held to discuss a proposed development plan for a new approximately 3,600 Sq. Ft. commercial building with associated infrastructure on Alachua County tax parcel number 05949-011-009 generally located in the 13100 block of 104th Terrace in the City of Alachua. This parcel has an Industrial future land use designation and is in the Industrial, Light and Warehousing (ILW) zoning district. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposed development plan and to seek their comments. The meeting will be held at 5:00 pm on Thursday, February 20, 2025, in the Meeting Room of the Alachua Library Branch, located at 14913 NW 140 Street, Alachua, Florida 32615.

eda consultants · inc.

Contact: eda consultants, inc.
Phone: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - February 6, 2025)





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ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants - Neighborhood Workshop - Royal Elements Site Plan**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **February 06, 2025**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **9th day of February 2025** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, February 20, 2025

Time: 5:00 PM

Place: Alachua Branch Library - Meeting Room
14913 NW 140th Street
Alachua, FL 32615

Contact: eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A neighborhood workshop will be held to discuss a proposed development plan for a new approximately 3,600 Sq. Ft. commercial building with associated infrastructure, generally located in the 13100 block of NW 104th Terrace in the City of Alachua, on Alachua County Tax Parcel Number 05949-011-009. The project area has a future land use designation of Industrial and a zoning designation of Industrial, Light and Warehousing (ILW). This is not a public hearing. The purpose of this meeting is to inform members of the public of the development plan and to seek their comments.

05964-005-000
LEVEL HEADED HOLDINGS LLC
13570 NW 101ST DR STE 100
ALACHUA, FL 32615

05964-003-000
BOSTON JOFFRE T & DONNA TERESA
LIFE ESTATE
1733 NW 39TH DR
GAINESVILLE, FL 32605-3530

05949-011-010
DAYTON HEATING AND AIR LLC
2201 SW 202ND ST
NEWBERRY, FL 32669

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

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

05949-011-008
PTI ALACHUA PROPERTIES LLC
415 PATRICIA DR
WARMINSTER, PA 18974

05949-011-009
TOBIAS VETERINARY HOLDINGS LLC
6504 NW 132ND ST
GAINESVILLE, FL 32653

05964-004-000
CHARLES PERRY PARTNERS INC
8200 NW 15TH PL
GAINESVILLE, FL 32606

05949-006-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

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City Manager
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Alachua FL 32615

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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

Location of Meeting
City of Alachua Library
Meeting Room
14913 NW 140th Street
Alachua, FL 32615

Meeting Minutes

Scheduled Neighborhood Meeting at the City of Alachua Library for Royal Elements for today February 20, 2025, at 17:00 hours. We only had an attendance eda consultants' representatives: Claudia Vega, Cathy Jackson & German Reyes. The meeting promptly began at 17:00 and eda consultants' representatives left the City of Alachua Library at 17:26 due to no public attendees.

Neighborhood Meeting - Sign-in Sheet

Project: Royal Elements Proposed Site Plan

Date & Time: February 20, 2025, 5:00 PM

Location: Alachua Branch Library - Meeting Room
14913 NW 140th Street, Alachua, FL 32615

NAME	ADDRESS	PHONE	EMAIL
Claudia Vega	720 SW 2nd Ave	373-3541	cvega@edafl.com
Cathy Jackson	720 SW 2nd AVE	352-373-3541	cathy@edafl.com
Leeman Reyes	720 SW 2nd AVE	352-373-3541	LReyes@edafl.com

No Public Attendees

REPEAT NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, March 20, 2025

Time: 5:00 PM

Place: Alachua Branch Library - Meeting Room
14913 NW 140th Street
Alachua, FL 32615

Contact: eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A **second** neighborhood workshop will be held to discuss a proposed development plan for a new approximately 3,600 SF commercial building with associated infrastructure, generally located in the 13100 block of NW 104th Terrace in the City of Alachua, on Alachua County Tax Parcel Number 05949-011-009. The project area has a future land use designation of Industrial and a zoning designation of Industrial, Light and Warehousing (ILW). This is not a public hearing. The purpose of this meeting is to inform members of the public of the development plan and to seek their comments.

Please note this meeting is in addition to the meeting that was held on 2/20/25.
No changes to the development are proposed.

ALACHUA COUNTY TODAY
The only Five Star newspaper Serving the Heartland Communities

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Send changes of address to: Alachua County Today, P.O. Box 2135, Alachua, FL 32616. Annual subscription rate is $25 in county, $35 out-of-county and $40 out-of-state. Subscribe online at www.alachuatoday.com.

HOW TO SUBMIT...
■**LETTERS TO THE EDITOR:** Letters may be mailed, faxed or emailed. Letters may be edited to fit available space. Please include your name, address, and day and evening phone numbers for verification. Letters MUST be signed.

■**A STORY:** Do you have a timely story or news event that is of interest to the community? Email our assignment editor at cwalker@alachuatoday.com or call (386) 462-3355.

■**COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS:** Email to editor@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement.
Letters, comments and opinions on the Opinions page are not necessarily those of the management/ownership of the Alachua County Today.

INSIDE
CHURCH DIRECTORY . . . A3
EVENTS A3
CLASSIFIEDS & LEGAL ADS . . . A4

Jesse says, "You can drink a drink, but can't food a food."

Emelie's Corner

By EMELIE MATTHEWS
Alachua County Today
Contributor

I've had a busy week with a couple of procedures that weren't very much fun but have solved some serious issues with me. I won't go into a lot of detail, but who knew there are four tiny holes above your tailbone that if you put wires in the third holes and send electrical current through them, it controls your bladder. Well, it's absolutely amazing to me.

This past Saturday morning a group of us from the GFWC High Springs New Century Woman's Club, went to the Retired Horse Farm where we got to see a few horses on the 335-acre farm. The weather was perfect, and our tram driver was a hoot. We rode up and down and around. My friend, Mary, was riding on the back facing backwards and I kept saying "hold on Mary" when it wasn't level ground.

We brought carrots to feed the horses, and there were some beautiful ones, including one with only one eye. You wonder what happened and it makes me sad. They just got two donkeys that are enjoying several different pastures. Some can eat anything like bananas, carrots, and apples—yet some, are not allowed to be fed by the visitors and only eat what the farm staff feed them. There is a little gift shop up front, and I purchased a shirt. If you haven't been you should go and take your children or grandchildren. If you have been, put it on your calendar to visit again soon.

My husband, Archie, and son, David, and I went to Gainesville to do a little shopping. We had a wonderful meal at TGI Friday's and spent time just talking and enjoying each other's company. It came time for our waitress to give us our check and she said it had already been paid. We hadn't seen anyone we knew in the restaurant who might have done it. The waitress didn't tell us until the folks had left. We were so blessed that evening. I shared it on Facebook and heard from folks I hadn't heard from in a while. Thank you to whomever. I had started doubling my tips when I was checking out, but now it's back at us to pay it forward.

What really hit me is the next day TGI Friday's had closed. They say it was Covid, and I will admit the other restaurants around them were busier. They had steady customers coming in, the food was great, and even the manager came over and spoke to us. I think what hurt them was moving off Archer Road. I hope they can figure something out.

Speaking of dining out, I tried a dish at Cedar River in Starke that I didn't know was a thing — fried banana peppers. They are so good. Everything was great that night also, but I could have eaten that appetizer all by myself.

I have created a monster as I love online shopping. I do shop locally and I love our little stores in Alachua and High Springs and I save gas and time by avoiding Gainesville if I can. I'm going down to the Good Life Station in Alachua shortly. They have made some changes, and I can't wait to see them.

I don't know if you saw

MATTHEWS

on Facebook, but Valorie's Loft is having a hard time with business lately. Go by and support her. I'm sure there is something she has that you can use. She is so giving to the community; it's time for all of us to give back. I'm going down this afternoon.

Have an amazing week.

# # #

Email editor@alachuatoday.com

Emelie's Recipe of the Week — Catalina Chicken

By EMELIE MATTHEWS
Alachua County Today
Contributor

This one is from Forest Grove Baptist Church. It was submitted by Elizabeth White. It's a shame I didn't get to know her better. Sometimes you need something different to do with chicken breasts.

Catalina Chicken
- 1 large bottle Catalina dressing
- 1 package of Lipton onion soup
- 1 large can whole cranberry sauce, or if you don't like the whole one get the gel
- 10 pieces of chicken breast

Mix the first three ingredients well. Dip each piece of chicken in sauce. Place in layers on long Pyrex dish. Pour the remaining sauce over the chicken.

Bake covered at 350 degrees for one hour.

# # #

Email editor@alachuatoday.com

SHOPLIFTER: *Continued from page A1*

Shoplifting suspect sought

According to police reports, the suspect is described as a Black male, standing approximately 6 feet 1 inch to 6 feet 2 inches tall, with a slender or muscular build and a bald head. At the time of the incident, he was wearing a black jacket. He was accompanied by a white male, and both were seen leaving the area in a silver Honda CR-V.

The situation escalated when law enforcement officers attempted to confront the suspects. Instead of cooperating, the men fled the scene in the vehicle, heading northbound toward Columbia County on U.S. Highway 27.

HSPD has released a photo of the primary suspect as well as an image of the vehicle believed to be involved in the incident. They are urging anyone who recognizes the suspect, the vehicle, or has any information related to the case to come forward.

Members of the public with information are encouraged to contact the High Springs Police Department's non-emergency line at 352-955-1818 and reference case #25-051.

# # #

Email cwalker@alachuatoday.com

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BOUKARI REALTY

PUBLIC NOTICE

A second neighborhood workshop will be held to discuss a proposed development plan for a new approx. 3,600 Sq. Ft. commercial building with associated infrastructure on Alachua County tax parcel number 05949-011-009 generally located in the 13100 block of 104th Terrace in the City of Alachua. **No changes to the development are proposed.** This parcel has an Industrial future land use designation and is in the Industrial, Light and Warehousing (ILW) zoning district. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposed development plan and to seek their comments. The meeting will be held at 5:00 pm on Thursday, March 20, 2025, in the Meeting Room of the Alachua Library Branch, located at 14913 NW 140 Street, Alachua, Florida 32615.

Contact: eda consultants, inc.
Phone: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - March 06, 2025)

BOUKARI LAW, P.A.
www.BoukariLaw.com
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ATTORNEY
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- Real Estate Litigation
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- Unlawful Detainers
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- Public Employee Defense

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(386) 462-7LAW (7529)
14804 Main Street
Alachua, Florida

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No Gossip, Just News
386.462.3355

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants – Second Neighborhood Workshop - Royal Elements Site Plan**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **March 6, 2025**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **9th day of March 2025** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

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

05949-006-000
CITY OF ALACHUA
PO BOX 9
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

05949-011-004
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

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

05949-011-008
PTI ALACHUA PROPERTIES LLC
415 PATRICIA DR
WARMINSTER, PA 18974

05949-011-009
ROYAL ELEMENTS LLC
18560 NW 244TH ST
HIGH SPRINGS, FL 32643

05949-011-010
HOGLE JACOB & DANIELLE
2201 SW 202ND ST
NEWBERRY, FL 32669

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

05964-003-000
BOSTON JOFFRE T & DONNA TERESA I
1733 NW 39TH DR
GAINESVILLE, FL 32605

05964-004-000
CHARLES PERRY PARTNERS INC
8200 NW 15TH PL
GAINESVILLE, FL 32606

05964-005-000
LEVEL HEADED HOLDINGS LLC
13570 NW 101ST DR STE 100
ALACHUA, FL 32615

Second Neighborhood Meeting - Sign-in Sheet

Project: Royal Elements Proposed Site Plan

Date & Time: March 20, 2025, 5:00 PM

Location: Alachua Branch Library - Meeting Room
14913 NW 140th Street, Alachua, FL 32615

NAME	ADDRESS	PHONE	EMAIL

no attendees

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3604155 2 PG(S)
1/30/2025 12:32 PM
BOOK 5197 PAGE 1336
J.K. JESS IRBY, ESQ.--Clerk
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1247384
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,365.00
Intang. Tax: $0.00

This Instrument Prepared by and Return to:
Kimberly G. Bosshardt, Esq.
Bosshardt Title Insurance Agency, LLC
5532 NW 43rd Street, Gainesville, FL 32653
(352)240-9105
File #: 24-413

[Space Above This Line For Recording Data]

CORPORATE WARRANTY DEED

This Corporate Warranty Deed made this January 29, , 2025 between

Grantor: Tobias Veterinary Holdings, LLC, a Florida Limited Liability Company — mailing address: 6504 Northwest 132nd Street, Gainesville, FL 32653

Grantee: Royal Elements LLC, a Florida Limited Liability Company — mailing address: 18560 Northwest 244th Street, High Springs, FL 32643

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars and no/cents ($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:

A portion of land situated in Section 19, Township 8 South, Range 19 East, and S.D. Fernandez Grant, Township 8 South, Range 19 East, also being that part of a parcel described as Block "A" in Official Records Book 2080, Page 191, Public Records of Alachua County, Florida; being more particularly described as follows:

COMMENCE at the Northeast corner of the SE 1/4 of the SE 1/4 of Section 24, Township 8 South, Range 18 East; thence run South 89°45'36" East, along the North line of Parcel "C" of an Easement to the City of Alachua recorded in Official Records Book 1659, Page 2261, of said public records, a distance of 610.03 feet to the Southwest corner of that certain parcel of land described in Warranty Deed recorded in Official Records Book 1813, Page 256, of said public records; thence run North 00°13'45" East, along the West line of said parcel of land, a distance of 377.91 feet to the Northwest corner of said parcel of land and the POINT OF BEGINNING; thence run South 89°46'15" East, along the North line of said parcel of land, a distance of 230.00 feet to a corner that certain tract of land described in Warranty Deed recorded in Official Records Book 1466, Page 377, of said public records; thence run North 08°49'45" East, along a boundary of said tract of land, a distance of 310.12 feet; thence run North 87°13'53" West, a distance of 245.18 feet to an intersection with the Easterly right-of-way line of 104th Terrace (60' right-of-way); thence run South 06°48'58" West, along said Easterly right-of-way line, a distance of 228.87 feet to the point of curvature of a curve concave Easterly; thence run Southerly, along said Easterly right-of-way line, with said curve having a radius of 790.02 feet and a central angle of 06°41'08", an arc distance of 92.18 feet to the POINT OF BEGINNING.

Tax Parcel ID# 05949-011-009

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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 land is free of all encumbrances subject to taxes for **2025** and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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:

Rachel Houston
1st Witness Signature

Rachel Houston
1st Witness Printed Name

106 SW 140th Ter Suite 3 Newberry FL 32669
1st Witness Post Office Address

2nd Witness Signature

Kimberly Bosshardt
2nd Witness Printed Name

5532 NW 43rd ST. Gainesville FL 32653
2nd Witness Post Office Address

Tobias Veterinary Holdings, LLC, a Florida Limited Liability Company

By: _____
Carey R. Bailey, MGRM

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 17 day of January, 2025 by Carey R. Bailey, as MGRM for and on behalf of Tobias Veterinary Holdings, LLC, a Florida Limited Liability Company, who is (X) personally known to me or ( ) produced _____ as identification.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

KIMBERLY BOSSHARDT
NOTARY PUBLIC
MY COMMISSION
EXPIRES 6-28-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 512014

Search > Account Summary

Real Estate Account #05949 011 009

Owner:
TOBIAS VETERINARY HOLDINGS LLC

Situs:
UNASSIGNED LOCATION RE

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 **01/29/2025** for **$1,682.06**.

Apply for the 2025 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2024 Annual Bill	$0.00	**Paid** $1,682.06	01/29/2025	**Receipt** #24-0097564	Print (PDF)
2023 Annual Bill	$0.00	**Paid** $2,126.71	04/25/2024	**Receipt** #23-0160156	Print (PDF)
2022 Annual Bill	$0.00	**Paid** $3,185.21	12/12/2022	**Receipt** #22-0058676	Print (PDF)
Total Amount Due	**$0.00**				

05949-011-010
HOGLE JACOB & DANIELLE
2201 SW 202ND ST
NEWBERRY, FL 32669

. Please email e@highsprings. details. The on link is https:// bluesombrero. Default. id=819814.

21: Free ism Workshop ua County will ree agritourism p from 1- 5 p.m. willa Nature and Center, 210 S.E. enue, Micanopy. P or for more ion, contact IcClellan at 352- 7 or bmcclellan@ ounty.us.

23: Legislative ll – A legislative l will take place 0 – 11 a.m. in berry Municipal 25420 West Road, Newberry.

27: Newberry Professionals ing Event – A ne to connect, ite and grow! nt is being held 0 – 8:30 p.m. at us Local Eatery, West Newberry the Newberry District. This tworking event professionals, neurs and siness owners. and graduates ome.

20: y's Fabulous stival – The y Main Street tion is hosting lous 50s Festival - 7 p.m. in the y Historic (downtown). information e announced line at https:// rymainstreet.

Coffee Co. The Main Street Organization is welcoming sponsors for this festival. Interested parties may email Chris at president1.NMSOinfo@

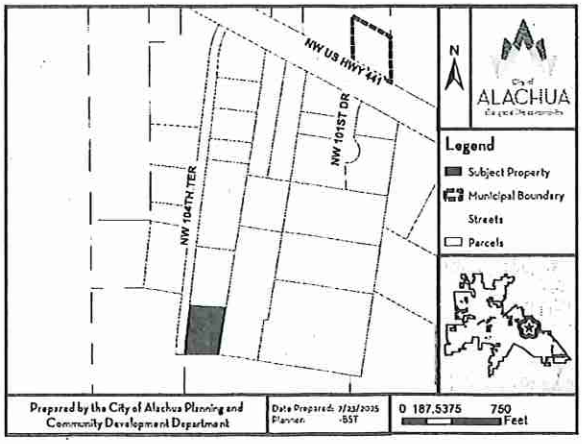
with an exhibition of farm equipment from yester-year! Food trucks will be on-sight as well.

■ **Oct. 18: Fall Horticultural Expo &**

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 August 12, 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:
A request by eda consultants, inc. (applicant/agent) on behalf of Royal Elements, LLC (property owner) for a site plan which proposes the construction of a ± 3,600 square foot commercial building with associated site improvements on a ± 1.74-acre subject property generally located south of US Highway 441 on NW 104th Terrace; tax parcel: 05949-011-009; FLU: Industrial; Zoning: Industrial, Light and Warehousing (ILW).



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 - July 31, 2025)

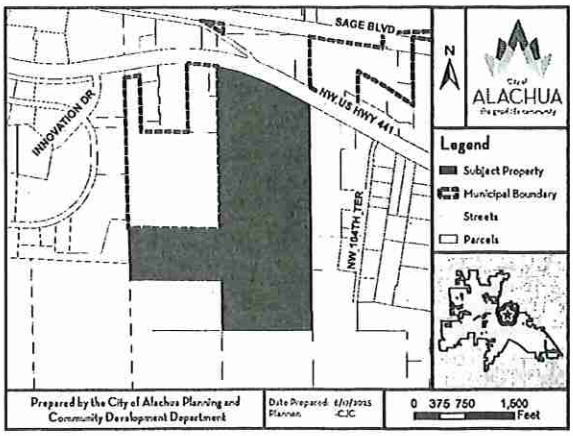
City of ALACHUA

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 August 12, 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 #: PR24-0002 - The Hammock Site-Specific Amendment to the Official Zoning Atlas

A request by CHW, LLC, applicant and agent on behalf of San Felasco Research Ventures, LLC, property owner, for a site-specific amendment to the Official Zoning Atlas which proposes to amend the zone district of a ± 111.25-acre subject property from Agricultural (A) (County) to Planned Development – Residential (PD-R), Planned Development – Commercial (PD-COMM), and Conservation (CSV). 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; Proposed FLU: Commercial, Moderate Density Residential, Conservation; Existing Zoning: Agricultural (A) (County).



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(Published: Alachua County Today - July 31, 2025)

City of ALACHUA
the good life community

MAILED
JUL 2 8 2025

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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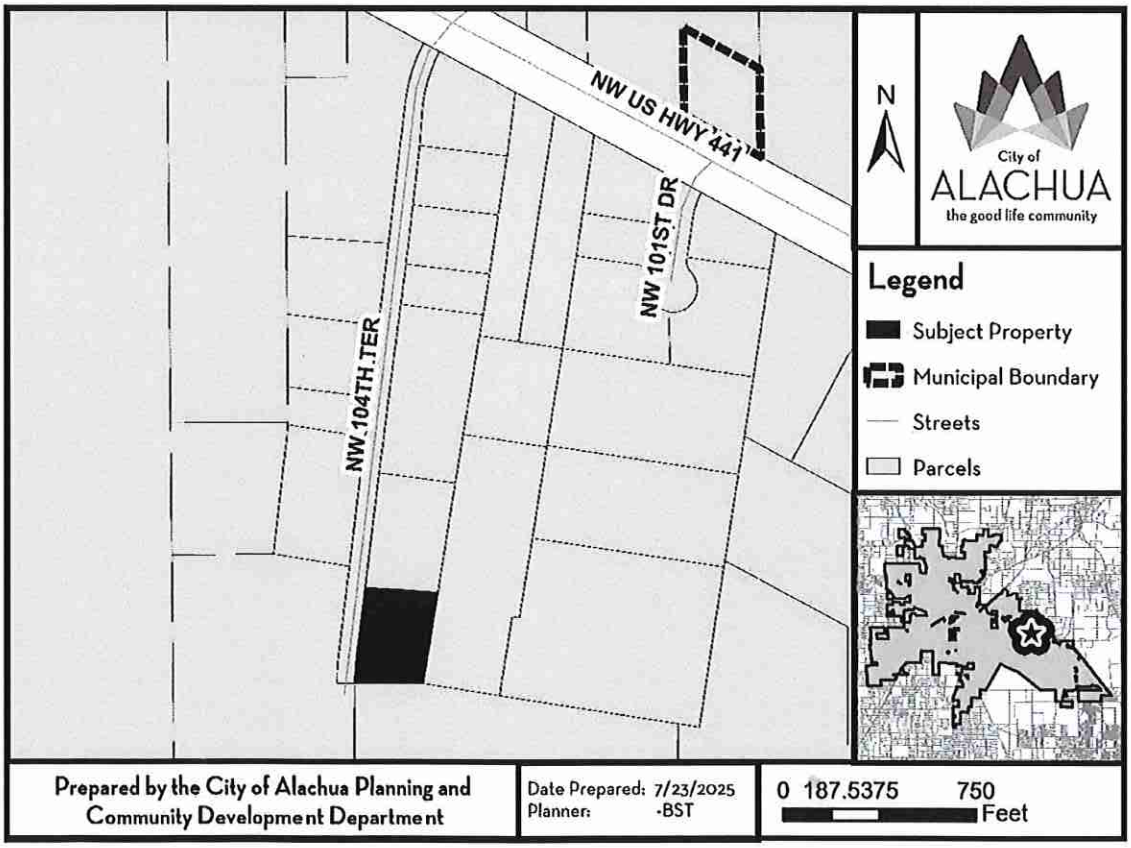
A request by eda consultants, inc. (applicant/agent) on behalf of Royal Elements, LLC (property owner) for a site plan which proposes the construction of a ± 3,600 square foot commercial building with associated site improvements on a ± 1.74-acre subject property generally located south of US Highway 441 on NW 104th Terrace; tax parcel: 05949-011-009; FLU: Industrial; Zoning: Industrial, Light and Warehousing (ILW).



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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

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

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

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Soorya Lindberg
16630 NW 173rd Ter.
Alachua, FL 32615

05949-011-010
HOGLE JACOB & DANIELLE
2201 SW 202ND ST
NEWBERRY, FL 32669

0594900900-0000
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GAINESVILLE, FL 32606

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6504 NW 132ND ST
GAINESVILLE, FL 32653

0594900300-0000
BOSTON JOFFRE T & DONNA TERESA LIFE ESTATE
1733 NW 39TH DR
GAINESVILLE, FL 32605-3530

0594900500-0000
LEVEL HEADED HOLDINGS LLC
13570 NW 101ST DR STE 100
ALACHUA, FL 32615

0594901100-2000
STARLINE LLC
30 NORTH GOULD ST R
SHERIDAN, WY 82801

0594901100-8000
PTI ALACHUA PROPERTIES LLC
415 PATRICIA DR
WARMINSTER, PA 18974

0594900600-0000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

0594901100-1000
DAYTON HEATING AND AIR LLC
2201 SW 202ND ST
NEWBERRY, FL 32669

JUL 2 8 2025

MAILED

Pat: avery.com/patents

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Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I, MELISSA WATSON, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 7/28/2025 FOR THE Royal Elements 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.

Melissa Watson
(Signature)

2
(Number of signs)

[redacted]

PSP25-0003
Royal_Elements

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 25 50 100
Feet

Legend

PostedSigns

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Prepared by the City of Alachua
Planning & Community Development Department

Date Prepared: 7/23/2025
Planner: -BST

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: Royal Elements **APPLICATION NO.:** PSP25-0003

APPLICATION TYPE: Site Plan **CURRENT ZONING:** ILW

NATURE/SCOPE OF PROPOSAL: Construction of a +/- 3,600 square foot metal commercial building with associated site improvements on a +/- 1.74-acre property

DATE OF PUBLIC HEARING(S): August 12, 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).

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Royal Elements APPLICATION NO.: PSP 25-0003

APPLICATION TYPE: Site Plan CURRENT ZONING: ILW

NATURE/SCOPE OF PROPOSAL: Construction of a +/- 5,100 Square Foot Metal Coverage Building with Associated Site Improvements on a +/- 1.74 Acre Property

DATE OF PUBLIC HEARING(S): August 14, 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

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING

PROJECT NAME: Rowe Elementary — APPLICATION NO.: DEV-SU-2025-03

APPLICATION TYPE: Site Plan — CURRENT ZONING: RSW

NATURE/SCOPE OF PROPOSAL: Construction of a 64,000 Square Foot Elementary School and Associated Improvements on a 91.17± Acre Property

DATE OF PUBLIC HEARING(S): August 28, 2025 AT 6:00 PM

AT PM

AT PM

LOCATION OF PUBLIC HEARING:
ALACHUA CITY HALL - 9100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

Bryan S. Thomas, AICP
Director of Planning & Community Development
Planning and Community Development Department

As Director Bryan oversees the operations of the Planning & Community Development and Code Enforcement Departments for the City of Alachua. Bryan strives to help the city attain its vision of providing a vibrant, growing and diverse community through the implementation of smart growth planning principals. Bryan worked in the private sector in economic development and real estate, and earned a master's degree in Urban & Regional Planning from Florida State University and a bachelor of arts degree from the University of Florida.

EDUCATION

University of Florida
Bachelor of Arts in Liberal Arts & Sciences, Major in Economics, Minor in Philosophy
Graduated: 1989

Florida State University
Master of Urban and Regional Planning
Graduated: 1992

Gainesville High School
High School Diploma
Graduated: 1981

WORK EXPERIENCE

City of Alachua, FL | Director of Planning & Community Development | June 2025 to present
City of Lake City, FL | Principal Planner | Sept. 2024-June 2025
City of Newberry, FL, | Director of Planning & Economic Development | Jan. 2014-June 2025
North Central Florida Regional Planning Council, Gainesville, FL | Economic Development Director | 2008-Dec. 2013
City of Jacksonville, FL, | Associate Planner | July 1992-1995
Apalachee Regional Planning Council, Tallahassee FL | Associate Planner | 1991-1993

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Fla. Redevelopment Association

CERTIFICATES AND OTHER SKILLS

American Institute of Certified Planners | Jun 2025-Present
Fla. Society of Certified Public Managers | Certified July 2023
Fla. Redevelopment Association | Redevelopment Administrator (application pending)