**Chair William Smith**
**Vice Chair William Menadier**
Member Jenny Highlander
Member Danielle J. Judd
Member Virginia Johns
School Board Member Tina Certain

**City Manager Rodolfo Valladares**
City Attorney Scott Walker

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:** February 10, 2026

**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.**
**In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Chair, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE TO THE FLAG**

**APPROVAL OF THE AGENDA**

**I. OLD BUSINESS**

**A)** APPROVE MEETING MINUTES-NOVEMBER 18, 2025

**II. NEW BUSINESS**

**A)** APPROVE MEETING MINUTES-JANUARY 13, 2026

**B)** APPROVE MEETING MINUTES- SPECIAL PZB- JANUARY 20, 2026

**C)** PSP24-0012 | GATORLAND KUBOTA SITE PLAN APPLICATION - A REQUEST BY NV5, INC. (AGENT) ON BEHALF OF GATORLAND KUBOTA EQUIPMENT COMPANY, INC. (PROPERTY OWNER) FOR A SITE PLAN TO CONSTRUCT A ± 12,550 SQUARE FOOT TRUCK OR TRACTOR RENTAL OR SALES WITH AN ACCESSORY REPAIR AND SERVICING FACILITY AND ASSOCIATED SITE IMPROVEMENTS ON A ± 6.31-ACRE SUBJECT PROPERTY GENERALLY LOCATED WEST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 111$^{TH}$ BOULEVARD (TAX PARCEL 05885-010-011); FUTURE LAND USE: COMMERCIAL; ZONING: COMMERCIAL INTENSIVE (CI) (QUASI-JUDICIAL HEARING).

**D)** PSSC25-0001 | ALACHUA SANTA FE CROSSINGS, PHASE 2 - A REQUEST BY PROFESSIONAL ENGINEERING CONSULTANTS, LLC APPLICANT AND AGENT FOR ALACHUA 441/235, LLC C/O V3 CAPITAL GROUP, LLC, PROPERTY OWNERS, FOR CONSIDERATION OF AN AMENDMENT TO THE CITY OF ALACHUA FUTURE LAND USE MAP (FLUM). THE PROPOSED AMENDMENT WOULD CHANGE THE FUTURE LAND USE DESIGNATION OF A +/- 4.17– ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMERCIAL. THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03042-052-007. EXISTING FLU: AGRICULTURE; PROPOSED FLU: COMMERCIAL (LEGISLATIVE HEARING).

**E)** PR25-0001 | ALACHUA SANTA FE CROSSINGS, PHASE 2 - A REQUEST BY PROFESSIONAL ENGINEERING CONSULTANTS, LLC APPLICANT AND AGENT FOR ALACHUA 441/235, LLC C/O V3 CAPITAL GROUP, LLC, PROPERTY OWNERS, FOR CONSIDERATION OF A SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING). THE PROPOSED AMENDMENT WOULD CHANGE THE ZONING DISTRICT OF A $_{+/-}$ 4.17– ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI). THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03042-052-007. EXISTING ZONING: AGRICULTURAL; PROPOSED ZONING: COMMERCIAL INTENSIVE (CI) (QUASI-JUDICIAL HEARING).

## III. BOARD COMMENTS/DISCUSSION

## IV. CITIZENS COMMENTS

## ADJOURN

City of Alachua
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** February 10, 2026
**SUBJECT:** Approve Meeting Minutes-November 18, 2025
**PREPARED BY:** Brenda Flieger
**RECOMMENDED ACTION:**
Approve Meeting Minutes-November 18, 2025

## Summary

Approve Meeting Minutes-November 18, 2025

## FINANCIAL IMPACT

## ADDITIONAL FINANCIAL INFORMATION

## ATTACHMENTS

1. 25.11.18.M.PZB

Regular Planning and Zoning Board Meeting Minutes
November 18, 2025 at 6:00 PM

**Chair Sandy Burgess**
**Vice Chair William Smith**
Member Danielle J. Judd
Member Virginia Johns
Member Vacant
School Board Member Tina Certain

**City Manager Rodolfo Valladares**
City Attorney Scott Walker

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

William Smith – Acting Chair 6:00 p.m. Sandy Burgess, Chair – Absent

### INVOCATION

### PLEDGE TO THE FLAG

### APPROVAL OF THE AGENDA

**Member Danielle Judd moved to approve the agenda; seconded by Member Virginia Johns.**

**Motion passed by unanimous consent**.

## I. OLD BUSINESS

**A)** PSE22-0002 | TARA APRIL SPECIAL EXCEPTION PERMIT - A REQUEST BY CLAY SWEGER, AICP, LEED AP, OF EDA CONSULTANTS, INC., APPLICANT, ON BEHALF OF TARA FOREST, LLC, PROPERTY OWNER, FOR CONSIDERATION OF A SPECIAL EXCEPTION PERMIT TO ALLOW THE PLACEMENT OF A MINOR UTILITY (STORMWATER MANAGEMENT FACILITIES) IN THE AGRICULTURAL (A) ZONING DISTRICT THAT WOULD SUPPORT FUTURE DEVELOPMENT ON ADJACENT LANDS ZONED COMMUNITY COMMERCIAL (CC). THE SUBJECT PROPERTY IS GENERALLY LOCATED NORTH OF US 441 EAST OF I-75 AND APRIL BOULEVARD, AND WEST OF MILL CREEK; CONSISTING OF A PORTION OF TAX PARCEL NUMBER 03020-000-000; FUTURE LAND USE MAP (FLUM) DESIGNATION: AGRICULTURE; ZONING: AGRICULTURAL (A) (QUASI-JUDICIAL HEARING).

Vinette Godelia, Esq., Stearns, Weaver and Miller, November 17, 2025, Request for Continuance of the Tara April Special Exception Permit, Submitted.

**Member Johns moved to continue the matter based on the applicant's request, which is by right and pursuant to the City of Alachua's Land Development Code, to a date certain of December 9, 2025; seconded by Member Judd.**

Citizens Comments:
Zoe King
Dawn Igapeck
Brian Bisher
Tamara Robbins.
Missy Daniels, Assistant County Manager — Alachua County
Soorya Lindberg
Rick Lanese
Tom Albert
Katherine White
Derek Dunlop
Rudy Rothseiden
Nicole Gilbo.
Jane Graham, Attorney for the National Spiological Society
Carol White
Lynn Connolly

**Member Johns amended her motion to continue the matter based on the applicant's request, which is by right and pursuant to the City of Alachua's Land Development Code, to a date certain of January 13, 2026; the amendment was accepted and seconded by Member Judd.**

Citizens comments: new motion:
Zoe King
Tamara Robbins
Soorya Lindberg,

**Motion passed by unanimous consent.**

## II. NEW BUSINESS

**A)** APPROVE MEETING MINUTES- OCTOBER 14, 2025

**Member Johns moved to approve the minutes from the October 14, 2025 meeting; seconded by Member Judd.**

**Motion passed by unanimous consent**.

**B)** PSP25-0010 | SAN FELASCO TECH CITY PHASE 5 SITE PLAN - A REQUEST BY CLAUDIA VEGA, P.E., OF EDA CONSULTANTS, INC., APPLICANT AND AGENT FOR THE LASER INVESTMENT GROUP, LLC, PROPERTY OWNER, FOR CONSIDERATION OF A SITE PLAN PROPOSING THE CONSTRUCTION OF THREE (3) NONRESIDENTIAL BUILDINGS TOTALING ±88,413 SQUARE FEET, 20 ATTACHED RESIDENTIAL UNITS, TEN (10) SINGLE FAMILY RESIDENTIAL UNITS, A ±3,140 SQUARE FOOT NEIGHBORHOOD RECREATION CENTER, AND A ±1,044 SQUARE FOOT AMENITY CENTER ON A ±13.23 ACRE SUBJECT PROPERTY; CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 05844-004-001 AND 05855-005-000; FLUM: CORPORATE PARK; ZONING: CORPORATE PARK (CP). (QUASI-JUDICIAL HEARING)

Bryan S.Thomas, AICP, Director of Planning and Community Development, November 18, 2025, Staff Report, Filed.

**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 The Laser Investment Group, 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 Phase 5 site plan for a 3000 sq foot amenities center gym with associated recreation site improvements with no residential units being part of the application; seconded by Member Johns.**

Citizens comments:
Tamara Robibns
Zoe King
Mitch Glazer

**Motion passed by 3-0 roll call vote.**

**C)** PPP25-0002 | AMENDMENT TO FLETCHER TRACE MAJOR SUBDIVISION PRELIMINARY PLAT - A REQUEST BY NV5, INC. (AGENT) ON BEHALF OF FLETCHER DEVELOPMENT, LLC (PROPERTY OWNER) FOR AN AMENDMENT TO THE FLETCHER TRACE MAJOR SUBDIVISION PRELIMINARY PLAT PROPOSING REPHASING AND REDUCING THE TOTAL NUMBER OF SINGLE-FAMILY ATTACHED LOTS FROM 128 TO 28 AND INCREASING THE TOTAL NUMBER OF SINGLE-FAMILY DETACHED LOTS FROM 344 TO 410, FOR A NET DECREASE OF 34 LOTS ON A ± 118.20-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTHEAST OF COUNTY ROAD 235 AND NORTH OF NW 110TH AVENUE (TAX PARCEL 03980-002-001); FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PLANNED DEVELOPMENT – RESIDENTIAL (PD-R)(QUASI-JUDICIAL HEARING).

Carson J. Crockett, AICP, Principal Planner, November 18, 2025, Staff Report, Filed.

**Member Johns moved, based upon the competent, substantial evidence, the presentation before this Board, and Staff's recommendation, that this Board find the application for Fletcher Development, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmit the application to the City Commission with a recommendation to approve, subject to the two conditions found in Exhibit "A" and located on page 22 of the staff report; seconded by Member Judd.**

Citizens comments:
Zoe King
Tamara Robbins

School Board Member Tina Certain departed at 7:35 pm.

**Motion passed by 3-0 roll call vote.**

**D)** PTAL25-0001 | MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS - A STAFF-INITIATED TEXT AMENDMENT TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY - 1 ("RSF-1") ZONE DISTRICTS (LEGISLATIVE HEARING).

Carson J. Crockett, AICP, Principal Planner, November 18, 2025, Staff Report, Filed.

**Member Johns moved that this Board finds the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land**

**Development Regulations and transmit such findings to the City Commission with a recommendation to approve; seconded by Member Judd.**

Citizens comments:
Zoe King

**Motion passed by 3-0 roll call vote.**

## III. BOARD COMMENTS/DISCUSSION

## IV. CITIZENS COMMENTS

Zoe King

## ADJOURN

**Member Johns moved to adjourn; seconded by Member Judd.**

Acting Chair William Smith adjourned the meeting. 8:05 pm.

**ATTEST:**

_____
Presiding Officer

**PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA:**

_____
Staff Liaison

City of ALACHUA
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** February 10, 2026
**SUBJECT:** Approve Meeting Minutes-January 13, 2026
**PREPARED BY:** Brenda Flieger
**RECOMMENDED ACTION:**
Approve Meeting Minutes- January 13, 2026

## Summary

Approve Meeting Minutes- January 13, 2026

## FINANCIAL IMPACT

## ADDITIONAL FINANCIAL INFORMATION

## ATTACHMENTS

1. 26.01.13.M.PZB

Regular Planning and Zoning Board Meeting Minutes
January 13, 2026 at 6:00 PM

**Chair William Smith**
**Vice Chair William Menadier**
Member Jenny Highlander
Member Danielle J. Judd
Member Virginia Johns
School Board Member Tina Certain

**City Manager Rodolfo Valladares**
City Attorney Scott Walker

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. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Chair, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.**

### CALL TO ORDER

William Smith – Chair 6:07 p.m. Virginia Johns, Member - Absent

### INVOCATION

### PLEDGE TO THE FLAG

### APPROVAL OF THE AGENDA

**Vice Chair William Menadier moved to approve the agenda with the changes**

**described by Bryan Thomas, Director of Planning and Community Development; seconded by Member Danielle Judd.**

Citizen Comments:
Tamara Robbins
Soorya Lindberg

**Motion passed by unanimous consent**.

## I. OLD BUSINESS

**A)** PSE22-0002 | TARA APRIL SPECIAL EXCEPTION PERMIT - A REQUEST BY CLAY SWEGER, AICP, LEED AP, OF EDA CONSULTANTS, INC., APPLICANT, ON BEHALF OF TARA FOREST, LLC, PROPERTY OWNER, FOR CONSIDERATION OF A SPECIAL EXCEPTION PERMIT TO ALLOW THE PLACEMENT OF A MINOR UTILITY (STORMWATER MANAGEMENT FACILITIES) IN THE AGRICULTURAL (A) ZONING DISTRICT THAT WOULD SUPPORT FUTURE DEVELOPMENT ON ADJACENT LANDS ZONED COMMUNITY COMMERCIAL (CC). THE SUBJECT PROPERTY IS GENERALLY LOCATED NORTH OF US 441 EAST OF I-75 AND APRIL BOULEVARD, AND WEST OF MILL CREEK; CONSISTING OF A PORTION OF TAX PARCEL NUMBER 03020-000-000; FUTURE LAND USE MAP (FLUM) DESIGNATION: AGRICULTURE; ZONING: AGRICULTURAL (A) (QUASI-JUDICIAL HEARING).

Bryan Thomas, Director of Planning and Community Development, 1-13-26, Introduction of Item, Filed.

Michael Alfieri, Pg, PHg, CGWP, 1-13-26, Tara April Special Exception Permit, Filed.

Vinette D. Godelia, Esq.-Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., 1-13-26, Tara April Exception Permit, Filed.

Jane Graham, Esq., National Speleological Society,1-13-26, Objections to PSE22-0002 Tara April Special Exception Permit, Filed.

Stephen Boyes, P.G., 1-13-26, Filed.

Thomas R. Sawicki, Ph.D., 1-13-26, Biology of Mill Creek Sink, Filed.

Ken Sallot, Resident of Alachua County/Diver, Mill Creek Sink Dive Map, Filed.

Steve Hofstetter, Environmental Protection Director, Alachua County, Objections to Tara April Special Exception Permit, 1-13-26, Filed.

Mary Zoka, Professional Water Resources Engineer, Department of Environmental

Protection, Alachua County, 1-13-26, Santa Fe River Study and Mill Creek Sink Dye Trace, Filed.

**Member Judd moved that this Board allow the submission of information from Dr. Trans via the County presentation, to be admitted into the record with the understanding that the information will not be viewed as expert testimony; seconded by Vice Chair Menadier.**

**Motion passed by unanimous consent.**

Citizen Comments:
Rudy Rothseiden

Jeff Hayes, AICP, Alachua County, Growth Management Director, 1-13-26, Objection to Tara April Special Exception, Permit, Submitted.

Soorya Lindberg, Affected Party, 1-13-26, Identified Issues: Tara April Special Exception Permit, Filed.

Michael Hill, Land Use Planner, 1-13-26, Special Exception Criteria, Filed.

Jennifer Applebee, City of High Springs Parks and Recreation Director, 1-13-26, Affected Party Status Objections, Submitted.

Phill Younts, Executive Director Camp Kulaqua, 1-13-26, Affected Party Status, Submitted.

Sarah Younger, Affected Party, 1-13-26, Well Water Contamination, Submitted.

Sauni Kojo, Affected Party, Long Term Effects of Well Water Contamination, Submitted.

Carl Savoy, Affected Party, 1-13-26 Well Water Conditions Being Effected, Submitted.

Mr. Thomas, Director of Planning and Community Redevelopment, 1-13-26, Staff Report, Filed.

Sylvia Torres, County Attorney for Alachua County, 1-13-26, Cross-Examination, Submitted.

**Member Judd moved that this Board end the current meeting at Midnight if the business at hand is not complete and reschedule, after conferring with all parties, to an acceptable date and time; seconded by Member Jenny Highlander.**

Citizen Comments:
Christopher Hartman
Derek Dunop

Teresa Daley
Tamara Robbins
Soorya Lindberg
Michael Getman
Tim Staley

**Member Judd withdrew the motion; Member Highlander withdrew her second.**

**Member Judd moved that this Board end this meeting at Midnight if the business at hand is not complete because the court reporter needs to leave at Midnight; seconded by Member Highlander.**

**Motion passed by unanimous consent.**

Soorya Lindberg, Affected Party, 1-13-26, Cross Examination, Submitted.

Vinette D. Godelia, Esq. -Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., 1-13-26, Offer Condition to Tara April Exception Permit, Submitted.

**Member Judd moved that this Special Exception Permit be continued to a Special Meeting of the Planning and Zoning Board on January 20, 2026, at 6:00 pm, and that meeting start with public comment; seconded by Vice Chair Menadier.**

Citizen Comments:
John Havloc

**Motion passed by unanimous consent.**

**B)** PSSC25-0002 - MALLARD SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT — A REQUEST BY NV5, INC, APPLICANT AND AGENT FOR MALLARD CONSTRUCTION & ELECTRIC, LLC, PROPERTY OWNERS, FOR CONSIDERATION OF AN AMENDMENT TO THE CITY OF ALACHUA FUTURE LAND USE MAP (FLUM). THE PROPOSED AMENDMENT WOULD CHANGE THE FUTURE LAND USE DESIGNATION OF A ±1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL. THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03046-004-000. EXISTING FLU: AGRICULTURE; PROPOSED FLU: COMMUNITY COMMERCIAL; EXISTING ZONING: AGRICULTURAL (A); (LEGISLATIVE HEARING).

Bernadette Fisher, Principal Planner, 1-13-26, Staff Report, Filed.

Craig Brasher, NV5, Applicant's Agent, Submitted.

**Member Highlander moved that, based upon competent, substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Small-Scale Comprehensive Plan Amendment for Mallard Construction & Electric, LLC, to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve; seconded by Member Judd.**

**Motion passed by 3-0 roll call vote.**

**C)** PR25-0002 - MALLARD SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING) - A REQUEST BY NV5, INC, APPLICANT AND AGENT FOR MALLARD CONSTRUCTION & ELECTRIC, LLC, PROPERTY OWNERS, FOR CONSIDERATION OF A SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING). THE PROPOSED AMENDMENT WOULD CHANGE THE ZONING DISTRICT OF A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC). THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03046-004-000. EXISTING FLU: AGRICULTURE; PROPOSED FLU: COMMUNITY COMMERCIAL; EXISTING ZONING: AGRICULTURAL (A); PROPOSED ZONING: COMMUNITY COMMERCIAL (CC); (QUASI-JUDICIAL HEARING).

Bernadette Fisher, Principle Planner, 1-13-26, Staff Report, Filed.

Craig Brasher, NV5, Applicant's Agent, Submitted.

**Member Judd moved that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a site-specific amendment to the Official Zoning Atlas for Mallard Construction & Electric, 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; seconded by Member Highlander.**

**Motion passed by 3-0 roll call vote.**

## II. NEW BUSINESS

**A)** APPROVE MEETING MINUTES-DECEMBER 9, 2025

**Member Highlander moved to approve the minutes from the December 9, 2025 meeting; seconded by Vice Chair Menadier.**

**Motion passed by 3-0 vote.**

## III. BOARD COMMENTS/DISCUSSION

## IV. CITIZENS COMMENTS

## ADJOURN

**Vice Chair Menadier moved to adjourn; seconded by Member Highlander.**

**Motion passed by unanimous consent.**

Chair Smith adjourned the meeting at 12:18am on 1-14-26.

**ATTEST:**

**PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA:**

_____
Presiding Officer

_____
Staff Liaison

Commission Agenda
**Item**

**MEETING DATE:** February 10, 2026
**SUBJECT:** Approve Meeting Minutes- Special PZB- January 20, 2026
**PREPARED BY:** Brenda Flieger
**RECOMMENDED ACTION:**
Approve Meeting Minutes- Special PZB- January 20, 2026

## Summary

Approve Meeting Minutes- Special PZB- January 20, 2026

## FINANCIAL IMPACT

## ADDITIONAL FINANCIAL INFORMATION

## ATTACHMENTS

1. 26.01.20.M.SPPZB

Special Planning and Zoning Board Meeting Minutes
January 20, 2026 at 6:00 PM

**Chair William Smith**
**Vice Chair William Menadier**
Member Jenny Highlander
Member Danielle J. Judd
Member Virginia Johns
School Board Member Tina Certain

**City Manager Rodolfo Valladares**
City Attorney Scott Walker

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. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Chair, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.**

### CALL TO ORDER

William Smith – Chair 6:07 pm

**Vice Chair William Menadier moved to amend the agenda to the wording "continuation of the January 13, 2026 meeting" and to add Board Comments/Discussion, Citizen Comments prior to ajournment ; seconded by Member Danielle Judd.**

Citizen Comments:
Tamara Robbins

**Motion passed by unanimous consent**.

## I. OLD BUSINESS

**A)** PSE22-0002 | TARA APRIL SPECIAL EXCEPTION PERMIT - A REQUEST BY CLAY SWEGER, AICP, LEED AP, OF EDA CONSULTANTS, INC., APPLICANT, ON BEHALF OF TARA FOREST, LLC, PROPERTY OWNER, FOR CONSIDERATION OF A SPECIAL EXCEPTION PERMIT TO ALLOW THE PLACEMENT OF A MINOR UTILITY (STORMWATER MANAGEMENT FACILITIES) IN THE AGRICULTURAL (A) ZONING DISTRICT THAT WOULD SUPPORT FUTURE DEVELOPMENT ON ADJACENT LANDS ZONED COMMUNITY COMMERCIAL (CC). THE SUBJECT PROPERTY IS GENERALLY LOCATED NORTH OF US 441 EAST OF I-75 AND APRIL BOULEVARD, AND WEST OF MILL CREEK; CONSISTING OF A PORTION OF TAX PARCEL NUMBER 03020-000-000; FUTURE LAND USE MAP (FLUM) DESIGNATION: AGRICULTURE; ZONING: AGRICULTURAL (A) (QUASI-JUDICIAL HEARING).

Jane Graham, Sunshine City Law, Records Requested, Submitted.

Citizen Comments:
Gayle Hall
Nathanael Warner
Melissa Perkins
Robert Hartley
Michael Katyna
Christopher Hartmann
Dahlphega Peck
Debra Havlik
Sarah Younger
Zoe King
Bertamaria Gigi Buigas
Scott Holton
Pam Wooten
Robert Wolnavite
Karl Zawoy
Nicole Gilbo
Kristin Ruben
Pamela Blasetti
Fred Stratton
Gloria Gould
Theresa Daly
Merrillee Jipson
Derek Dunlop

Carol White
Josie Cazzaly
Carolyn Gainza
Charles Houder
Rasapriya Hertz
John Havlik
Catherine Weitz
Kai Christmas
Hans Havlik
Mohini Chacon
Sarah-Jane Bennett
Haley Moody
Chalres Robertson
Luko Che
Nakula Hertz
Rudy Rothseiden
Brian Bisher
Tara Barton
Tyler Walker
Jacki Shehan Clarke
Michael Getman
Jodi Bowes
Jeff Hendell
Finn
Tom Hubbard
Tamara Robbins
Marshall Rossin

Jane Graham, National Speleological Society, Rebuttal, Submitted.
Soorya Lindberg, Affected Party, Rebuttal, Submitted.
Sarah Younger, Affected Party, Rebuttal, Submitted.
Jennifer Appleby, City of High Springs-Affected Party, Rebuttal, Submitted.
Soyini Kojo, Affected Party, Rebuttal, Submitted.
Sylvia Torres, County Attorney, Rebuttal, Submitted.
Vinette D. Godelia, Esq.-Vinette D. Godelia, Esq.-Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., P.A., Rebuttal, Submitted.
Mr. Reyes, Professional Engineer, EDA Consultants, Rebuttal, Submitted.
Kenneth Hill, PE, GSEngineering and Consulting, Rebuttal, Submitted.
Susan Stevens, Stearns Weaver Miller Weissler Alhadeff & Sitterson, Rebuttal, Submitted.

Soorya Lindberg, Affected Party, Cross-Examination, Submitted.
Sarah Younger, Affected Party, Cross-Examination, Submitted.
Jane Graham, National Speleological Society, Cross-Examination, Submitted.
Jennifer Appleby, City of High Springs-Affected Party, Cross-Examination, Submitted.

Vinette D. Godelia, Esq.-Vinette D. Godelia, Esq.-Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., P.A., Request Continuance, Submitted.

**Member Judd moved that the applicant not be granted a continuance; seconded by Member Jenny Highlander.**

Citizen Comments:
Rudy Rothseiden
Tamara Robbins

**Motion passed by 5-0 roll call vote.**

Bryan Thomas, Director of Planning and Community Development, Rebuttal, Submitted.

Jane Graham, National Speleological Society, Closing Comments, Submitted.
Sylvia Torres, County Attorney, Closing Comments, Submitted.
Soorya Lindberg, Affected Party, Closing Comments, Submitted.

**Vice Chair Menadier moved to continue the meeting; seconded by Member Highlander.**

**Motion passed by unanimous consent.**

Vinette D. Godelia, Esq.-Vinette D. Godelia, Esq.-Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., P.A.,Closing Comments, Submitted.
Mr. Thomas, Director of Planning and Community Development, Closing Comments, Submitted.

**Member Judd moved that, based upon the competent substantial evidence presented at these hearings, January 13 and 20,' 2026, the presentation before this Board, Public Comment, and Comments from Affected Parties; this Board finds the application to be inconsistent with the City of Alachua Comprehensive Plan and Land Development Regulations and Application #PSE22-0002 to add the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district on a portion of parcel Community Commercial (CC) Tax Parcel number 03020-000-000, and should be denied because we have not been given information that addresses the questions specifically concerning the two storm water basins under consideration and if the design would minimize the environmental impact. I would also say with regard to not meeting the specific portion of the requirement of a Special Exception, a December 2025 letter from Mr. Alfieri indicated that all those parts and all those analyses needed to be completed prior to approving the Special Exception; seconded by Member Highlander.**

**Motion passed by 4-0 roll call vote. Member Virginia Johns recused.**

## ADJOURN

**Vice Chair Menadier moved to adjourn; seconded by Member Highlander.**

**Motion passed by unanimous consent.**

Chair Smith adjourned at 11:25pm.

Board Agenda
**Item**

**MEETING DATE:** February 10, 2026

**SUBJECT:** PSP24-0012 | Gatorland Kubota Site Plan Application - A request by NV5, Inc. (Agent) on behalf of Gatorland Kubota Equipment Company, Inc. (Property Owner) for a site plan to construct a ± 12,550 square foot truck or tractor rental or sales with an accessory repair and servicing facility and associated site improvements on a ± 6.31-acre subject property generally located west of the intersection of US Highway 441 and NW 111th Boulevard (Tax Parcel 05885-010-011); Future Land Use: Commercial; Zoning: Commercial Intensive (CI) (Quasi-Judicial Hearing).

**PREPARED BY:** Carson Crockett

**RECOMMENDED ACTION:**

Staff recommends that the Planning & Zoning Board find the site plan application for Gatorland Kubota Equipment Company, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the site plan subject to the seven conditions in Exhibit "A" and located on page 25 of the February 10, 2026, 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 Gatorland Kubota Equipment Company, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the site plan subject to the seven conditions in Exhibit "A" and located on page 25 of the February 10, 2026, staff report.*

## Summary

This application is a request by NV5, Inc. (Agent) on behalf of Gatorland Kubota Equipment Company, Inc. (Property Owner) for a site plan to construct a ± 12,550 square foot truck or tractor rental or sales with an accessory repair and servicing facility and associated site improvements. The ± 6.31-acre subject property is generally located west of the intersection of US Highway 441 and NW 111th Boulevard.

The site plan proposes three access points to the property – two from NW 111th Boulevard and one cross-access drive directly to the north of the subject property. No driveway access to US Highway 441 is proposed. Stormwater will be conveyed to an existing master stormwater

facility directly west of the subject property.

## FINANCIAL IMPACT

None

## ADDITIONAL FINANCIAL INFORMATION

N/A

## ATTACHMENTS

1. Staff Report & Supporting Materials
2. Site 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:** February 10, 2026
**Quasi-Judicial Hearing** **Application #: PSP24-0012**

| | |
|---|---|
| **SUBJECT:** | A request for a site plan to construct a ± 12,550 square foot truck or tractor rental or sales with an accessory repair and servicing facility and associated site improvements. |
| **APPLICANT/AGENT:** | NV5, Inc. |
| **PROPERTY OWNER:** | Gatorland Kubota Equipment Company, Inc. |
| **LOCATION:** | Generally located west of the intersection of US Highway 441 and NW 111th Boulevard. |
| **PARCEL ID NUMBER:** | 05885-010-011 |
| **FLUM DESIGNATION:** | Commercial |
| **ZONING:** | Commercial Intensive (CI) |
| **OVERLAY:** | N/A |
| **ACREAGE:** | ± 6.31 |
| **PROJECT PLANNER:** | Carson J. Crockett, AICP |
| **RECOMMENDATION:** | Staff recommends that the Planning & Zoning Board find the site plan application for Gatorland Kubota Equipment Company, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the site plan subject to the seven conditions in Exhibit "A" and located on page 25 of the February 10, 2026, 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 Gatorland Kubota Equipment Company, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the site plan subject to the seven conditions in Exhibit "A" and located on page 25 of the February 10, 2026, staff report.* |

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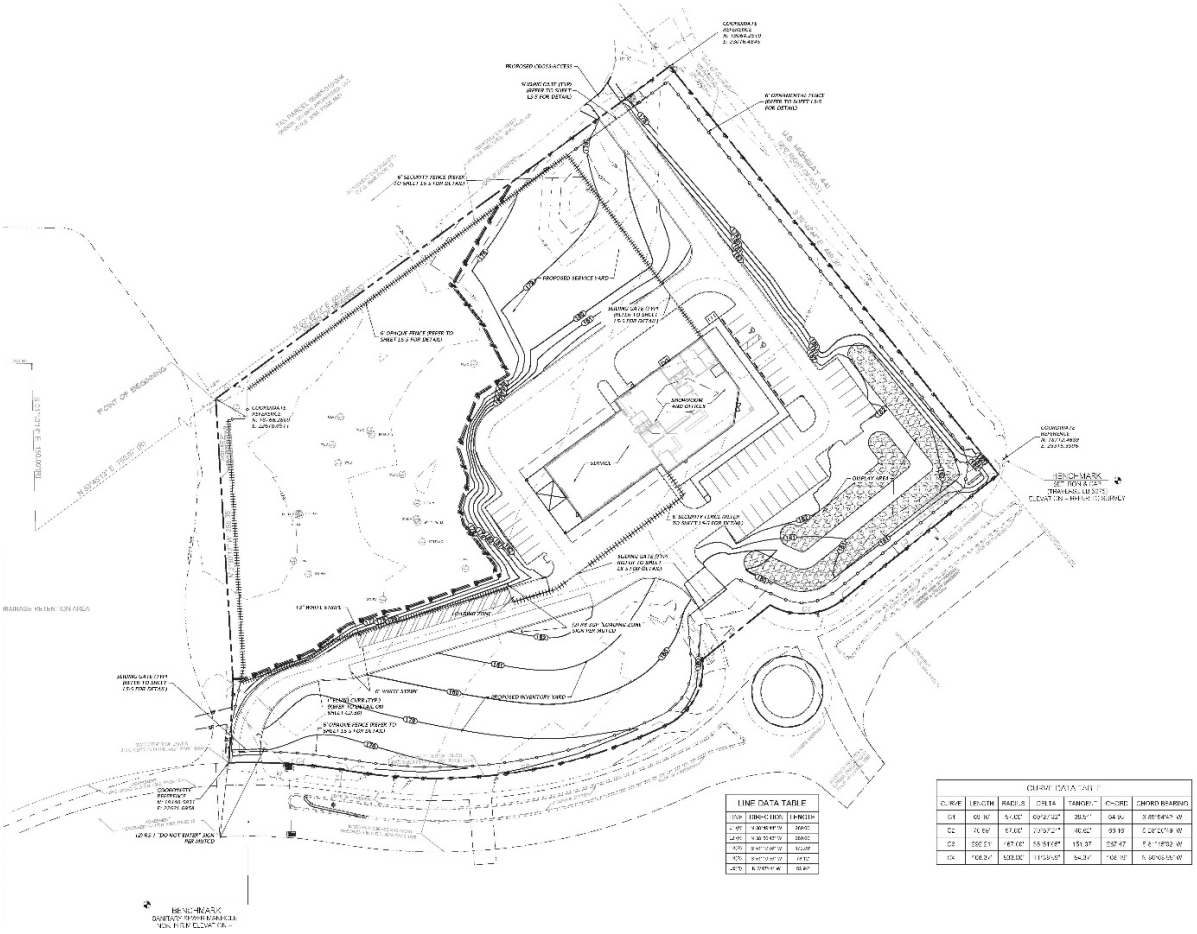



**Figure 1. Proposed Site Plan**

# EXISTING USES

The subject property is undeveloped and is comprised primarily of naturally wooded areas; however, a driveway stub from NW 111th Boulevard does encroach upon the property and an existing sanitary sewer line runs through a utility easement along the northwestern portion of the subject property.

## 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 | Wholesale Sales; Contractor | Commercial | Commercial Intensive (CI) |
| South | Vacant Commercial | Commercial | Commercial Intensive (CI) |
| East | Utility, Major | Public Facilities (Gainesville) | Public Services and Operations (PS)(Gainesville) |
| West | Utility, Minor (Stormwater) | Commercial | Commercial Intensive (CI) |

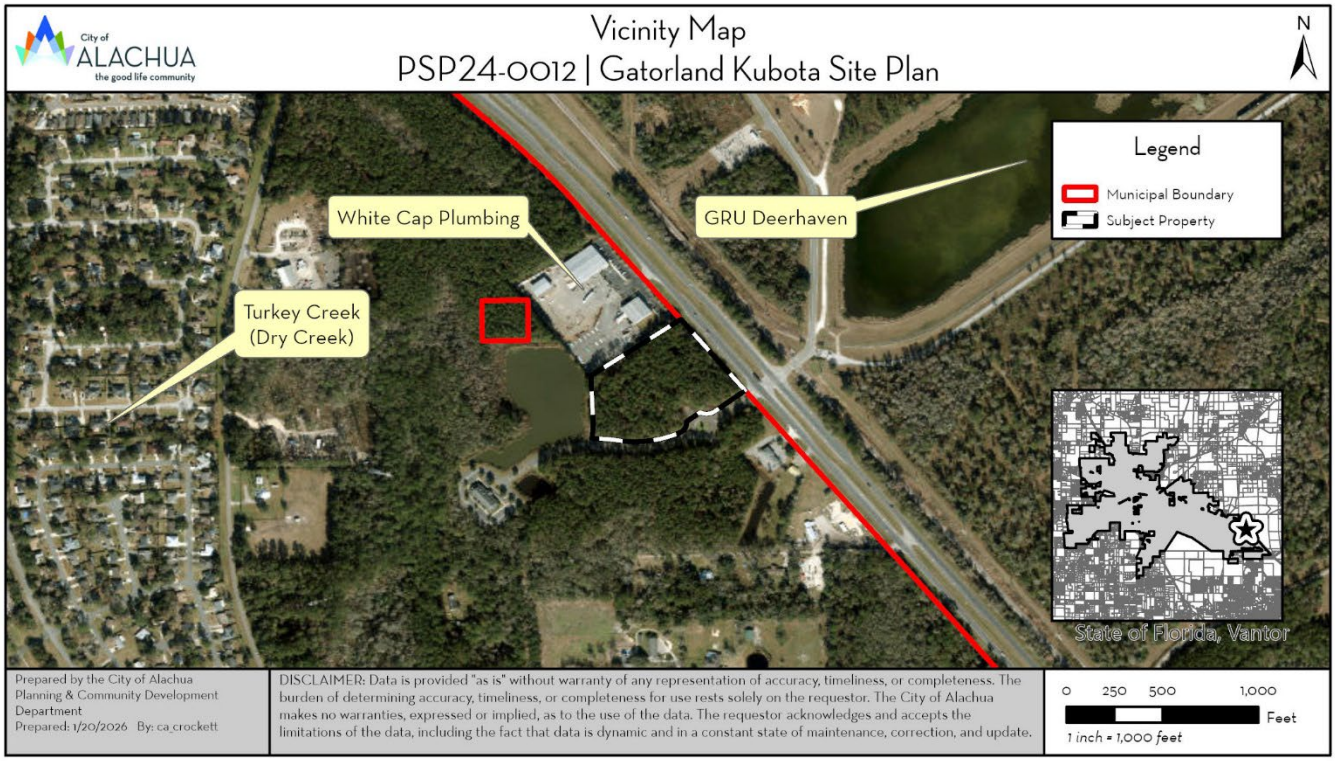



**Figure 2. Vicinity Map**

## 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 July 10, 2024, at 11801 Research Drive (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 no members of the public.

# 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 1.3: *Commercial & Mixed-Use*

The City shall establish three commercial and mixed-use 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, and the potential for mixed-use developments 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 while diversifying the housing stock.

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

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Recreation and entertainment;
5. Tourist-related uses;
6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;

18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers.

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

**Evaluation & Findings**: The subject property's future land use category is Commercial. The proposed use of truck or tractor rental or sales falls under auto-oriented uses, which is an allowed use in the Commercial future land use category. The use supports the objective of the commercial and mixed-use future land use categories by providing goods and services to citizens and visitors of the Alachua and North Central Florida regions.

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;

**Evaluation & Findings**: The proposed site plan includes three vehicular ingress/egress points. Two ingress/egress points are from NW 111$^{th}$ Boulevard and one ingress/egress point is a cross-access drive directly to the north of the subject property. The site would have no direct access to US Highway 441, instead gaining access to US Highway 441 through the cross-access drive.

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 is within the maximum permitted floor area ratio.

4. Adequacy of pervious surface area 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 existing offsite stormwater management facility as part of a master environmental resource permit (ERP) ERP-001-207202-2.

5. Placement of signage;

**Evaluation & Findings**: Commercial signage is to be permitted separately from the proposed site plan and the applicant has been notified of such requirement under Section 2.4.11. All incidental signage and signage required for traffic control has been reviewed and the site plan demonstrates that the placement of signage will not interfere with visibility, landscaping, utilities, or site circulation.

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;

**Evaluation & Findings**: The proposed site plan included a photometric plan and has demonstrated compliance with the outdoor lighting standards as established in Section 6.4 of the City's Land Development Regulations.

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

**Evaluation & Findings**: The proposed site plan has demonstrated a safe on-site circulation pattern, including required parking areas, vehicle display areas, and a loading zone.

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**: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to environmental features, topography, soils, flood prone areas, wetlands, or habitat on the subject property.

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

**Evaluation & Findings**: No performance based zoning requirements are being applied to the 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.

**Evaluation & Findings**: The proposed site plan is a non-residential, non-mixed-use development consisting of ± 12,550 square feet of floor area on a ± 6.31-acre subject property. As such, the permitted floor area ratio is 0.5 and the floor area ratio of the proposed site plan is ± 0.05 and is therefore acceptable.

Objective 5.1: *Natural Features*

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

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

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

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

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

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

**Evaluation & Findings**: Staff has prepared, and included within this report, an environmental conditions analysis. One delineated wetland is present on the subject property; however, no dredging and filling or other alterations to the wetland are proposed within the delineated wetland or the required wetland buffer. There are no concerns related to environmental features, topography, soils, flood prone areas, wetlands, or habitat on the subject property.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Policy 9.1.a: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

**Evaluation & Findings**: The proposed site plan is located with the City's potable water and wastewater service areas and will connect to these City services.

## 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 1.5.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:

2. Through the extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
3. 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**: The proposed site plan shows one ingress/egress point as a cross-access drive directly to the north of the subject property. The site would have no direct access to US Highway 441, instead gaining access to US Highway 441 through the cross-access drive.

## 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:

4. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
5. *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.
6. *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. One delineated wetland is present on the subject property; however, no dredging and filling or other alterations to the wetland are proposed within the delineated wetland or the required wetland buffer. 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:** A wetland delineated by the Suwannee River Water Management District on 11/19/2024 is present on the subject property. The required minimum 50-foot wetland buffer with an average width of 75-feet has been provided. An existing sanitary sewer line encroaches into the wetland; however, no changes to this sanitary sewer line are proposed. No dredging and filling or other alterations to the wetland are proposed within the delineated wetland or the required wetland buffer.

A vinyl coated chain-link fence is proposed to encroach into the wetland along the subject property line. A chain-link fence will allow the continued flow of water and is not anticipated to alter the natural function of the wetland, complying with Section 6.9.5 of the City's Land Development Regulations. Staff has proposed one condition related to regular maintenance and cleaning of the fence line to ensure the natural function of the wetland is maintained.

## 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 a strategic ecosystem; however, the Hague Flatwoods strategic ecosystem is located across US Highway 441 from the subject property. Due to the disconnection caused by US Highway 441 and the non-industrial nature of the proposed use, there are no concerns related to impacts to any strategic ecosystem 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. Some areas of the subject property have been identified as priority three as part of the FNAI; however, the limitations of the FNAI result in non-contiguous portions of the subject property being identified. 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 | |
| Wauchula Sand; 0 to 2% Slope | B/D | Poorly Drained | Severe; Wetness | Severe; Wetness | 100% |

**Evaluation & Findings:** Wauchula sand, 0 to 2% slope, is a poorly drained soil with potentially severe limitations for small commercial buildings. According to the Soil Survey of Alachua County, potential limitations arise from wetness, but can be mitigated through proper stormwater drainage. The application proposes using an existing master stormwater management facility adjacent to the subject property. No concerns related to the soil were noted by the City's engineering reviewers nor the design engineer. As such, there are no concerns related to potential soil limitations located on the subject property.

## Flood Potential

Panel 12001C0145E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the development area is primarily in Flood Zone X (areas determined to be outside of the 500-year floodplain) with a portion of the subject property being located in Flood Zone A.

**Evaluation & Findings:** The portion of the property located in Flood Zone A is generally consistent with the delineated wetland and provided wetland buffer. The propose structures and use areas of the subject property are all located in Flood Zone X; therefore, there are no concerns related to flood potential on the subject property.

## 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:** No potential sinkholes were noted on the subject property and the subject property is not located in an area of high aquifer recharge potential as noted on the Suwannee River Water Management District High Aquifer Recharge Potential (HARP) Map; therefore, there are no concerns related to karst-sensitive features 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 on the subject property.

## 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 located within the City's Historic Overlay District and no structures identified by the State of Florida and the Alachua County Historic Resources Inventory were noted on the subject property; therefore, there are no concerns related to historic features on the subject property.

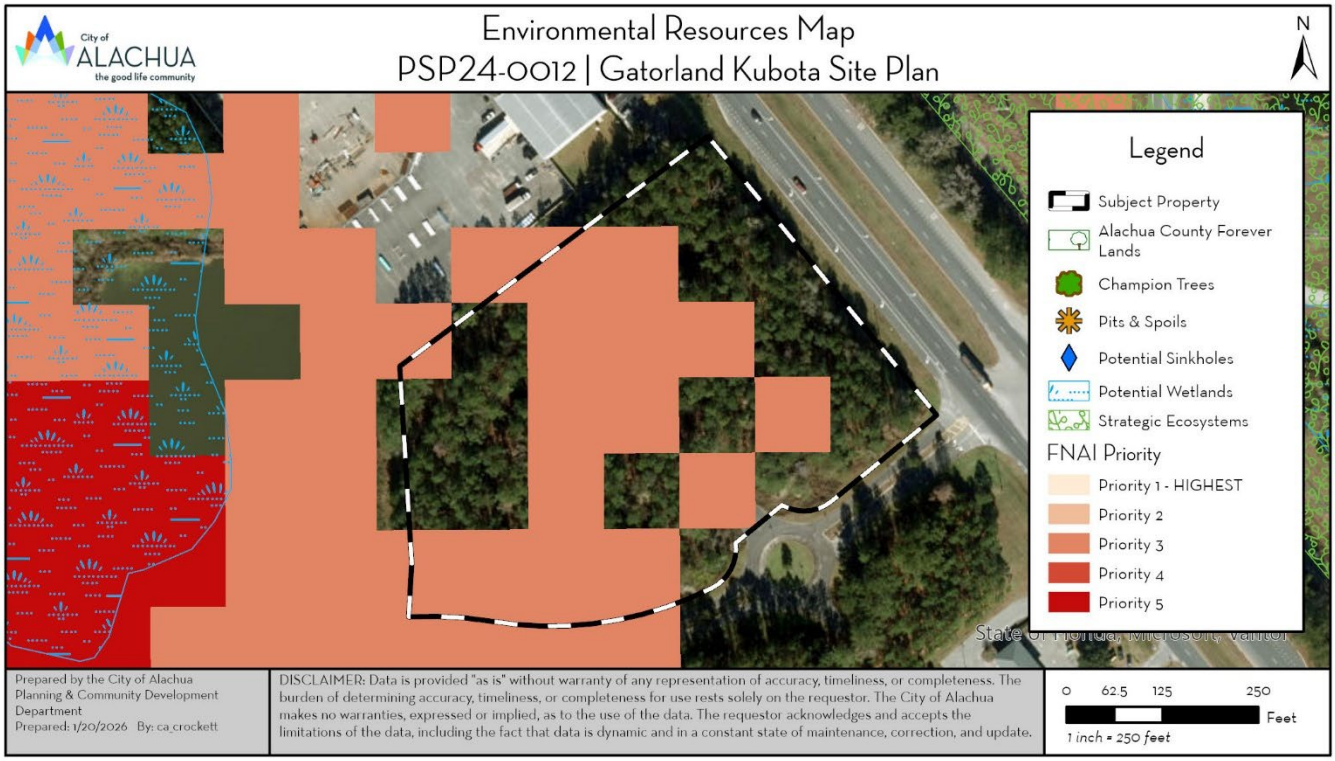



**Figure 3. Environmental Resources Map**

# 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 plan applications 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 of the following standards are met:

(a) *Consistency with 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 type of truck or tractor rental or sales is a permitted use in the Commercial Intensive (CI) 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 truck or tractor rental or sales are established in Section 4.3.4(J)(2) 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*.

(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 laws, ordinances, regulations and local requirements*. 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:** Two 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 south and east elevations both consist of a minimum 20% glazing, satisfying this requirement.

(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:** Two of the four façade faces substantially face a street. The south façade is approximately 202 feet in width and incorporates wall offset alternatives as provided for in Section 6.8.2(A)(2)(b)(ii). The east façade is approximately 80 feet in width and incorporates wall offset alternatives as provided for in Section 6.8.2(A)(2)(b)(ii).

(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:** All four façade faces use an approximately similar ratio of the same materials and glazing.

(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 principally of three materials: metal panels, exposed split face concrete block, and EIFS. On the north, south, and east façade, the metal panels comprise less than 50 percent of the façade. The west façade is comprised of more than 50 percent metal panels; however, Section 6.8.2(A)(2)(d)(i) does not apply to the west wall. Exposed split face concrete block comprises less than 60 percent of all facades as required. EFIS comprises the remainder of the façade materials.

(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 no rooftop mechanical equipment is proposed; therefore, this standard is not applicable.

(B) *Connections to sidewalk system.*

(1) When a sidewalk system exists within a right-of-way which is contiguous to the development, a minimum of one pedestrian connection to the sidewalk system shall be provided. On-site pedestrian circulation patterns shall be configured to provide safe and convenient access from the off-site sidewalk system to the main entrance(s) of the building(s). Sidewalks shall be constructed in accordance with Subsection 7.3.2(B), Configuration.

**Evaluation & Findings:** A sidewalk system does not exist contiguous to the development; therefore, this standard is not applicable.

(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:** The proposed site plan provides a cross-access driveway connection to the north, connecting to the pre-existing development to the proposed development along a cross-access corridor. Staff has proposed one condition regarding recording of cross-access easements.

# 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.

**Table 3-1. 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 Intersection | 4/D | Principle Arterial | COMM | D |
| 4 | U.S. Hwy 441 from CR 25A East Intersection to SR 235 | 4/D | Principle Arterial | Urban Trans | 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 3 U.S. Hwy 441 | | Segment 4 U.S. Hwy 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 | 2,512 | 331 |
| Available Capacity[3] | 20,675 | 1,656 | 25,488 | 2,220 |
| Increase/Decrease in Trips Generated by Development[4] | 117 | 18 | 117 | 18 |
| Residual Capacity | 20,558 | 1,638 | 25,371 | 2,202 |
| Residual Percentage of Permitted Design Capacity Utilized | 52.19% | 57.67% | 44.48% | 46.42% |

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 January 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition Code 810; Trip Distribution: Segment 3 – 100%; 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] | 3,000,000 |
| Less Actual Potable Water Flows[1] | 1,565,500 |
| Reserved Capacity[2] | 426,864 |
| Available Capacity | 1,007,636 |
| | |
| Increase/Decrease in Potable Water Demand from Application[3] | 1,882 |
| | |
| Residual Capacity | 1,005,754 |
| Residual Percentage of Permitted Design Capacity Utilized | 66.47% |

1 City of Alachua Public Services Department, December 2025
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Per FAC 62-6.0008: (12,550 sq. ft. / 100) * 15 GPD

**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. 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] | 396,935 |
| Available Capacity | 290,065 |
| | |
| Increase/Decrease in Sanitary Sewer Demand from Application[3] | 1,882 |
| | |
| Residual Capacity | 288,183 |
| Residual Percentage of Permitted Design Capacity Utilized | 80.79% |

1 City of Alachua Public Services Department, April 2025
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Per FAC 62-6.0008: (12,550 sq. ft. / 100) * 15 GPD

**Evaluation & Findings:** The proposed site plan application is not anticipated to adversely impact the level of service of the City's wastewater 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] | 30,294.66 | 5,528.78 |
| | | |
| Increase/Decrease in Demand Generated by Application[3] | 27.48 | 5.01 |
| New River Solid Waste Facility Anticipated Capacity[4] | 30+ Years | |

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2024); Policy 2.1.a, Community Facilities Element. Formula: 11,296 Persons x 0.73 tons per year.
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Per Sincero and Sincero (1936). Environmental Engineering: A Design Approach. *Princeton Hall, New Jersey.* Formula: 12lbs/day per 1,000 square feet x 12,550 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 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 of public school facilities.

## Stormwater Management Facilities

The proposed site plan application will convey stormwater to an off-site stormwater management facility originally permitted as a master environmental resource permit (ERP) ERP-001-207202-2. 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 stormwater management facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

# EXHIBIT "A"
# TO
# PSP24-0012
# GATORLAND KUBOTA SITE PLAN
# STAFF REPORT

## RECOMMENDED CONDITIONS:

1. The Applicant acknowledges and agrees that if any gopher tortoises or gopher tortoise burrows are discovered on site, it shall provide a 100% gopher tortoise survey for the subject property, which shall include a list of all local, state, and federal permits required for relocation of any gopher tortoises on site. Surveys shall be valid for a period of 3 years from original date of survey. 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 that if any killdeer or killdeer nests are discovered on site, it shall provide a 100% killdeer survey for the subject property. Surveys shall be valid for a period of 3 years from original date of survey. 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 it shall utilize the standard measures for protection for the Eastern Indigo Snake as outlined in the latest snake protection/education plan developed by the U.S. Fish and Wildlife Service. 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 the all fences on the subject property shall be maintained in good repair. Any deteriorated, damaged or decayed fence material shall be promptly repaired, and any fence or wall post or section that leans more than 20 degrees from vertical shall be promptly repaired to correct that condition. The Applicant further acknowledges and agrees to keep the vinyl coated chain-link fence line clear of any debris as to not inhibit the flow of water or the natural functions of the delineated wetland. 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 it shall provide public utilities and cross-access easements (the "Easements") as depicted on the approved site plan. The Easements shall be prepared in coordination with the City's Compliance & Risk Management Department and shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the issuance of a building permit for any building activity associated with this Development Order. The Applicant shall incur all costs associated with preparing and recording the Easements. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

6. 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.
7. The Applicant acknowledges and agrees that Conditions 1 – 6 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 – 7 as stated herein.

# EXHIBIT "B"
# TO
# PSP24-0012
# GATORLAND KUBOTA 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

January 14, 2026

*Submitted electronically to* Kristen.Jackson@nv5.com

Kristen Jackson
NV5, Inc.
11801 Research Drive
Alachua, Fl 32615

**Application #: PSP24-0012**

**RE: Notice of Hearing to be Scheduled for Gatorland Kubota Site Plan Application**

Dear Kristen Jackson,

On December 11, 2025, the City of Alachua received your revised site plan application for the Gatorland Kubota project, which proposes a ± 12,500 sq. ft. truck or tractor rental and sales facility with associated site improvements on a ± 6.31-acre subject property (tax parcel 05885-010-011). Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **February 10, 2026** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 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, January 26, 2026***. 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, January 26, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, January 22, 2026. 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, February 9, 2026***. 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
Principal Planner

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

January 14, 2026

**Carson J. Crocket, Planner**
**Office of Planning and Community Development**
**ccrockett@cityofalachua.org | 386-418-6137**
**City of Alachua, Florida.**

**Ref: Site plans for Gatorland Kubota Sales & Services**

Dear Mr. Crockett:

All of my comments on the Site plans for Gatorland Kubota Sales & Services have been addressed.

Please do not hesitate to contact me if you have any questions/comments.

Sincerely,

Claudia S. Vega, P.E.
Director of Engineering
cvega@edafl.com
edafl.com

City of
ALACHUA
the good life community

# City of Alachua

MIKE DAROZA
CITY MANAGER

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

## INTER-OFFICE COMMUNICATION

**DATE:** **Jan 14, 2026**

**TO:** **Bryan Thomas**
Planning & Community Development Director

**FROM:**
**Tom Ridgik, P.E.**
Public Services Engineering Supervisor
**Eiman Abbas**
Engineer

TR
1/14/2026
2

**RE:** **Gatorland Kubota Site Plan Revised Comments**

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

These submittal comments have been revised based upon revised Sheet C3.10 to address Comment 2. Also, City has rerated comment 8 to Approved as Noted.

| NO. | COMMENTS |
|---|---|
| 1 | **Comment on July 2024 Submittal**<br>**Sheet C0.00 - Cover Sheet**<br>As part of title, please replace "DEVELOPMENT PLANS" with "SITE PLANS" in keeping with COA Planning terminology.<br><br>Please **Revise and Resubmit** this sheet.<br><br>**Comment on Feb 2025 Submittal**<br>**Sheet C0.00 - Cover Sheet**<br>**Approved** |

| NO. | COMMENTS |
|---|---|
| 2 | **Comment on July 2024 Submittal**<br>**Sheet(s) TBD**<br>1. Show the electric infrastructure for at least that part that the City will maintain.<br>2. To the appropriate sheet, show the point of connection from existing City power service, the proposed power circuit and the proposed transformer.<br>3. Show PUEs for all electric infrastructure not in the right-of-way that the City will maintain.<br>4. Submit electrical specifications. See the comment supplement(s) for an example.<br>**Notes:**<br>Load schedule or equivalent has been submitted in sufficient detail so that the City can size the transformer.<br>Transformer load-side voltage and phase requirements have been submitted.<br><br>Please **Revise and Resubmit** applicable sheet(s).<br><br>**Comment on Feb 2025 Submittal**<br>Electrical specifications (Item 4) have been submitted. The other items do not appear to have been submitted, and are repeated below:<br><br>**Sheet(s) TBD**<br>1. Show the electric infrastructure for at least that part that the City will maintain.<br>2. To the appropriate sheet, show the point of connection from existing City power service, the proposed power circuit and the proposed transformer.<br>3. Show PUEs for all electric infrastructure not in the right-of-way that the City will maintain.<br><br>**Comment on Dec 2025 Submittal**<br>**Sheet 3.10 –Detailed Utility Plan**<br>**Transformer PUE:** Please increase PUE dimension from 3-feet to 5-feet as shown on markup.<br>Please **Revise and Resubmit** Sheet C3.10.<br>For review purposes, Public Services will accept a PDF of the revised sheet forwarded by email.<br>**Revised Comment on Dec 2025 Submittal as per revised Sheet C3.10 forwarded to** |

| NO. | COMMENTS |
|---|---|
| | **Public Services by email.**<br>**APPROVED** |
| 3. | **Comment on July 2024 Submittal**<br>**Sheet C0.00**<br>**General Notes**<br>To the last Note 5 sub-note, please REPLACE "2020" with "LATEST EDITION".<br><br>Please add Note 6 as follows:<br>"6. STORMWATER: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM."<br>Please **Revise and Resubmit** this sheet.<br><br>**Comment on Feb 2025 Submittal**<br>**Sheet C0.00**<br>General Notes<br>**Approved** |
| 4. | **Comment on July 2024 Submittal**<br>**Sheet C-0.10**<br>**Water & Wastewater General Notes**<br><br>Please add the following notes:<br><br>"16. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY.<br><br>17. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.<br><br>18. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT.<br><br>19. WET TAP(S) TO PRESSURIZED WATER MAINS SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.<br><br>20. .POTABLE WATER SERVICE LINES SHALL BE 2-INCH MINIMUM, |

| NO. | COMMENTS |
|---|---|
| | SCHEDULE 40 PVC AND RATED FOR NSF-61."<br><br>Please **Revise and Resubmit** this sheet.<br><br>**Comment on Feb 2025 Submittal**<br>**Sheet C-0.10**<br>**Water & Wastewater General Notes**<br>**Approved** |
| 5. | **Comment on July 2024 Submittal**<br>**Sheet C3.10**<br>Call-out "END CITY MAINTENANCE" at existing SS manhole<br>To 1-inch irrigation meter, call-out detail 115 and call-out providing 1-inch curb stop within meter box.<br>To 1.5-inch water meter, call-out providing 1.5-inch curb stop within meter box.<br>Call out 2 X 2 tee, 2-inch water service, etc.<br>In Sanitary Sewer Structure Table, call-out external drop pipe.<br>See mark-up.<br>Please **Revise and Resubmit** this sheet.<br><br>**Comment on July 2024 Submittal**<br>**Sheet C3.10**<br>**Approved** |
| 6. | **Comment on July 2024 Submittal**<br>**Sheet C3.20**<br>Detail 112: Add note that Contractor shall provide 1.5-inch curb stop within meter box.<br><br>Please **Revise and Resubmit** this sheet.<br><br>**Comment on Feb 2025 Submittal**<br>**Sheet C3.20**<br>**APPROVED** |
| 7 | **Comment on July 2024 Submittal**<br>**Sheet(s) TBD**<br>Please add the following COA standard details to the documents: |

| NO. | COMMENTS |
|---|---|
| | 115<br>318<br>321A<br>321B<br>Please **Revise and Resubmit** applicable sheet(s).<br><br>**Comment on Feb 2025 Submittal**<br>**Sheets TBD**<br>**APPROVED** |
| 8 | **New Comment on Dec 2025 Submittal**<br><br>**Sheet C3.10 Detailed Utility Plan**<br>Irrigation BFP is called out as 1-inch on Sheet C3.10, but is also called out as 1 ½-inch on IR-1. Please resolve.<br><br>Please call out the "Proposed Public Utility Easement" for the water meters. See markup.<br><br>Please **Revise and Resubmit** applicable sheet(s). For review purposes, Public Services will accept a PDF of the revised sheet forwarded by email.<br><br>**Revised Rating**<br>Please address the above comments so as to clarify design intent.<br>This comment has rerated to Approved as Noted because:<br>*The City will accept either size Backflow Preventer.*<br>*The PUE is shown – calling it out just improves clarity.*<br><br>As a professional courtesy, please notify the reviewer that the above changes have been made.<br>**Approved as Noted** |
| | END OF COMMENTS |

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

**ELECTRICAL WORK SCOPE**

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 REQUIRED TO MODIFY EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT 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 DONE BY 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.

1.7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION , WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWINGS SHALL BE PROVIDED.

1.8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING AS-BUILT DRAWINGS OF THE PRIMARY POWER CIRCUIT TO THE NEW TRANSFORMER.

January 2, 2026

**Carson J. Crocket, Planner**
**Office of Planning and Community Development**
**ccrockett@cityofalachua.org | 386-418-6137**
**City of Alachua, Florida.**

**Ref: Site plans for Gatorland Kubota Sales & Services**

Dear Mr. Crockett:

The following are our comments for the site plans for Gatorland Kubota Sales & Services.

1. **Sheet C1.10-C1.11**
    a. The concrete hatches are not showing up on the pdfs. Please make sure they plot properly.

2. **Drainage Permit Modification Letter**
    a. Post-Development Watershed #1 does not appear to match the current proposed layout. Please advise and adjust calculations if needed.
    b. The pipe calculations provided are from 8/29/24 and do not match the current layout. This is the second attachment that is out of date, please verify that all information is current, including the first page.
    Please resubmit Drainage Permit Modification Letter for our complete review.

Please do not hesitate to contact me if you have any questions/comments.

Sincerely,

Claudia S. Vega, P.E.
Director of Engineering
cvega@edafl.com
edafl.com

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

July 17, 2025

*Submitted electronically to* Kristen.Jackson@nv5.com

Kristen Jackson
NV5, Inc.
11801 Research Drive
Alachua, Fl 32615

**Application #: PSP24-0012**

**RE: Project Assistance Team (PAT) Comments for Gatorland Kubota Site Plan Application**

Dear Kristen Jackson,

On February 13, 2025, the City of Alachua received your revised site plan application for the Gatorland Kubota project, which proposes a ± 12,500 sq. ft. truck or tractor rental and sales facility with associated site improvements on a ± 6.31-acre subject property (tax parcel 05885-010-011).

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 August 5, 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 **September, 2025, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

*Remaining 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. Revise response to Future Land Use Element Policy 1.3.d(11). The cited section is mis-quoted. Commercial uses on parcels greater than or equal to 5-acres in size are limited to an FAR of 0.50.

      *Response: Please see revised comprehensive plan consistency analysis.*

      **Remaining Deficiency: Section still mis-quoted. Revise and resubmit.**

5. **Article 6 – Development Standards**
   e. Section 6.8 – Design standards for business uses
      i. Section 6.8.2(A)(2)(b) establishes façade massing requirements for front facades and street-facing facades facing a street. Revise architectural plans to meet façade massing or alternative requirements on east and south walls, including the angled wall portion facing southeast.

         *Response: Architectural drawing has been revised to comply with requirements of 6.8.2.*

         **Remaining Deficiency: Façade massing is still insufficient. Revise and resubmit. The following alternatives may be used to satisfy this requirement:**

         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 couples with correspondingly aligned façade material changes.**

7. **Miscellaneous**
   a. Revise all application and site plan documents to have a consistent floor area for proposed structures. Several different floor areas are cited, including 12,000 sq. ft., 12,500 sq. ft., and 12,600 sq. ft. at various points throughout the site plan, site plan application, and supporting materials.

      *Response: The building square footage has been updated to 12,550 SF*

      **Remaining Deficiency: Still inconsistent. Revise and review again to ensure all application materials are consistent in the building square footage.**

*Additional Deficiencies to be Addressed*

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

1. **Outside Review**
    a. Review and address comments from outside reviewer dated 03/03/2025 (attached).
    b. Review and address comments from City of Alachua Public Services dated 03/18/2025 (attached).
    c. Review and address comments from Alachua County Fire Rescue dated 02/19/2025
2. **Miscellaneous**
    a. Submit a new Authorized Agent Affidavit for whoever will be serving as the new agent on behalf of the property owner as the original agent is no longer on the project.
    b. The tree preservation table on sheet LS-4 is labeled as Tree Mitigation/Demolition List. Revise table name.

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

Attachments: Comments from outside reviewer dated 03/03/2025
Comments from City of Alachua Public Services dated 03/18/2025
Comments from Alachua County Fire Rescue dated 02/19/2025

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)*

March 3, 2025

**Carson J. Crocket, Planner**
**Office of Planning and Community Development**
**ccrockett@cityofalachua.org | 386-418-6137**
**City of Alachua, Florida.**

**Ref: Site plans for Gatorland Kubota Sales & Services**

Dear Mr. Crockett:

The following are our comments for the site plans for Gatorland Kubota Sales & Services.

1. **Sheet C1.10**
    a. Please add one more "6' opaque fence" label to the portion of fence in the North corner of the property. The linetype identifies it but it could be mistaken for the ornamental fence with no label.
    b. Make sure the "Monument sign" label points to the monument sign.

2. **Sheet C1.10-C1.11**
    a. Please clarify the limits of the different concrete types and review the legend. On sheet C1.11, the legend suggests that the loading zone concrete pad is "concrete sidewalk". Suggest using hatches that are easier to distinguish.

3. **Sheet C3.10**
    a. The City of Alachua Design & Construction Manual V2.4 Section 2.5.A.3.e states that the maximum slope for 8-inch gravity mains is 4.50%. The last pipe in the sanitary sewer system has a slope of 12.05%. Please advise.
    b. One of the structures looks like a manhole but it called out as a WW Cleanout. Please clarify.

4. **Drainage Permit Modification Letter**
    a. Please adjust the Post-Development Watershed #1 area to accurately follow the lines of the gravel parking and S-7 area.
    b. It appears that the pipe between S-7 and S-4 has a cumulative flow of 6.9 cfs but a capacity of 6.08 cfs. Please advise.
    c. Please revise the pipe between S-13 and S-6 to increase the capacity. With the current significant figures, it is unclear if its cumulative flow of 3.8 cfs is actually 3.84

cfs rounded down while the capacity is 3.82 cfs. A larger factor of safety would clear up the confusion.

Please do not hesitate to contact me if you have any questions/comments.

Sincerely,

Claudia S. Vega, P.E.
Director of Engineering
cvega@edafl.com
edafl.com

City of ALACHUA
the good life community

# City of Alachua

MIKE DAROZA
CITY MANAGER

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

## INTER-OFFICE COMMUNICATION

**DATE:** **March 18, 2025**

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

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

TR 3/18/2025

**RE:** **Gatorland Kubota Site Plan**

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

| NO. | COMMENTS |
|---|---|
| 1 | **Comment on July 2024 Submittal**<br>**Sheet C0.00 - Cover Sheet**<br>As part of title, please replace "DEVELOPMENT PLANS" with "SITE PLANS" in keeping with COA Planning terminology.<br><br>Please **Revise and Resubmit** this sheet.<br><br>**Comment on Feb 2025 Submittal**<br>**Sheet C0.00 - Cover Sheet**<br>**Approved** |
| 2 | **Comment on July 2024 Submittal** |

| NO. | COMMENTS |
|---|---|
| | **Sheet(s) TBD**<br>1. Show the electric infrastructure for at least that part that the City will maintain.<br>2. To the appropriate sheet, show the point of connection from existing City power service, the proposed power circuit and the proposed transformer.<br>3. Show PUEs for all electric infrastructure not in the right-of-way that the City will maintain.<br>4. Submit electrical specifications. See the comment supplement(s) for an example.<br>**Notes:**<br>Load schedule or equivalent has been submitted in sufficient detail so that the City can size the transformer.<br>Transformer load-side voltage and phase requirements have been submitted.<br><br>Please **Revise and Resubmit** applicable sheet(s).<br><br>**Comment on Feb 2025 Submittal**<br>Electrical specifications (Item 4) have been submitted. The other items do not appear to have been submitted, and are repeated below:<br><br>**Sheet(s) TBD**<br>1. Show the electric infrastructure for at least that part that the City will maintain.<br>2. To the appropriate sheet, show the point of connection from existing City power service, the proposed power circuit and the proposed transformer.<br>3. Show PUEs for all electric infrastructure not in the right-of-way that the City will maintain.<br>Please **Revise and Resubmit** applicable sheet(s). |
| 3. | **Comment on July 2024 Submittal**<br>**Sheet C0.00**<br>**General Notes**<br>To the last Note 5 sub-note, please REPLACE "2020" with "LATEST EDITION".<br><br>Please add Note 6 as follows:<br>"6. STORMWATER: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE |

| NO. | COMMENTS |
|---|---|
| | STORMWATER SYSTEM."<br>Please **Revise and Resubmit** this sheet.<br><br>**Comment on Feb 2025 Submittal**<br>**Sheet C0.00**<br>General Notes<br>**Approved** |
| 4. | **Comment on July 2024 Submittal**<br>**Sheet C-0.10**<br>**Water & Wastewater General Notes**<br><br>Please add the following notes:<br><br>"16. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY.<br><br>17. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.<br><br>18. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT.<br><br>19. WET TAP(S) TO PRESSURIZED WATER MAINS SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.<br><br>20. .POTABLE WATER SERVICE LINES SHALL BE 2-INCH MINIMUM, SCHEDULE 40 PVC AND RATED FOR NSF-61."<br><br>Please **Revise and Resubmit** this sheet.<br><br>**Comment on Feb 2025 Submittal**<br>**Sheet C-0.10**<br>**Water & Wastewater General Notes**<br>**Approved** |
| 5. | **Comment on July 2024 Submittal**<br>**Sheet C3.10**<br>Call-out "END CITY MAINTENANCE" at existing SS manhole |

| NO. | COMMENTS |
|---|---|
| | To 1-inch irrigation meter, call-out detail 115 and call-out providing 1-inch curb stop within meter box.<br>To 1.5-inch water meter, call-out providing 1.5-inch curb stop within meter box.<br>Call out 2 X 2 tee, 2-inch water service, etc.<br>In Sanitary Sewer Structure Table, call-out external drop pipe.<br>See mark-up.<br>Please **Revise and Resubmit** this sheet.<br><br>**Comment on July 2024 Submittal**<br>**Sheet C3.10**<br>**Approved** |
| 6. | **Comment on July 2024 Submittal**<br>**Sheet C3.20**<br>Detail 112: Add note that Contractor shall provide 1.5-inch curb stop within meter box.<br><br>Please **Revise and Resubmit** this sheet.<br><br>**Comment on Feb 2025 Submittal**<br>**Sheet C3.20**<br>**APPROVED** |
| 7 | **Comment on July 2024 Submittal**<br>**Sheet(s) TBD**<br>Please add the following COA standard details to the documents:<br>115<br>318<br>321A<br>321B<br>Please **Revise and Resubmit** applicable sheet(s).<br><br>**Comment on Feb 2025 Submittal**<br>**Sheets TBD**<br>**APPROVED** |
| | |

| NO. | COMMENTS |
|---|---|
| | |
| 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

**ELECTRICAL WORK SCOPE**

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 REQUIRED TO MODIFY EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT 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 DONE BY 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.

1.7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION , WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING

ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWINGS SHALL BE PROVIDED.

1.8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING AS-BUILT DRAWINGS OF THE PRIMARY POWER CIRCUIT TO THE NEW TRANSFORMER.

**From:** Silver Ware
**To:** Carson J. Crockett
**Subject:** RE: Request for Review - PSP24-0012 - Gatorland Kubota Site Plan
**Date:** Wednesday, February 19, 2025 10:28:18 AM
**Attachments:** image001.png
acfrat100px_8e96f141-4af5-4d84-985f-b158b6011d19.png
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picture3_b83a3c75-d14f-41fe-8ec8-7a9caa87172b.png
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county_news_62f65719-1553-4875-a002-735233338cec.png

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Good morning

I do have one comment

1 Verify that a Fire Hydrant is within 400 feet of the closet point on the building to comply with the Florida Fire Prevention Code NFPA 1 18.5.3(1).

Thank you

Chip

**Silver Ware**
Fire Prevention Officer
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3121 (office) • 352-494-3140 (mobile) • 352-384-3157 (fax)

DISCOVER 200 1824–2024 | ALACHUA COUNTY BICENTENNIAL

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

---

**From:** Carson J. Crockett <ca_crockett@cityofalachua.org>
**Sent:** Tuesday, February 18, 2025 10:18 AM
**To:** Mike Daroza <wi_daroza@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Jeanene Carrillo <ma_carrillo@cityofalachua.org>; Kathy Winburn <ka_winburn@cityofalachua.org>; Justin Tabor <ju_tabor@cityofalachua.org>; Michael Carrillo <mi_carrillo@cityofalachua.org>; Ashley Spencer <as_spencer@cityofalachua.org>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Eiman Abbas <ei_abbas@cityofalachua.org>; Mark Avery

# City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

August 21, 2024

*Submitted electronically to* Mitchell.Mason@nv5.com

Mitchell Mason, P.E.
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

**Application #: PSP24-0012**

**RE: Project Assistance Team (PAT) Comments for Gatorland Kubota Site Plan Application**

Dear Mitchell Mason,

On August 7, 2024, the City of Alachua received your revised site plan application for the Gatorland Kubota project, which proposes a ± 12,500 sq. ft. truck or tractor rental and sales facility with associated site improvements on a ± 6.31-acre subject property (tax parcel 05885,010-011).

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 scheduled for **10:00 AM on Thursday, August 22, 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 September 5, 2024**. 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 **October, 2024, 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. Revise response to Future Land Use Element Policy 1.3.d(11). The cited section is mis-quoted. Commercial uses on parcels greater than or equal to 5-acres in size are limited to an FAR of 0.50.
2. Article 4 – Use Regulations
   a. Section 4.3.4(J)(2) prohibits the location of vehicle or equipment displays within a required setback or buffer. The display area encroaches on the east (front) setback of 20 ft. Relocate display area.
   b. Section 4.4.4(E)(1) requires outdoor storage areas be incorporated into the overall design of the primary structure on the site and be located at the rear of the primary structure. As defined in the Land Development Regulations, front elevation means the exterior walls of a structure which are immediately adjacent to the street which the structure fronts. As the proposed structure is on a corner lot, there are two front elevations. The proposed outdoor storage area is currently situated in front of the south front elevation. Revise plans to locate the proposed outdoor storage to the rear of the primary structure.
   c. Section 4.4.4(E)(3) requires outdoor storage areas be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six and eight feet in height that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure. The perimeter of the fence or wall shall be landscaped with a seven-foot-wide strip containing a minimum of one tree every 20 ft. on center of screened area. Provide fence or wall and provide a typical detail for the fence or wall. Provide required landscaping. Show required fence or wall and landscaping on landscaping plan.
3. Article 5 – Dimensional Standards
   a. Section 5.2.2(A)(7)(c) requires, in the CI zoning district, the yard setback on a road frontage be no less than 5 ft. Revise the listed setbacks on the cover sheet to reflect this requirement.
4. Article 6 – Development Standards
   a. <u>Section 6.1 – Off-street parking and loading</u>
      i. The parking requirement on the cover sheet is correctly listed as 1 space per 400 sq. ft. of floor area and 1 space per 1,000 sq. ft. of outdoor display area; however, the calculations were completed using a 1 space per 450 sq. ft. standard. Revise parking calculations using the correct standard.
      ii. Section 6.1.3(E) requires all required off-street parking and loading areas, at a minimum, be surfaced with structurally adequate asphaltic concrete or concrete surface coarse. Alternative surfacing may only be permitted for additional spaces that exceed the number of off-street parking spaces. Some required spaces are noted to be gravel. Revise and provide all required spaces with required surfacing.

iii. Section 6.1.4(D) requires all development with off-street surface parking lots with 50 or more parking spaces to provide bicycle parking facilities at a rate of one space per every 10 required parking spaces. Refer to the referenced section for all requirements. Provide bicycle parking facilities and include bicycle parking facilities in the parking calculations on the cover sheet.

iv. Section 6.1.5 establishes off-street loading standards. Include required loading space calculations in the parking calculations on the cover sheet and denote the location of the required loading space on the site plan.

b. Section 6.2 – Tree protection and landscaping standards

i. Section 6.2.1(D)(2) establishes standards for the protection of trees to remain. No tree barricade is shown on sheet C0.40 despite trees proposed to remain. Provide tree barricade in accordance with this section.

ii. The required landscaping standards for business uses, other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories are established in Section 6.2.2(D)(1)(c). Revise to the correct standards and provide the required plantings.

iii. Stormwater is considered a minor utility, establishing a buffer requirement of a 10ft type D buffer for the south and west property lines. Revise buffer table and provide required plantings. Include buffer widths in buffer calculations table on sheet LS-1.

iv. Provide list of trees to remain that are being counted towards the perimeter buffer, including common name, botanical name, caliper at DBH, health status, and reference number to location on tree survey/landscape plan.

c. Section 6.3 – Fencing standards

i. Fencing is noted on the plan. Provide a typical section of fence/wall segments as part of the landscape plan or submit a separate fencing plan. Include a typical section for gates. Ensure the sections denote height and materials proposed.

ii. Ensure proposed fencing does not block or prohibit access to meters, manholes, and other public utilities.

d. Section 6.7 – Open space standards

i. Section 6.7.3(B)(7) establishes areas excluded from open space calculations. Revise open space calculations to not include any display areas or outdoor storage areas.

e. Section 6.8 – Design standards for business uses

i. Section 6.8.2(A)(2)(b) establishes façade massing requirements for front facades and street-facing facades facing a street. Revise architectural plans to meet façade massing or alternative requirements on east and south walls, including the angled wall portion facing southeast.

ii. Section 6.8.2(A)(2)(d) establishes prohibited materials for all facades facing a street. Metal siding exceeds 50% of facades visible from the street on east and south facades, including the angled wall portion facing southeast. Revise architectural plans as necessary.

f. Section 6.9 – Environmental protection standards

i. Display the delineation of flood prone areas on the site plan. The proposed service yard appears to be located in the flood zone.

5. **Land Rights**

a. The "Common Area, Ingress, Egress and Utility Easement" on sheet C3.10, on the east side of the plans, O.R. Book 4813, page 1898, is a private easement between Alachua Crossings LLC and Gatorland Kubota. An easement will need to be given to the City for the public utilities on that parcel of land.

b. Confirm that the City has an adequate PUE on the west side of the plans for the sanitary sewer line. If not, provide that PUE to the City.

c. All easements in favor of the City and any deeds transferring property to the City will need to be executed and recorded prior to issuance of a building permit. As such, all legal descriptions and sketches for easements and property to be deeded to the City need to be submitted to the City's Compliance and Risk Management Department in a timely manner, prior to execution and recording of the land rights documents. Please submit all documents to Anne-Marie DiRocco at: an_dirocco@cityofalachua.org and Corey King at: cking@cityofalachua.org, in the Compliance and Risk Management Department.

6. **Outside Review**

a. Review and address comments from outside reviewer dated 08/20/2024 (attached).

b. Review and address comments from City of Alachua Public Services dated 08/20/2024 (attached).

7. **Miscellaneous**

a. Revise all application and site plan documents to have a consistent floor area for proposed structures. Several different floor areas are cited, including 12,000 sq. ft., 12,500 sq. ft., and 12,600 sq. ft. at various points throughout the site plan, site plan application, and supporting materials.

b. Provide additional detail on activities to be conducted in the proposed service yard.

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 outside reviewer dated 08/20/2024
Comments from City of Alachua Public Services dated 08/20/2024

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

August 20, 2024

**Carson J. Crocket, Planner**
**Office of Planning and Community Development**
**ccrockett@cityofalachua.org | 386-418-6137**
**City of Alachua, Florida.**

**Ref: Development plans for Gatorland Kubota Sales & Services**

Dear Mr. Crockett:

The following are our comments to the construction plans for Briarwood Subdivision Phase 4.

1. **Sheet C0.21**
    a. The legend suggests mulching and tree barriers are to be found on the plan, but none are called for. If they're supposed to be there, please add them, otherwise remove from label for clarification.
    b. Suggest adding inlet protection for the catch basin just outside of the site to the South-West.
2. **Sheet C0.40**
    a. Please add tree barricades for the trees to remain on the North-East of the site.
    b. Please rearrange the catch basin label to the South-West of the property to make it legible.
    c. The legend suggests there is a "feature to be removed". Update legend is that is not the case.
3. **Sheet C1.10 and C1.11**
    a. The fence around the property is called either opaque or decorative. It is unclear if the fence will be an opaque decorative one, or if those are 2 different types of fences. If the latter is true, please indicate where the fence switches between the two types. Suggest adding fencing details for clarification.
4. **Sheet C2.10**
    a. Please add label to the pipe between S-6 and S-1.
    b. Clarify how the gravel parking area is routed to inlet S13. No contour 179 is shown.
5. **Sheet C2.11**
    a. Please add spot elevation to S-10.

6. **Drainage Permit Modification Letter**
    a. Most of the open area to the South seems to be draining to S-10 and therefore the existing SMF. Please include that area in the “Post-development watershed #1” area.
    b. Please make sure the pipe calculations match the latest design.

Please do not hesitate to contact me if you have any questions/comments.

Sincerely,

Claudia S. Vega, P.E.
Director of Engineering
cvega@edafl.com
edafl.com

City of ALACHUA
the good life community

# City of Alachua

MIKE DAROZA
CITY MANAGER

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

## INTER-OFFICE COMMUNICATION

**DATE:** **Aug 20, 2024**

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

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

TR 8/20/2024

**RE:** **Gatorland Kubota Site Plan**

Public Services has reviewed the subject project (July 2024 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS |
|---|---|
| 1 | **Comment on July 2024 Submittal**<br>**Sheet C0.00 - Cover Sheet**<br>As part of title, please replace "DEVELOPMENT PLANS" with "SITE PLANS" in keeping with COA Planning terminology.<br><br>Please **Revise and Resubmit** this sheet. |
| 2 | **Comment on July 2024 Submittal**<br>**Sheet(s) TBD**<br>1. Show the electric infrastructure for at least that part that the City will maintain.<br>2. To the appropriate sheet, show the point of connection from existing City power service, the proposed power circuit and the proposed transformer.<br>3. Show PUEs for all electric infrastructure not in the right-of-way that the City will |

| NO. | COMMENTS |
|---|---|
| | maintain.<br><br>4. Submit electrical specifications. See the comment supplement(s) for an example.<br><br>**Notes:**<br>Load schedule or equivalent has been submitted in sufficient detail so that the City can size the transformer.<br>Transformer load-side voltage and phase requirements have been submitted.<br><br>Please **Revise and Resubmit** applicable sheet(s). |
| 3. | **Comment on July 2024 Submittal**<br>**Sheet C0.00**<br>**General Notes**<br>To the last Note 5 sub-note, please REPLACE "2020" with "LATEST EDITION".<br><br>Please add Note 6 as follows:<br>"6. STORMWATER: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM."<br>Please **Revise and Resubmit** this sheet. |
| 4. | **Comment on July 2024 Submittal**<br>**Sheet C-0.10**<br>**Water & Wastewater General Notes**<br><br>Please add the following notes:<br><br>"16. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY.<br><br>17. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.<br><br>18. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT.<br><br>19. WET TAP(S) TO PRESSURIZED WATER MAINS SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.<br><br>20. .POTABLE WATER SERVICE LINES SHALL BE 2-INCH MINIMUM, |

| NO. | COMMENTS |
|---|---|
| | SCHEDULE 40 PVC AND RATED FOR NSF-61."<br><br>Please **Revise and Resubmit** this sheet. |
| 5. | **Comment on July 2024 Submittal**<br>**Sheet C3.10**<br>Call-out "END CITY MAINTENANCE" at existing SS manhole<br>To 1-inch irrigation meter, call-out detail 115 and call-out providing 1-inch curb stop within meter box.<br>To 1.5-inch water meter, call-out providing 1.5-inch curb stop within meter box.<br>Call out 2 X 2 tee, 2-inch water service, etc.<br>In Sanitary Sewer Structure Table, call-out external drop pipe.<br>See mark-up.<br>Please **Revise and Resubmit** this sheet. |
| 6. | **Comment on July 2024 Submittal**<br>**Sheet C3.20**<br>Detail 112: Add note that Contractor shall provide 1.5-inch curb stop within meter box.<br><br>Please **Revise and Resubmit** this sheet. |
| 7 | **Comment on July 2024 Submittal**<br>**Sheet(s) TBD**<br>Please add the following COA standard details to the documents:<br>115<br>318<br>321A<br>321B<br>Please **Revise and Resubmit** applicable sheet(s). |
| | |

| NO. | COMMENTS |
|---|---|
| | 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

**ELECTRICAL WORK SCOPE**

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 REQUIRED TO MODIFY EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT 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.

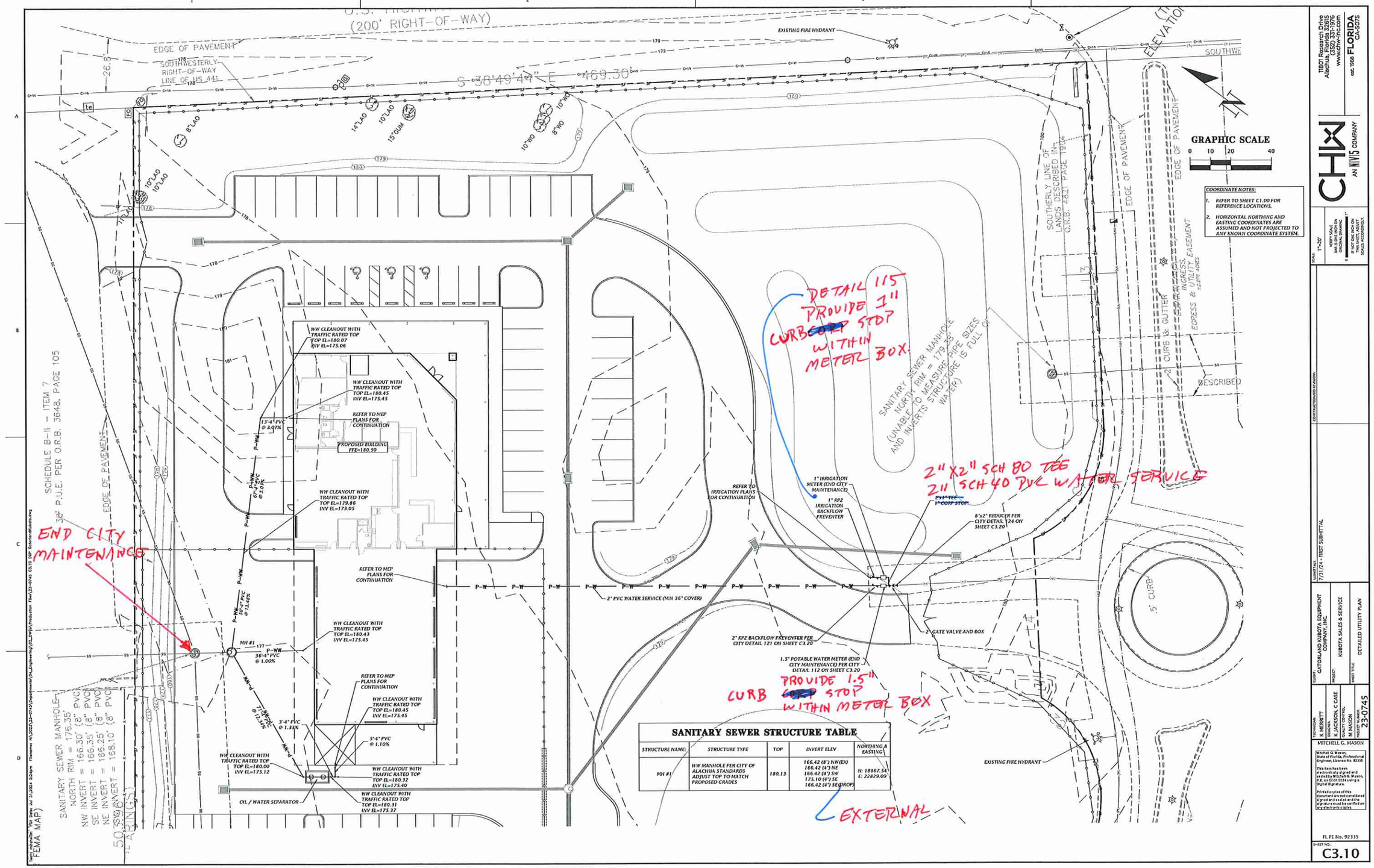
1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK DONE BY 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.

1.7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION , WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWINGS SHALL BE PROVIDED.

1.8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING AS-BUILT DRAWINGS OF THE PRIMARY POWER CIRCUIT TO THE NEW TRANSFORMER.




SANITARY SEWER STRUCTURE TABLE

| STRUCTURE NAME | STRUCTURE TYPE | TOP | INVERT ELEV | NORTHING & EASTING |
|---|---|---|---|---|
| MH #1 | WW MANHOLE PER CITY OF ALACHUA STANDARDS ADJUST TOP TO MATCH PROPOSED GRADES | 180.13 | 166.42 (8") NW (EX)<br>166.42 (4") NE<br>166.42 (4") SW<br>175.10 (4") SE<br>166.42 (4") SE DROP | N: 18867.54<br>E: 22829.09 |

CHW
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1996 FLORIDA CA-5075
AN HW|S COMPANY

SCALE: 1"=20'
VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING
IF NOT ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CONSTRUCTION/REVISION:

SUBMITTAL: 7/31/24 - FIRST SUBMITTAL

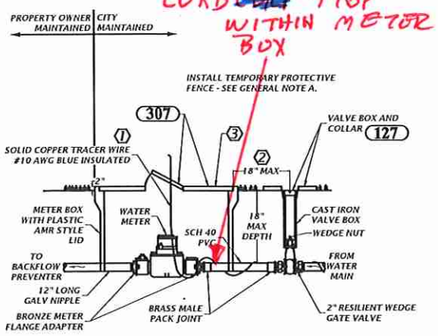
CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA SALES & SERVICE
SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: K MERRITT
DESIGNER: J HENDERSON, C CASE
QUALITY CONTROL: M MASON
PROJECT NUMBER: 23-0745

MITCHELL G. MASON
Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 07/31/2024 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
FL PE No. 92335

SHEET NO.: C3.10

CONTRACTOR SHALL PROVIDE 1.5-INCH CURB STOP WITHIN METER BOX



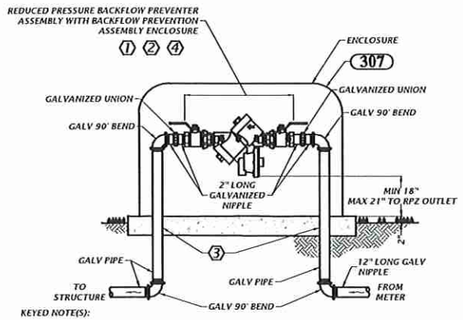

GENERAL NOTE:

A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METER AS PER (324).

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 6-INCHES ABOVE METER BOX.
2. PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR
3. PROVIDE JUMBO 2-INCH METER BOX

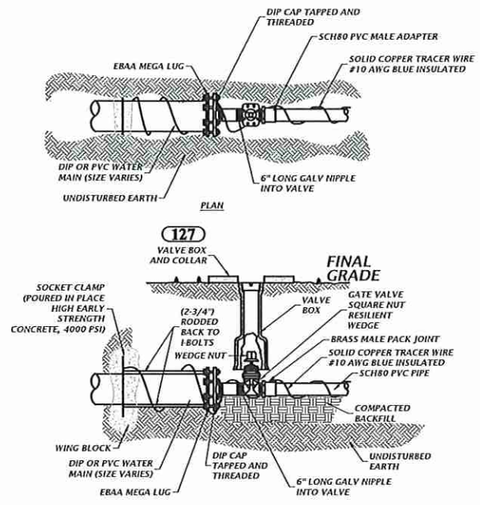
**112 1 1/2" AND 2" METER ASSEMBLY**
*NTS*



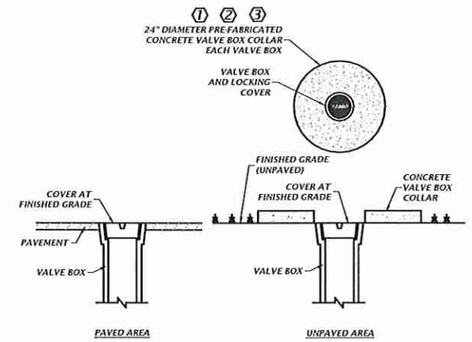

KEYED NOTE(S):

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*



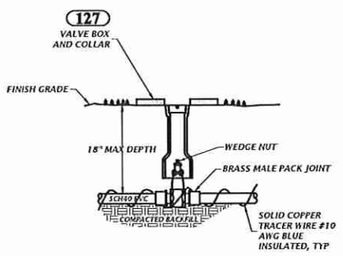

**124 WATER MAIN REDUCTION OF LINE SIZE**
*NTS*




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):

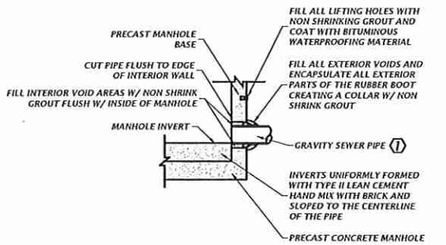
1. WATER VALVE BOX TOPS ARE TO BE CAST WITH THE WORD "WATER" ON TOP AND PAINTED BLUE.

**142 2" RESILIENT SEAT WEDGE GATE VALVE FOR WATER AND RECLAIMED WATER SERVICE CONNECTIONS**
*NTS*

ABBREVIATIONS

| | |
|---|---|
| APP | APPROXIMATE |
| ARV | AIR RELEASE VALVE |
| AWG | AMERICAN WIRE GAUGE |
| DI | DUCTILE IRON |
| DIP | DUCTILE IRON PIPE |
| E | ELECTRIC CONDUCTOR |
| FLG | FLANGED |
| FT | FOOT |
| FM | FORCE MAIN |
| GA | GAUGE |
| GALV | GALVANIZED |
| GRN | GREEN |
| GSP | GALVANIZED STEEL PIPE |
| GV | GATE VALVE |
| ID | INSIDE DIAMETER |
| LF | LINEAR FEET |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| MJ | MECHANICAL JOINT |
| NTS | NOT TO SCALE |
| OD | OUTSIDE DIAMETER |
| OS&Y | OUTSIDE SCREW AND YOKE |
| PUE | PUBLIC UTILITY EASEMENT |
| PVC | POLYVINYL CHLORIDE |
| R/W | RIGHT OF WAY |
| RPZ | REDUCED PRESSURE ZONE |
| SCH | SCHEDULE |
| SF | SQUARE FEET |
| SIM | SIMILAR |
| SS | STAINLESS STEEL |
| TYP | TYPICAL |
| URD | UNDERGROUND RESIDENTIAL DISTRIBUTION |
| YEL | YELLOW |
| WM | WATER MAIN |
| WW | WASTEWATER |

**151 DETAIL ABBREVIATIONS**
*NTS*



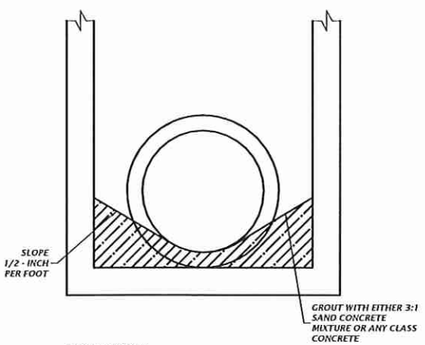

GENERAL NOTE:

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

KEYED NOTE(S):

1. ESPECIALLY FOR RETRO FIT WORK, INSTALLING A GRAVITY SEWER PIPE UP TO 2 FEET ABOVE INVERT IS PERMISSIBLE.

**209 MANHOLE PIPE CONNECTION**
*NTS*




GENERAL NOTE(S):

1. UNLESS OTHERWISE NOTED, GROUT INVERTS OF ALL STORMWATER STRUCTURES.
2. BASED ON FDOT INDEX 425-001, STANDARD PLANS, SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES

**210 GROUTING INVERTS OF STORMWATER STRUCTURES**
*NTS*


11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
CHW AN HDR COMPANY
est. 1988 FLORIDA CA-5075


SCALE: 1"=40'

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

CONSTRUCTION REVISIONS

SUBMITTALS: 7/31/24 - FIRST SUBMITTAL

CLIENT: CATOOSA/KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA SALES & SERVICE
SHEET TITLE: UTILITY DETAILS

TECHNICIAN: K. MERRITT
DESIGNER: M. MASON, C. CASE
QUALITY CONTROL: M MASON
PROJECT NUMBER: 23-0745

MITCHELL G. MASON

Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335

This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 07/31/2024 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FL PE No. 92335

SHEET NO.: C3.20


Tools: mitchellm Plot Date: Jul 31,2024 12:54pm Filename: K:\2023\23-0745\Department\3A_Engineering\3D_DWGs\Production Files\23-0745 C3.20 DT Schematic.dwg

# City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

August 7, 2024

*Submitted electronically to* mitchellm@chw-inc.com

Mitchell Mason, P.E.
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

**Application #: PSP24-0012**

**RE: Completeness Review for Gatorland Kubota Site Plan Application**

Dear Mitchell Mason,

On July 31, 2024, the City of Alachua received your site plan application for the Gatorland Kubota project, which proposes a ± 12,500 sq. ft. truck or tractor rental and sales facility with associated site improvements on a ± 2.09-ac subject property (tax parcel 05885,010-011).

According to Section 2.2.6 of the City's Land Development Regulations (LDRs), a completeness review shall be conducted upon receipt of the application 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 conditionally complete**, subject to addressing the below deficiency within 5 business days **(no later than 5:00 PM on August 15, 2024):**

1. **Site Plan Attachment #13, Environmental Resource Permit** – Provide documentation which shows a permit application for an Environmental Resource Permit (or Letter of Exemption) has been submitted to the Suwannee River Water Management District or Florida Department of Environmental Protection.

**This determination is based solely on a preliminary review of the 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 to 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)*

# SITE PLANS

## FOR:

# GATORLAND KUBOTA SALES & SERVICES

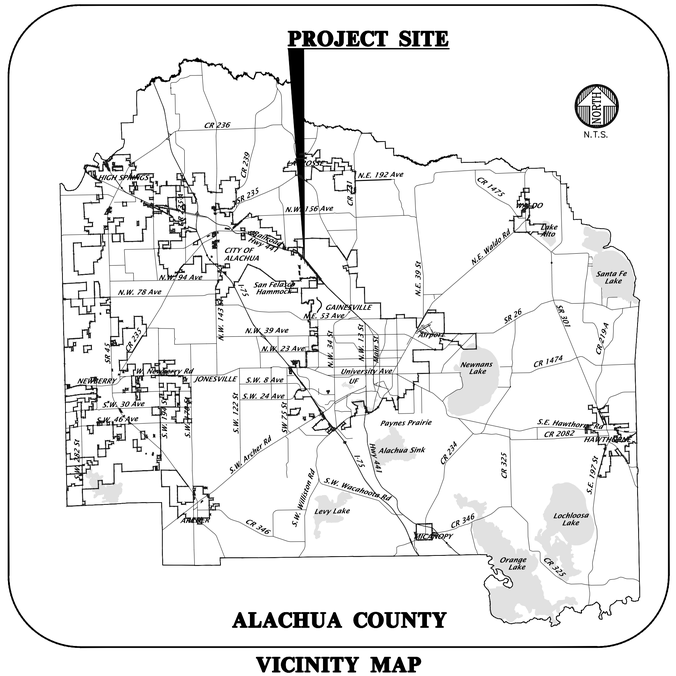
## ALACHUA COUNTY, FLORIDA

**SECTION 27 TOWNSHIP 8 SOUTH, RANGE 19 EAST**

## SUBMITTED TO:

**CITY OF ALACHUA**
**SUWANNEE RIVER WATER MANAGEMENT DISTRICT**
**FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION**

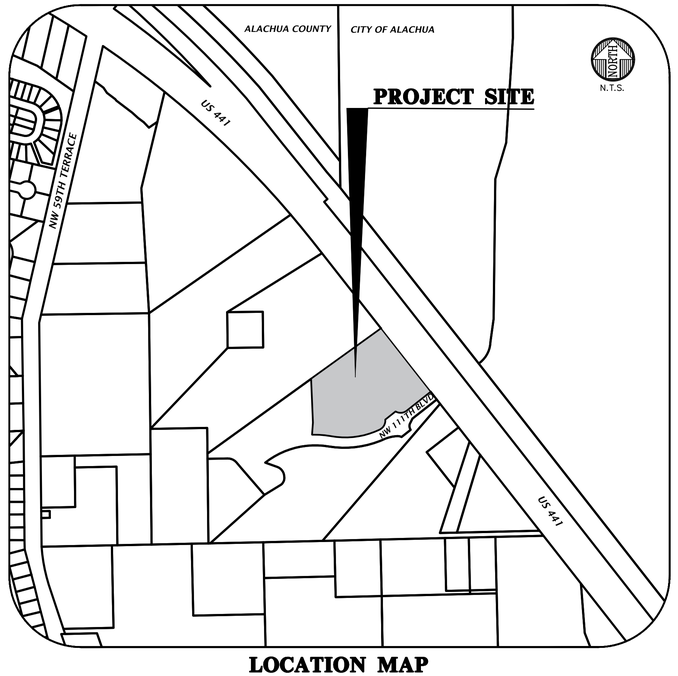
**PROJECT SITE**




**ALACHUA COUNTY**

**VICINITY MAP**

**PROJECT SITE**




**LOCATION MAP**

## GENERAL NOTES

1. *DEVELOPMENT DATA:* *PROPOSED DEVELOPMENT*

| | | | |
|---|---|---|---|
| *TOTAL AREA=* | *274,863 S.F.* | *100.0%* | *6.31 ACRES* |
| *TOTAL IMPERVIOUS AREA=* | *146,671 S.F.* | *53.3%* | |
| *DISPLAY AREA=* | *12,891 S.F.* | *4.7%* | |
| *STORAGE/INVENTORY AREA=* | *52,592 S.F.* | *19.1%* | |
| *OPEN SPACE=* | *128,154 S.F.* | *46.6%* | |

*DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±12,550 SF SALES AND SERVICES BUILDING WITH ASSOCIATED DRIVE AISLES, PARKING AND UTILITIES.*

*BUILDING SIZE:*
*INTERIOR: 12,550 SF*
*BUILDING FOOTPRINT AREA = 12,550 SF*

*ZONING & LAND USE DESIGNATION:*
*ZONING = COMMERCIAL INTENSIVE - CI*
*FUTURE LAND USE = COMMERCIAL - C*
*FLOOD ZONE: A AND X*

2. *MINIMUM BUILDING / YARD SETBACKS ARE AS FOLLOWS:*

| *PRIMARY BUILDING(G)* | |
|---|---|
| *FRONT:* | *20'* |
| *REAR:* | *15'* |
| *SIDE:* | *5' ALONG ROAD FRONTAGE* |
| *MINIMUM LOT AREA* | *NONE* |
| *MINIMUM LOT WIDTH* | *NONE* |
| *MAX BUILDING HEIGHT* | *65'* |
| *MAX LOT COVERAGE* | *NONE* |
| *PROPOSED FAR* | *0.04* |

3. *PARKING CALCULATIONS:*
*TRUCK OR TRACTOR RENTAL OR SALES*
*1 SPACE PER 400 SQ. FT. FLOOR AREA, PLUS 1 SPACE PER 1,000 SQ. FT. OUTDOOR DISPLAY AREA*

*REQUIRED:*
*12,550 SQ. FT. / 400 SQ.FT. = 31 SPACES (MINIMUM)*
*10,292 SQ. FT. / 1,000 SQ. FT. = 11 (MINIMUM)*
*TOTAL = 42 SPACES*
*LOADING SPACE = 1 SPACE*
*BICYCLE (10% OF TOTAL) = 5 SPACES*

*TOTAL PROVIDED = 43 PAVED SPACES, 6 BICYCLE SPACES, 1 LOADING SPACE*

*ACCESSIBLE PARKING SPACES REQUIRED: 3 SPACES*
*PROVIDED: 3 SPACES*

4. *DATE OF BOUNDARY SURVEY:*
*A BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY CHW AND DATED NOVEMBER 14, 2023.*

5. *UTILITIES:*
*-POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CONNECTION TO CITY OF ALACHUA WATER SYSTEM.*

*-SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION TO CITY OF ALACHUA SEWER SYSTEM.*

*-ELECTRIC SERVICE WILL BE PROVIDED VIA NEW SERVICE CONNECTION TO ADJACENT ELECTRIC SERVICE AND CITY OF ALACHUA SYSTEM.*

*-RECLAIM WATER SERVICE IS NOT AVAILABLE TO THE PROJECT SITE AT THE CURRENT TIME.*

*-POTABLE WATER AND SANITARY SERVICE SHALL CONFORM TO "CITY OF ALACHUA, DEPARTMENT OF PUBLIC SERVICE, REQUIREMENTS FOR DESIGN AND CONSTRUCTION, POTABLE WATER, RECLAIMED WATER AND WASTEWATER, LATEST EDITION.*

6. *STORMWATER:*
*THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM.*

7. *NATURAL FEATURES:*
*EXISTING TOPOGRAPHY MILDLY SLOPES FROM EAST TO WEST. THE LOT WAS PREVIOUSLY WOODED.*

8. *ZONING/LAND USE INFORMATION AND COMPLIANCE:*

*ZONING DISTRICT DESIGNATION*

*PER ARTICLE 6 OF THE LDRS, THE PROPOSED SITE IS CONSISTENT WITH ALL APPLICABLE DEVELOPMENT STANDARDS, COMPLIANCE WITH THE REQUIRED PARKING CAN BE FOUND IN NOTE 3 ON THIS SHEET. THE PROPOSED LANDSCAPING FULFILLS GENERAL, MITIGATION, AND BUFFER REQUIREMENTS. THE PROPOSED PROJECT WILL CONNECT TO AN EXISTING MASTER STORMWATER SYSTEM.*

9. *CONCURRENCY IMPACT ANALYSIS:*
*SUBMITTED UNDER SEPARATE COVER*

10. *LEGAL DESCRIPTION:*

*A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 53°45'13" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 750.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 53°45'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 503.96 FEET TO THE NORTHWEST CORNER THEREOF LYING THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441 (A 200' WIDE RIGHT OF WAY); THENCE SOUTH 38°49'44" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 469.30 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 51°10'56" WEST, A DISTANCE OF 179.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°54'42" WEST, A DISTANCE OF 64.95 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°27'32", AN ARC LENGTH OF 69.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51°10'56" WEST, A DISTANCE OF 78.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 28°20'49" WEST, A DISTANCE OF 66.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°57'21", AN ARC LENGTH OF 70.59 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 467.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 81°47'02" WEST, A DISTANCE OF 287.47 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°51'05", AN ARC LENGTH OF 292.21 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 533.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 86°08'55" WEST, A DISTANCE OF 108.19 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°38'59", AN ARC LENGTH OF 108.37 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°17'41" EAST, A DISTANCE OF 69.94 FEET; THENCE NORTH 03°30'12" WEST 256.35 FEET TO THE POINT OF BEGINNING.*

*CONTAINING 6.31 ACRES, MORE OR LESS.*


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## SHEET INDEX


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| C0.00 | COVER SHEET AND INDEX |
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| C0.11 | LEGEND |
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CONSTRUCTION/RED REVISIONS:

SUBMITTALS:

CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA SALES AND SERVICE
SHEET TITLE: COVER SHEET AND INDEX

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 23-0745

TRAVIS HASTAY
Travis J. Hastay
State of Florida, Professional Engineer, License No. 84295

This item has been electronically signed and sealed by Travis J. Hastay, PE on 01/20/2026 using a Digital Signature.

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FL PE No. 84295

SHEET NO.: C0.00


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# GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY CHW, AND DATED NOVEMBER 14, 2023.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.
4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.
9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.
11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.
14. ALL TREE BARRICADES AND SILT FENCING MAY BE INSTALLED AND INSPECTED BY CITY OF ALACHUA PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.
15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.
17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.
18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2024-25 ROAD CONSTRUCTION), AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (FY 2024-2025), AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.
21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.
22. ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.
23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.
24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.
25. A PRE-CONSTRUCTION CONFERENCE MAY BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER MAY MEET WITH THE CITY OF ALACHUA PRIOR TO INITIATION OF SITE CONSTRUCTION.
26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.
27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS (FY 2024-2025), SECTION 120.
28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).
29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

# MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT STANDARDS PLANS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE FDOT.
2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

# DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.
2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.
3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.
4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.
6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

# PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:
   A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

   NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

   B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.
   C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED, THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILL (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFY AND RAKE BOTTOM AND VEGETATE.
   D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.
   E. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.
   F. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.
   G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.
3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.
7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.
8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF ALACHUA OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX 120-001 AND 120-002.
9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:
    A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
    B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.
    C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.
11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.
13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.
14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.
15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.
16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX 524-001 AND FDOT INDEX 425- AND 430- SERIES AS APPROPRIATE. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.
17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.
18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.
19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE WATER TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.
20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.
21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

# WATER AND WASTEWATER GENERAL NOTES

1. MATERIALS AND CONSTRUCTION METHODS FOR WATER AND WASTEWATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL UTILITY EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.
4. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
5. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.
6. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
7. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
8. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
9. WHEN POTABLE WATER MAINS CROSS OTHER PIPES, THE TWO PIPES SHALL HAVE JOINTS A MINIMUM OF SIX FEET FROM THE CROSSING. WHEN POTABLE WATER MAINS CROSS UNDERNEATH OTHER PIPES, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE GRAVITY AND VACUUM WASTEWATER MAINS, STORM SEWERS, AND STORMWATER FORCE MAINS, THE PREFERRED VERTICAL SEPARATION IS TWELVE INCHES AND THE THE MINIMUM VERTICAL SEPARATION IS SIX INCHES.
10. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
11. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.
12. ALL PVC WATER SERVICE LINES SHALL BE SCH 40 PVC.
13. THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR TO INSTALL THE NEW WATER SERVICE LINE.
14. ALL SANITARY SEWER SERVICE LATERALS SHALL BE 4" PVC SDR 35 OR 6" PVC SDR 35 WITH A CLEAN-OUT LOCATED PER THE PLANS. MINIMUM SLOPE FOR 4" LATERALS SHALL BE 1.0% AND A MAXIMUM CLEANOUT SPACING OF 75 FEET ON-CENTER AND MINIMUM SLOPE FOR 6" LATERALS SHALL BE 0.6% AND A MAXIMUM CLEANOUT SPACING OF 100 FEET ON-CENTER.
15. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED FOR ALL UTILITIES SHOWN HEREON BY METES AND BOUND DESCRIPTION AND IN ACCORDANCE WITH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.
16. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY.
17. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE DETAILS AND PER THE COA DCM, LATEST VERSION.
18. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT.
19. WET TAP(S) TO PRESSURIZED WATER MAINS SHALL BE DONE BY A SUB-CONTRACTOR PRE APPROVED BY THE CITY OF ALACHUA.
20. POTABLE WATER SERVICE LINES SHALL BE 2-INCH MINIMUM, SCHEDULE 40 PVC AND RATED FOR NSF-61
21. WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION".

# ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY OTHERS FOR THE ELECTRICAL DESIGN AND DETAILS.

# COA ELECTRIC SERVICE GENERAL NOTES

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.
2. THE WORK TO EXTEND THE EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A COMBINED EFFORT BETWEEN THE CONTRACTOR AND COA.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.
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 COA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE COA. ALL LABOR WORK PERFORMED BY COA WILL BE BACK CHARGED TO THE CONTRACTOR.
5. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINARIES, TRANSFORMERS PADS AND SWITCHGEAR BASES.
6. THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT THE START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION, WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWINGS SHALL BE PROVIDED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ND SUBMITTING AS-BUILT DRAWINGS OF THE PRIMARY POWER CIRCUIT TO THE NEW TRANSFORMER.


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est.

# ABBREVIATIONS

| | |
|---|---|
| | *SYMBOLS* |
| ' | *FEET (WHEN USED WITH LENGTHS)* |
| ° | *DEGREES* |
| ' | *MINUTES (WHEN USED WITH ANGLES)* |
| " | *SECONDS* |
| % | *PERCENT* |
| @ | *AT* |
| | *A* |
| AASHTO | *ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS* |
| AC | *ACRES* |
| ADA | *AMERICAN WITH DISABILITIES ACT* |
| ANSI | *AMERICAN NATIONAL STANDARDS INSTITUTE* |
| ARCH | *ARCHITECT* |
| ARV | *AIR RELEASE VALVE* |
| ASTM | *AMERICAN SOCIETY FOR TESTING AND MATERIALS* |
| AWWA | *AMERICAN WATER WORKS ASSOCIATION* |
| | *B* |
| BC | *BACK OF CURB* |
| BFP | *BACKFLOW PREVENTER* |
| BLDG | *BUILDING* |
| BM | *BENCHMARK* |
| BMP | *BEST MANAGEMENT PRACTICE* |
| BOC | *BACK OF CURB* |
| BVCS | *BEGIN VERTICAL CURVE STATION* |
| BVCE | *BEGIN VERTICAL CURVE ELEVATION* |
| BW | *BOTTOM OF WALL* |
| BSL | *BUILDING SETBACK LINE* |
| | *C* |
| CATV | *CABLE TELEVISION* |
| CI | *CURB INLET* |
| CIP | *CAST IRON PIPE* |
| CLDIP | *CEMENT LINE DUCTILE IRON PIPE* |
| CMP | *CORRUGATED METAL PIPE* |
| CO | *CLEANOUT* |
| COA | *CITY OF ALACHUA* |
| CONC | *CONCRETE* |
| COORD | *COORDINATE* |
| CR | *COUNTY ROAD* |
| C/O | *CLEANOUT* |
| | *D* |
| DBH | *DIAMETER AT BREAST HEIGHT* |
| DE | *DRAINAGE EASEMENT* |
| DEG | *DEGREE* |
| DIA | *DIAMETER* |
| DIP | *DUCTILE IRON PIPE* |
| DWG | *DRAWING* |
| | *E* |
| e | *RATE OF ELEVATION* |
| E | *EAST* |
| EA | *EACH* |
| EL | *ELEVATION* |
| ELEV | *ELEVATION* |
| EOP | *EDGE OF PAVEMENT* |
| EOR | *ENGINEER OF RECORD* |
| ERCP | *ELLIPTICAL REINFORCED CONCRETE PIPE* |
| ESMT | *EASEMENT* |
| EVCS | *END VERTICAL CURVE STATION* |
| EVCE | *END VERTICAL CURVE ELEVATION* |
| EX | *EXISTING* |
| | *F* |
| FAC | *FLORIDA ADMINISTRATIVE CODE* |
| FBR | *FLORIDA BEARING RATIO* |
| FC | *FRICTION COURSE* |
| FDEP | *FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION* |
| FDOT | *FLORIDA DEPARTMENT OF TRANSPORTATION* |
| FFE | *FINISHED FLOOR ELEVATION* |
| FH | *FIRE HYDRANT* |
| FHWA | *FLORIDA HIGHWAY ADMINISTRATION* |
| FIG | *FIGURE* |
| FM | *FORCE MAIN* |
| FOC | *FACE OF CURB* |
| FS | *FLORIDA STATUTES* |
| FT | *FEET* |
| | *G* |
| GALV | *GALVANIZED* |
| GM | *GAS MAIN* |
| GV | *GATE VALVE* |
| | *H* |
| HDPE | *HIGH DENSITY POLYETHYLENE* |
| HP | *HIGH POINT* |
| | *I* |
| ID | *IDENTIFICATION* |
| INV | *INVERT* |
| INV EL | *INVERT ELEVATION* |
| IP | *IRON PIPE* |
| | *K* |
| K | *VERTICAL CURVE RATE OF CHANGE* |
| | *L* |
| L | *LENGTH* |
| LA | *LANDSCAPE ARCHITECT* |
| LBR | *LIMEROCK BEARING RATIO* |
| LDR | *LAND DEVELOPMENT REGULATION* |
| LF | *LINEAR FEET* |
| LP | *LOW POINT* |
| LT | *LEFT* |
| | *M* |
| MAX | *MAXIMUM* |
| ME | *MATCH EXISTING* |
| MH | *MANHOLE* |
| MIN | *MINIMUM* |
| MISC | *MISCELLANEOUS* |
| MJ | *MECHANICAL JOINT* |
| MUTCD | *MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES* |
| | *N* |
| N | *NORTH* |
| N-E | *NORTHING - EASTING* |
| N/A | *NOT APPLICABLE* |
| NAVD | *NORTH AMERICAN VERTICAL DATUM OF 1988* |
| NGVD | *NATIONAL GEODETIC VERTICAL DATUM OF 1929* |
| NO | *NUMBER* |
| NPDES | *NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM* |
| NTS | *NOT TO SCALE* |
| | *O* |
| OC | *ON CENTER* |
| OHW | *OVERHEAD WIRE* |
| ORB | *OFFICIAL RECORDS BOOK* |
| OSHA | *OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION* |
| | *P* |
| PAVT | *PAVEMENT* |
| PC | *POINT OF CURVATURE* |
| PCC | *POINT OF COMPOUND CURVE* |
| PE | *POLYETHYLENE* |
| PERF | *PERFORATED* |
| PROP | *PROPOSED* |
| PT | *POINT OF TANGENCY* |
| PVC | *POLYVINYL CHLORIDE* |
| PUE | *PUBLIC UTILITY EASEMENT* |
| PVI | *POINT OF VERTICAL INTERSECTION* |
| | *R* |
| R | *RADIUS* |
| RCP | *REINFORCED CONCRETE PIPE* |
| RPM | *RAISED REFLECTIVE PAVEMENT MARKER* |
| RPZ | *REDUCED PRESSURE ZONE* |
| RT | *RIGHT* |
| RWM | *RECLAIMED WATER MAIN* |
| R/W | *RIGHT-OF-WAY* |
| | *S* |
| S | *SOUTH* |
| SAN | *SANITARY* |
| SHWE | *SEASONAL HIGH WATER ELEVATION* |
| SF | *SILT FENCE* |
| SL | *SLOPE* |
| SP | *SUPERPAVE* |
| SR | *STATE ROAD* |
| SS | *SANITARY SEWER* |
| ST | *STORM* |
| STA | *STATION* |
| STD | *STANDARD* |
| | *T* |
| TB | *TREE BARRICADE* |
| TCE | *TEMPORARY CONSTRUCTION EASEMENT* |
| TEMP | *TEMPORARY* |
| TOB | *TOP OF BANK* |
| TV | *TELEVISION* |
| TW | *TOP OF WALL* |
| TYP | *TYPICAL* |
| | *U* |
| USF | *UNITED STATES FOUNDRY* |
| USGS | *UNITED STATES GEOLOGICAL SURVEY* |
| UTIL | *UTILITY* |
| | *V* |
| V | *VERTICAL* |
| VC | *VERTICAL CURVE* |
| VCP | *VITRIFIED CLAY PIPE* |
| | *W* |
| W | *WEST* |
| W | *WATER* |
| W/ | *WITH* |
| WM | *WATER MAIN* |
| WW | *WASTEWATER* |
| WWF | *WELDED WIRE FABRIC* |

# SIGNAGE

*SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 700-010. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 700-101.*

PARKING BY DISABLED PERMIT ONLY

*FTP-20-06 (12" X 18") PER FDOT INDEX NO. 700-102*

STOP

*R1-1 "STOP" - SEE PLANS FOR SIZE*

# SITE INFORMATION

- *EX. PROPERTY LINE*
- *LANDSCAPE BUFFER LINE*
- *BUILDING SETBACK LINE*
- *WETLAND LIMITS LINE*
- *WETLAND SETBACK LINE*
- *CENTER LINE*
- *EASEMENT LINE*
- *RIGHT-OF-WAY LINE*
- SF — SF — *SILT FENCE LINE*
- TB — TB — *TREE BARRICADE LINE*
- *EX. STRUCTURE OR BUILDING*
- *PROPOSED BUILDING*
- *PROPOSED ASPHALTIC PAVEMENT*
- *PROPOSED CONCRETE PAVEMENT*
- *PROPOSED DETECTABLE WARNING SURFACE*
- *DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 711-001*
- *WATERSHED DIVIDE*
- 99 — *EX. ELEVATION CONTOUR*
- 99 — *PROPOSED CONTOUR*
- 93.23× — *EX. SPOT ELEVATION*
- 93.23 — *PROPOSED SPOT ELEVATION*
- *DIRECTION OF SURFACE DRAINAGE FLOW*
- *PROPOSED SWALE LINE*
- x — x — *EX. FENCE*
- 12" PINE — *EX. TREE (SIZE & TYPE)*
- 1234 — *EX. TREE (TREE ID)*
- 12" PINE — *EX. TREE TO BE REMOVED (SIZE & TYPE)*
- 1234 — *EX. TREE TO BE REMOVED (TREE ID)*
- *PROJECT BENCHMARK*
- *PROPOSED OPAQUE FENCE*
- *PROPOSED DECORATIVE FENCE*
- *PROPOSED SECURITY FENCE*

# STORMWATER

*THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.*

- ST — ST — *EX. GRAVITY STORMWATER MAIN*
- P–ST — *PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*
- *EX. STORMWATER MANHOLE*
- N-E LOCATION, TOP/RIM ELEV. LOCATION — *PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010*
- N-E LOCATION, TOP/GRATE ELEV. LOCATION — *PROPOSED CIRCULAR AREA DRAIN*
- N-E LOCATION, TOP/GRATE ELEV. LOCATION — *PROPOSED SQUARE AREA DRAIN*
- N-E LOCATION, TOP ELEV. LOCATION — *PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION, TOP ELEV. LOCATION — *PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION, TOP ELEV. LOCATION — *PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION, TOP ELEV. LOCATION — *PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION, TOP ELEV. LOCATION — *PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION, TOP ELEV. LOCATION — *PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION, TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION, TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
- N-E LOCATION, TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
- N-E LOCATION, TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
- N-E LOCATION, TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION, TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION, TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
- N-E LOCATION, TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- PIPE INV. LOCATION, N-E LOCATION — *PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)*
- N-E LOCATION, INV. ELEV. LOCATION — *PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)*
- N-E LOCATION, PIPE INV. ELEV. LOCATION — *PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)*
- N-E LOCATION, PIPE INV. ELEV. LOCATION — *PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)*
- S-10 — *PROPOSED STORMWATER STRUCTURE ID TAG*

# POTABLE AND RECLAIMED WATER

- W — W — *EX. POTABLE WATER MAIN*
- P–W — *PROPOSED POTABLE WATER MAIN*
- RCW — RCW — *EX. RECLAIMED WATER MAIN*
- P–RCW — *PROPOSED RECLAIMED WATER MAIN*
- *11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)*
- *22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)*
- *45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)*
- *90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)*
- *TEE (POTABLE AND RCW)*
- *CROSS (POTABLE AND RCW)*
- OR — *BLOWOFF ASSEMBLY (POTABLE AND RCW)*
- *REDUCER (POTABLE AND RCW)*
- *EX. GATE VALVE AND BOX (POTABLE AND RCW)*
- *PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)*
- *EX. AIR RELEASE VALVE (POTABLE AND RCW)*
- *PROPOSED AIR RELEASE VALVE (POTABLE AND RCW)*
- *EX. FIRE HYDRANT ASSEMBLY*
- *PROPOSED FIRE HYDRANT ASSEMBLY*
- *PROPOSED SAMPLE POINT*
- *EX. WATER METER (POTABLE AND RCW)*
- *PROPOSED POTABLE WATER METER*
- *PROPOSED POTABLE WATER BACK FLOW PREVENTER*
- *PROPOSED RECLAIMED WATER METER*
- W — *EX. WATER WELL*
- *EX. HOSE BIB (POTABLE AND RECLAIMED)*
- *PROPOSED HOSE BIB (POTABLE AND RECLAIMED)*
- 11 — *PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)*

# WASTEWATER

- WW — WW — *EX. GRAVITY WASTEWATER MAIN*
- P–WW — *PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*
- FM — FM — *EX. WASTEWATER FORCE MAIN*
- P–FM — *PROPOSED WASTEWATER FORCE MAIN*
- *EX. WASTEWATER MANHOLE*
- N-E LOCATION, RIM ELEV. LOCATION — *PROPOSED WASTEWATER MANHOLE*
- *EX. WASTEWATER CLEANOUT*
- *PROPOSED WASTEWATER CLEANOUT*
- *PROPOSED WASTEWATER GREASE TRAP*
- MH# — *PROPOSED WASTEWATER MANHOLE ID*
- *11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)*
- *22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)*
- *45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)*
- *90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)*
- *WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)*
- *EX. PLUG VALVE AND BOX (WW FORCE MAIN)*
- *PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)*
- *EX. AIR RELEASE VALVE (WW FORCE MAIN)*
- *PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)*

# MISCELLANEOUS UTILITIES

*THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.*

- P–ATT — *PROPOSED AT&T LINE*
- BC — BC — *EX. BURIED CABLE LINE*
- P–BC — *PROPOSED BURIED CABLE LINE*
- BTEL — *EX. BURIED TELEPHONE LINE*
- P–TEL — *PROPOSED TELEPHONE LINE*
- CATV — *EX. CABLE TELEVISION LINE*
- P–TV — *PROPOSED CABLE/TELEVISION LINE*
- FO — FO — *EX. FIBER OPTIC LINE*
- UGTEL — *EX. UNDERGROUND TELEPHONE LINE*
- te — *EX. TELEPHONE PEDESTAL*
- *EX. TELEVISION/CABLE PEDESTAL*
- CHW — CHW — *EX. CHILLED WATER MAIN*
- P–CHW — *PROPOSED CHILLED WATER MAIN*
- FIRE — *EX. FIRE MAIN*
- P–FIRE — *PROPOSED FIRE MAIN*
- IRR — IRR — *EX. IRRIGATION LINE*
- P–IRR — *PROPOSED IRRIGATION LINE*
- STEAM — *EX. STEAM LINE*
- P–STEAM — *PROPOSED STEAM LINE*
- P–CLAY — *PROPOSED CLAY ELECTRIC LINE*
- E — E — *EX. ELECTRIC LINE*
- P–E — *PROPOSED ELECTRIC LINE*
- EN — EN — *EX. ENERGY LINE*
- P–LIGHT — *PROPOSED PRIVATE LIGHTING LINE*
- OHW — OHW — *EX. OVERHEAD WIRE LINE*
- UGE — UGE — *EX. UNDERGROUND ELECTRIC LINE*
- *EX. LIGHT*
- *EX. UTILITY POLE*
- *EX. UTILITY POLE*
- *EX. WOOD POWER POLE*
- *EX. GUY ANCHOR*
- T — *PROPOSED TRANSFORMER*
- GAS — GAS — *EX. GAS LINE*
- P–GAS — *PROPOSED GAS LINE*
- *EX. GAS MARKER*
- G — *EX. GAS MARKER*

*NOTES:*
*1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.*

*2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.*


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SCALE: N/A

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:

CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.

PROJECT: KUBOTA SALES AND SERVICE

SHEET TITLE: LEGEND

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 23-0745

TRAVIS HASTAY

Travis J. Hastay
State of Florida, Professional Engineer, License No. 84295

This item has been electronically signed and sealed by Travis J. Hastay, PE on 01/20/2026 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FL PE No. 84295

SHEET NO.: C0.11


Tech: brileej Plot Date: Jan 20,2026 1:37pm Filename: N:\2023\23-0745\Department\04_Engineering\02_DWGs\Production Final\23-0745 C0.11 LG Gatorlandlabels.dwg

# TOPOGRAPHIC SURVEY

## LYING IN THE SW 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

### DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 53°45'13" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 750.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 53°45'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 503.96 FEET TO THE NORTHWEST CORNER THEREOF LYING THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441 (A 200' WIDE RIGHT OF WAY); THENCE SOUTH 38°49'44" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 469.30 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 51°10'56" WEST, A DISTANCE OF 179.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°54'42" WEST, A DISTANCE OF 64.95 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°27'32", AN ARC LENGTH OF 69.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51°10'56" WEST, A DISTANCE OF 78.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 28°20'49" WEST, A DISTANCE OF 66.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°57'21", AN ARC LENGTH OF 70.59 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 467.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 81°45'02" WEST, A DISTANCE OF 287.47 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°51'05", AN ARC LENGTH OF 292.21 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 533.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 86°08'55" WEST, A DISTANCE OF 108.19 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°38'59", AN ARC LENGTH OF 108.37 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°17'41" EAST, A DISTANCE OF 69.94 FEET; THENCE NORTH 03°30'12" WEST 256.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.31 ACRES, MORE OR LESS.

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST

N 88°39'32" E 667.27' (R)
NORTH LINE OF SW 1/4 OF THE SW 1/4 OF SECTION 27

S 01°12'44" E 675.46' (R)

N 88°28'31" E 333.74' (R)

(NO ID)

S 01°13'14" E 150.00'(R)

N 53°45'13" E 750.07' (R)

### SURVEYOR'S NOTE:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 53°45'13" EAST FOR THE NORTH LINE OF SUBJECT PARCEL, SAID BEARING IS IDENTICAL WITH THE DEED OF RECORD. IN OFFICIAL RECORDS BOOK 4821, PAGE 1904, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED.
3. THIS IS NOT A BOUNDARY SURVEY.
4. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. VERTICAL DATUM BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, WITH ELEVATIONS REFERRED TO FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK, POINT NAME BMI75H1, WITH A PUBLISHED ELEVATION OF 174.66 FEET (NGVD 88)
7. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* AND Z-* LAYERS IN THE SUPPLIED DIGITAL FILE.

### LEGEND:

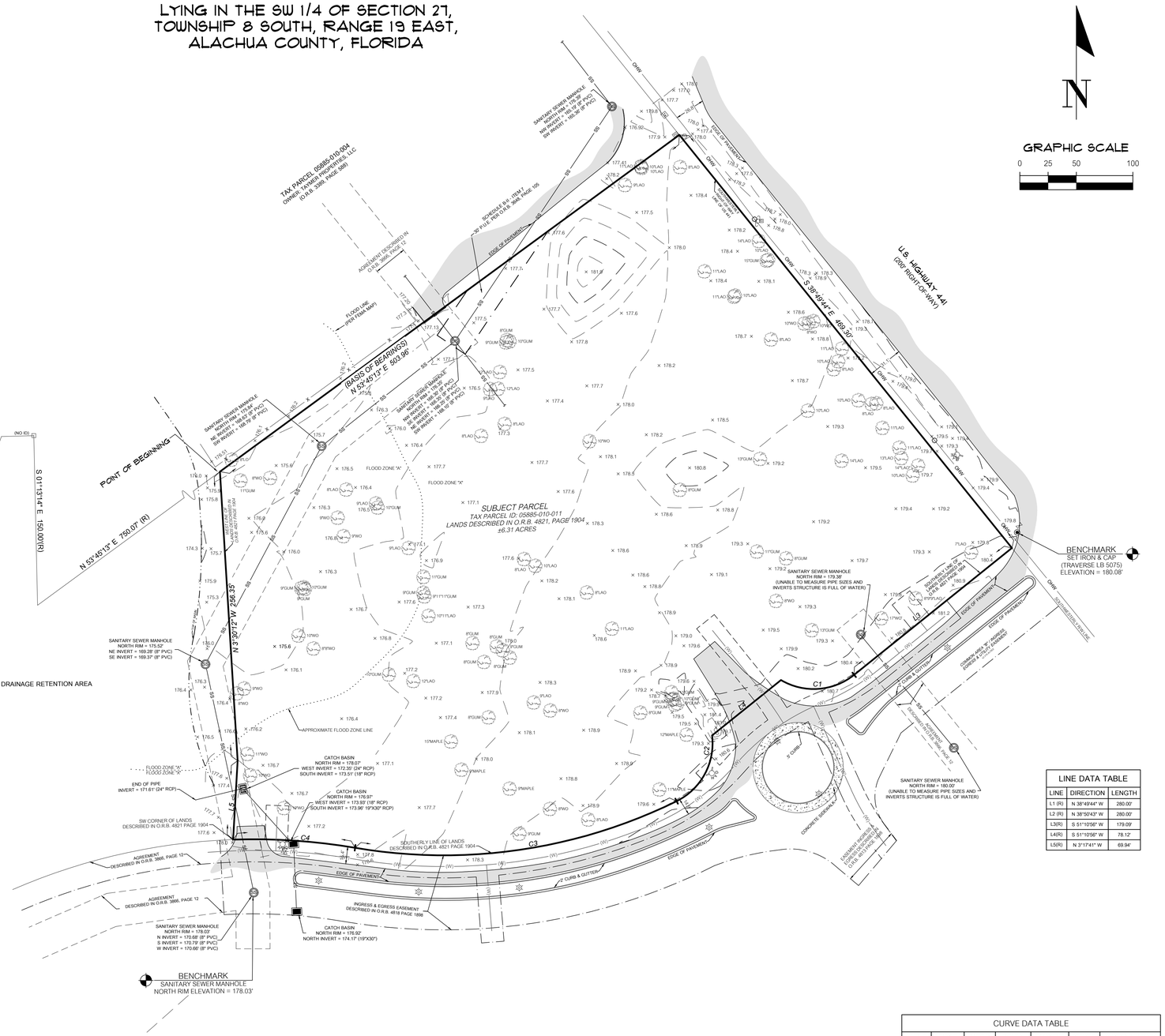
(R) = DATA BASED ON DEED OF RECORD
R/W = RIGHT OF WAY
PG. = PAGE
O.R.B. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
RCP = REINFORCED CONCRETE PIPE
F.I.R.M. = FLOOD INSURANCE RATE MAP
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
PVC = POLYVINYL CHLORIDE
= IRRIGATION CONTROL VALVE
= SANITARY SEWER MANHOLE
= STORM INLET
= WATER VALVE
= FIRE HYDRANT
= WATER METER
= FIBER OPTIC BOX
= TELEPHONE PEDESTAL
= WOODEN POWER POLE
= METAL LIGHT POLE
= UTILITY POLE
= GAS LINE MARKER
= FIBER OPTIC LINE MARKER
= BENCHMARK
= TREE (SIZE AND TYPED NOTED)

LO = LIVE OAK
WO = WATER OAK
LAO = LAUREL OAK
GUM = SWEETGUM

= ASPHALT SURFACE
= CONCRETE SURFACE
OHW = OVERHEAD WIRE
ST = STORM SEWER LINE
X = FENCE (SIZE AND TYPE AS NOTED)
= SUBJECT PARCEL LINE
= ADJOINER BOUNDARY LINE
= APPROXIMATE FLOOD ZONE LINE
= EASEMENT LINE PER PLAT OF RECORD
(W) = UNDERGROUND WATER LINE (PER RECORDS)
X 178.2 = SPOT ELEVATION (PERVIOUS SURFACE)
X 178.25 = SPOT ELEVATION (IMPERVIOUS SURFACE)
178 = CONTOUR LINE

### FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AND IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INTERPOLATED FROM F.I.R.M. MAP NO. 12001C0145E, WITH AN EFFECTIVE DATE OF NOVEMBER 02, 2018.




GRAPHIC SCALE
0 25 50 100

| LINE DATA TABLE | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L1 (R) | N 38°49'44" W | 280.00' |
| L2 (R) | N 38°50'43" W | 280.00' |
| L3(R) | S 51°10'56" W | 179.09' |
| L4(R) | S 51°10'56" W | 78.12' |
| L5(R) | N 3°17'41" W | 69.94' |

| CURVE DATA TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
| C1 | 69.10' | 57.00' | 69°27'32" | 39.51' | 64.95' | S 85°54'42" W |
| C2 | 70.59' | 57.00' | 70°57'21" | 40.62' | 66.16' | S 28°20'49" W |
| C3 | 292.21' | 467.00' | 35°51'05" | 151.07' | 287.47' | S 81°45'02" W |
| C4 | 108.37' | 533.00' | 11°38'59" | 54.37' | 108.19' | N 86°08'55" W |


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Professional Consultants


SCALE: 1" = 50'
VERIFY SCALE BAR IS TRUE WHEN PLOTTED
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:
GATORLAND KUBOTA EQUIPMENT COMPANY, INC.

REVISION 8-30-2024: UPDATED FLOOD ZONE LINE

SURVEY DATE: 11-14-2023
REVISION DATE: 8-30-2024
PROJECT NUMBER: 23-0745
TECHNICIAN: WES
DRW CHIEF:
CHECKED BY: CAC
FIELD BOOK & PAGE: 695/05

This map prepared by:
CHAD A. COLSON, PSM, Professional Surveyor and Mapper, License Number 7142, STATE OF FLORIDA
Professional Surveyor & Mapper Fla. License No. 7142

CERTIFICATE OF AUTHORIZATION NO. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

Tech: chdde Plot Date: Aug 30,2024 11:56am Filename: N:\2023\23-0745\Department\01_Survey\DWG\23-0745 TOPO SURVEY.dwg

## I. INTRODUCTION

*THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGE OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE USING STANDARD PRACTICE AND BEST MANAGEMENT PRACTICES (BMPs) AND IS ORGANIZED TO CORRESPOND TO 62-621.300(4)(a) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES FDEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT. CONTRACTOR(S) MUST FILL IN THE ACTIVITIES SEQUENCE (SECTION II. B. BELOW) AND SIGN THIS SHEET (REFER TO SIGNATURE TABLE THIS SHEET) AND RETAIN THIS SHEET AND ALL FOLLOWING SWPPP SHEETS ON SITE. ALTERNATIVELY, CONTRACTOR(S) MAY PREPARE AND SIGN THEIR OWN SWPP PLAN MEETING THE REQUIREMENTS. IF THE SITE OR CONTRACTOR ACTIVITIES REQUIRE ANY BMPs THAT ARE NOT DESCRIBED ON THIS SHEET, THE CONTRACTOR MUST PREPARE AN ALTERNATIVE OR ADDITIONAL SWPPP DOCUMENT CONTAINING THE NECESSARY BMPs.*

## II. SITE DESCRIPTION

| | |
|---|---|
| *COUNTY:* | *ALACHUA COUNTY, FLORIDA* |
| *SECTION, TOWNSHIP, RANGE:* | *SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST* |
| *COUNTY PARCEL NO.:* | *05885-010-011* |
| *STREET ADDRESS:* | *NORTHWEST CORNER OF NW 111TH BLVD. AND US HWY 441* |
| *PROJECT AREA:* | *6.31 ACRES* |
| *SITE LOCATION MAP:* | *SEE COVER SHEET OF CONSTRUCTION DRAWINGS* |

### A. NATURE OF CONSTRUCTION ACTIVITY

*THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION OF A SALES AND SERVICE CENTER WITH ASSOCIATED PAVEMENT FOR DRIVEWAYS AND PARKING, SIDEWALKS, UTILITIES. THE PROJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF NW 111TH BLVD. AND US HWY 441, ALACHUA, FLORIDA. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 6.31 ACRES.*

### B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES - CONTRACTOR MUST FILL IN DAYS

| DAYS | |
|---|---|
| *FROM_____TO_____* | *PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS.* |
| *FROM_____TO_____* | *THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.* |
| *FROM_____TO_____* | *THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.* |
| *FROM_____TO_____* | *THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.* |
| *FROM_____TO_____* | *THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).* |
| *FROM_____TO_____* | *THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.* |
| *FROM_____TO_____* | *UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.* |
| *FROM_____TO_____* | *ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.* |

### C. SITE DEVELOPMENT DATA:

| | |
|---|---|
| *TOTAL PROJECT SITE AREA:* | *6.31 ACRES* |
| *TOTAL SITE AREA TO BE DISTURBED:* | *3.55 ACRES* |
| *TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):* | *3.37 ACRES* |
| *TOTAL DETENTION VOLUME:* | *13.50 ACRE-FEET* |
| *TOTAL OPEN AREA:* | *2.94 ACRES* |

### D. SOIL CONDITIONS AND STORMWATER QUALITY

*THE NRCS DATA FOR THE SITE REVEALS THAT THE SITE SOILS ARE COMPRISED OF WAUCHULA SAND WITH A HYDROLOGIC GROUP C/D. THE SITE WILL DRAIN TO AN EXISTING STORMWATER MANAGEMENT FACILITY DESIGNED TO PROVIDE RATE CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) DEPICTS THE PROJECT LIMITS AND POINT OF CONNECTION TO THE EXISTING STORMWATER MANAGEMENT CONVEYANCE SYSTEM.*

### E. SITE MAP

*PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS.*

### F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

*THE STORMWATER MANAGEMENT FACILITY SMF OUTFALL STRUCTURE IS LOCATED AT THE NORTHWEST PORTION OF THE SMF (29°45'27.78" N, 82°24'16.88" W) AND THE ASSOCIATED RECEIVING WATER BODY IS TURKEY CREEK PRAIRIE.*

## III. CONTROLS TO REDUCE POLLUTION

*AS OUTLINED IN THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL AS DIRECTED BY THESE PLANS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) AND SECTION IV BELOW PROVIDE DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORMWATER POLLUTION.*

## IV. EROSION AND SEDIMENT CONTROLS

### A. STABILIZATION PRACTICES

*EXISTING TREES AND NATURAL VEGETATION TO REMAIN ON-SITE SHALL BE PROTECTED BY TREE BARRICADE FENCING AS DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). TYPE III SILT FENCING SHALL PROTECT ALL DRAINAGE STRUCTURES AND SHALL BUFFER AREAS WITH POTENTIAL TO CONTRIBUTE OFF-SITE RUNOFF AND AS SPECIFICALLY DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. AS SPECIFIED IN SECTION II.B. ABOVE, UPON COMPLETION OF CONSTRUCTION, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT AFTER THE COMPLETION OF CONSTRUCTION. ALL TURF ESTABLISHMENT SHALL BE PERFORMED MEETING THE REQUIREMENTS OF SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.*

### B. STRUCTURE PRACTICES

*AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), A STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED AND WILL BE COMPRISED OF A STORM PIPE CONVEYANCE SYSTEM THAT CONNECTS TO AN EXISTING WET DETENTION STORMWATER MANAGEMENT FACILITY. TO PREVENT EROSION DURING CONSTRUCTION, TYPE III SILT FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL EXISTING AND PROPOSED STORM DRAINS AND DRAINAGE SWALES SHALL BE PROTECTED ACCORDING TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013 OR PER DETAILS PROVIDED ON SHEET C0.21 UNTIL CONSTRUCTION IS COMPLETE. THE STORM PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.*

### C. DRAINAGE LOCATIONS THAT SERVE AREAS WITH LESS THAN 10 DISTURBED ACRES

*AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES," THE SMF(S) WILL BE CONSTRUCTED PRIOR TO CLEARING AND CRUBBING OUTSIDE OF THE SMF(S) AREAS AND CONSTRUCTION OF THE PERMANENT PAVED AREAS. THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT SYSTEM IS APPROXIMATELY 6.31 ACRES AND WILL CONSIST OF APPROXIMATELY 3.55 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.*

### D. DRAINAGE LOCATIONS THAT SERVE AREAS WITH MORE THAN 10 DISTURBED ACRES

*NOT APPLICABLE, SEE SECTION C, ABOVE.*

## V. STORMWATER MANAGEMENT

### A. BEST MANAGEMENT PRACTICES

*AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, SHALL BE MOWED REGULARLY IN THE SPECIFIED AREAS, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, SMF(S) SIDE SLOPES SHALL BE MAINTAINED TO PREVENT EROSION, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. ADDITIONALLY, REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE SMF(S) NOT PERFORM AS DESIGNED.*

### B. VEGETATED SWALES

*WHEN VEGETATED SWALES ARE UTILIZED, SILT FENCING OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT ADEQUATE INTERVALS TO COLLECT SEDIMENT ALONG THE SWALE. THE SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES ONE-THIRD OF THE HEIGHT OF THE SILT FENCING. SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATIONS, AS REQUIRED.*

### C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

*WHEN DISCHARGE POINTS ARE NOT LOCATED UNDER WATER, RIP RAP PADS HAVE BEEN PROVIDED AT LOCATIONS WHERE NECESSARY DUE TO ANTICIPATED DISCHARGE VELOCITIES. PLEASE SEE THE CONSTRUCTION PLANS FOR DETAILS AND LOCATIONS, AS NEEDED.*

## VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

### A. WASTE DISPOSAL

*THE CONTRACTOR SHALL PROVIDE LITTER COLLECTION CONTAINERS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.*

### B. DUST CONTROL

*TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATION(S).*

### C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

*THERE ARE EXISTING SANITARY SEWER AND POTABLE WATER SYSTEMS LOCATED ON THE PROJECT SITE. EXTENSION AND UPGRADES ARE PROPOSED. IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.*

### D. FERTILIZER & PESTICIDES

*THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN AND THE FDOT STANDARD SPECIFICATIONS SECTION 570, TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THIS VEGETATION WILL AID IN THE STABILIZATION OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO GUARD AGAINST OVER-USE, WHICH CAN LEAD TO VIOLATIONS OF STATE WATER QUALITY STANDARDS.*

### E. TOXIC MATERIAL

*THE CONSTRUCTION SITE WILL BE IN FULL COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. A PLASTIC MAT, TAR PAPER, OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED UNDER AREAS WHERE TOXIC LIQUIDS ARE TO BE OPENED AND STORED.*

### F. HAZARDOUS MATERIALS

*ALL HAZARDOUS MATERIALS SHALL BE STORED IN A SECURE LOCATION, UNDER COVER, AND IN APPROPRIATE TIGHTLY, SEALED CONTAINERS WHEN NOT IN USE. ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.*

*ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABEL.*

*SUFFICIENT EQUIPMENT AND/OR MATERIALS SHALL BE KEPT ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.*

*CONTRACTOR TO CONTAIN AND CLEAN UP ANY SPILLS IMMEDIATELY AFTER THEY OCCUR. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA, STATE, OR LOCAL AGENCY REGULATIONS SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.*

*ALL EXCESS, USED, OR SPILLED PRODUCTS, INCLUDING CONTAMINATED SOIL, SHALL BE DISPOSED OF BY THE CONTRACTOR IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND ALL APPLICABLE REGULATIONS.*

## VII. APPROVED STATE AND LOCAL PLANS

*THE CONSTRUCTION DRAWINGS FOR THE PROJECT WERE APPROVED AND PERMITTED BY THE FOLLOWING AGENCIES:*

** CITY OF ALACHUA*
** FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
** SUWANNEE RIVER WATER MANAGEMENT DISTRICT*

## VIII. CONSTRUCTION ACTIVITY DISCHARGES

*IN ACCORDANCE WITH THIS PLAN, THERE ARE NO ANTICIPATED DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.*

## IX. CHANGES TO THE POLLUTION PREVENTION PLAN

*THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITTEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ADDRESS SUCH CHANGES. AMENDMENTS TO THE PLAN SHALL BE PREPARED, SIGNED, DATE, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.*

## X. ALTERNATIVE PERMIT REQUIREMENTS

*NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.*

## XI. MAINTENANCE

*THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE TIMES MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE SMF(S) DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE ENTITY WILL BE GATORLAND KUBOTA EQUIPMENT COMPANY, INC.*

## XII. INSPECTIONS

*THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THE CONTRACTOR MAY USE THEIR OWN FORM (MEETING FDEP SWPPP REQUIREMENTS) OR A SAMPLE FORM FROM FDEP. A SAMPLE CONSTRUCTION FORM IS AVAILABLE AT: "HTTPS://FLORIDADEP.GOV/WATER/STORMWATER/DOCUMENTS/CONSTRUCTION-SWPPP-TEMPLATE". MORE SPECIFICALLY, THE INSPECTION SHALL ENSURE THE FOLLOWING CATEGORIES.*

### A. DISTURBED AREAS

*ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.*

### B. MAINTENANCE PERFORMANCE

*BASED ON THE RESULTS OF THE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION.*

### C. REPORTING REQUIREMENTS

*ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAME(S) AND QUALIFICATION OF THE INSPECTOR(S), THE DATE OF INSPECTION, RAINFALL DATA, OBSERVATIONS, THE ACTIONS TAKEN TO CORRECT INCIDENTS OF NON-COMPLIANCE WITH THE PROVISIONS OF THIS PLAN. IF NO INCIDENTS OF NON-COMPLIANTS ARE OBSERVED, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE ASSOCIATED PERMIT.*

## XIII. NON-STORMWATER DISCHARGES

*IN ADDITION TO STORMWATER RUNOFF, THIS PLAN APPLIES TO RUNOFF FROM IRRIGATION OPERATIONS AND CONSTRUCTION PRACTICES. THIS PLAN DOES NOT PERTAIN TO DISCHARGES FROM FIRE FIGHTING ACTIVITIES.*

## XIV. CONTRACTORS CERTIFICATION

*THE CONTRACTORS OR SUB-CONTRACTORS SHALL PHOTOCOPY AND COMPLETE THE FORM ON THIS PAGE. IT SHALL BE PROVIDED TO THE OWNER AND KEPT ON FILE PURSUANT TO SECTION XV REGARDING PROJECT RECORDS.*

## XV. RETENTION OF RECORDS

*THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.*

*THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REPORTS, RECORDS, AND DOCUMENTATION REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.*

## XVI. NOTICE OF TERMINATION

*NOTICE OF TERMINATION:*

1. *WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (DEP FORM 62-621.300(6)), SIGNED IN ACCORDANCE WITH PART VII.C OF DEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.*
2. *ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS THAT ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME, OR THAT ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE THAT ARE AUTHORIZED BY THIS GENERIC PERMIT HAVE OTHERWISE BEEN ELIMINATED.*
3. *FOR CONSTRUCTION ACTIVITIES WHERE THE OPERATOR CHANGES, THE EXISTING OPERATOR SHALL FILE AN N.O.T. IN ACCORDANCE WITH THIS PART WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.*

*THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE FOLLOWING ADDRESS:*

*NPDES STORMWATER NOTICES CENTER, MS# 2510*
*FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
*2600 BLAIR STONE ROAD*
*TALLAHASSEE, FLORIDA 32399-2400*

*PROJECTS THAT DISCHARGED STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL SUBMIT A COPY OF THE N.O.T. TO THE OPERATOR OF THE MS4.*

### Contractor/Subcontractor Certification Statement
### Stormwater Pollution Prevention Plan

*Site Name: GATORLAND KUBOTA SALES AND SERVICES*
*Site Location: SW 111TH BLVD. AND US HWY 441*
*Alachua County, Florida*

*THE CONTRACTOR(S) OR SUB-CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB-CONTRACTORS ASSOCIATED WITH THE PROJECT*

*I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.*

| DATE | RESPONSIBLE INDIVIDUAL'S NAME | RESPONSIBLE INDIVIDUAL'S SIGNATURE | TITLE | COMPANY NAME, ADDRESS, AND PHONE NUMBER |
|---|---|---|---|---|
| | | | | |
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11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW AN HW LOCKE COMPANY


SCALE: N/A
KEEP 1" SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISION

SUBMITTALS

CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA SALES AND SERVICE
SHEET TITLE: STORMWATER POLLUTION PREVENTION NOTES

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 23-0745

TRAVIS HASTAY

Travis J. Hastay
State of Florida, Professional Engineer, License No. 84295

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FL PE No. 84295

SHEET NO.: C0.20



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# BASIN EROSION & SEDIMENTATION CONTROL

*1. SILT FENCING AND/OR STAKED HAYBALES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STARTING CONSTRUCTION.*

*2 ALL STORMDRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL.*

*3. THE STORMDRAIN SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.*

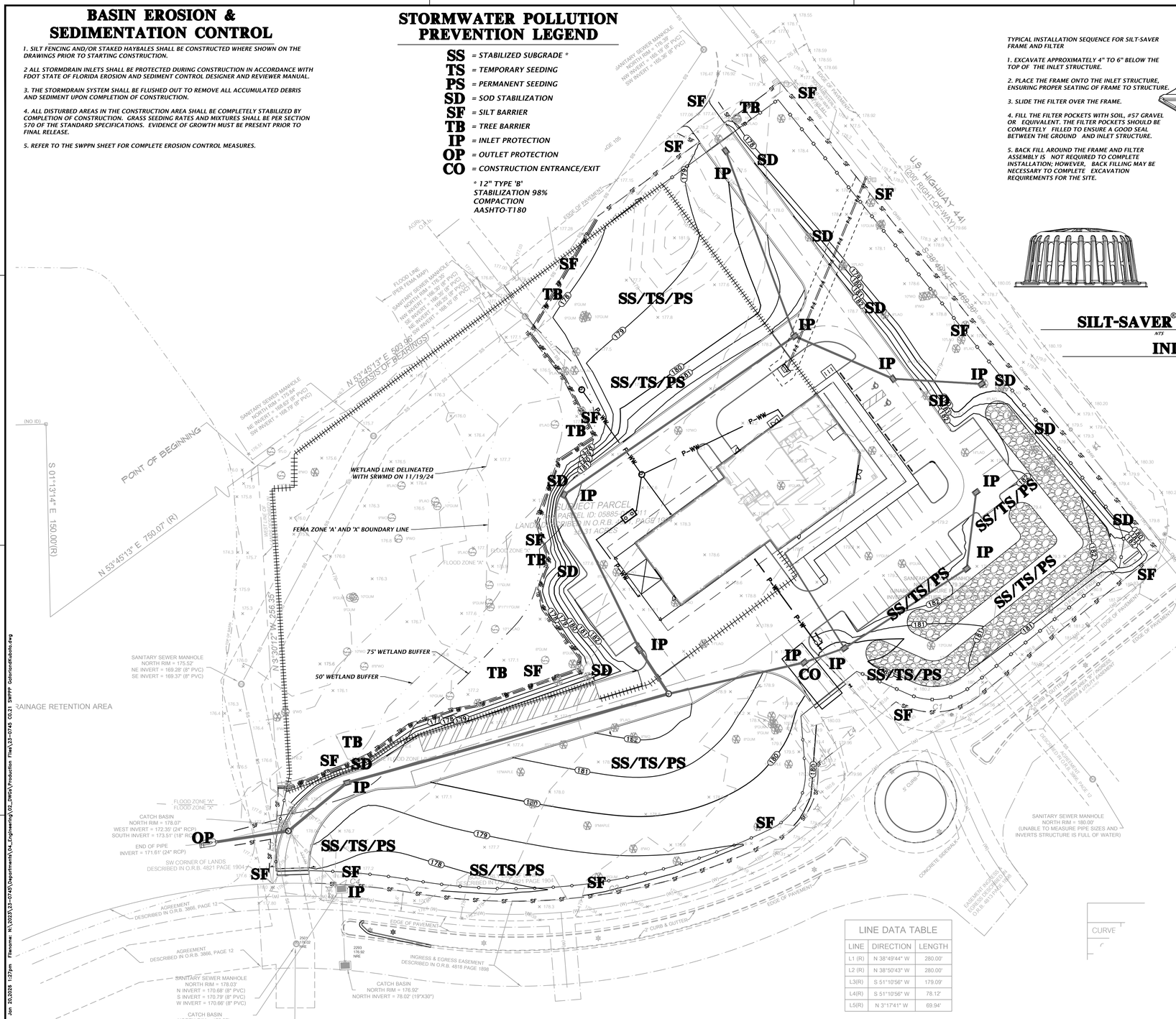
*4. ALL DISTURBED AREAS IN THE CONSTRUCTION AREA SHALL BE COMPLETELY STABILIZED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.*

*5. REFER TO THE SWPPN SHEET FOR COMPLETE EROSION CONTROL MEASURES.*

# STORMWATER POLLUTION PREVENTION LEGEND

| | |
|---|---|
| **SS** | *= STABILIZED SUBGRADE ** |
| **TS** | *= TEMPORARY SEEDING* |
| **PS** | *= PERMANENT SEEDING* |
| **SD** | *= SOD STABILIZATION* |
| **SF** | *= SILT BARRIER* |
| **TB** | *= TREE BARRIER* |
| **IP** | *= INLET PROTECTION* |
| **OP** | *= OUTLET PROTECTION* |
| **CO** | *= CONSTRUCTION ENTRANCE/EXIT* |

** 12" TYPE 'B' STABILIZATION 98% COMPACTION AASHTO-T180*




| LINE DATA TABLE | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L1 (R) | N 38°49'44" W | 280.00' |
| L2 (R) | N 38°50'43" W | 280.00' |
| L3(R) | S 51°10'56" W | 179.09' |
| L4(R) | S 51°10'56" W | 78.12' |
| L5(R) | N 3°17'41" W | 69.94' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | ARC | CHORD | CHORD BEARING | DELTA |
| C1 | 25.00' | 39.27' | 35.36' | N 83°49'16" W | 90°00'00" |

*TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER*

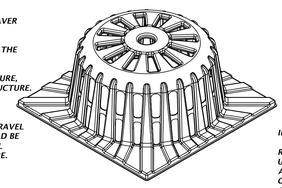
*1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.*

*2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.*

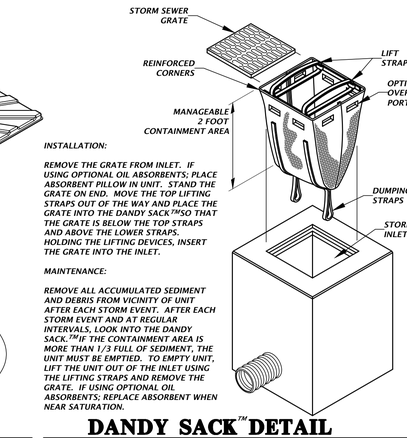
*3. SLIDE THE FILTER OVER THE FRAME.*

*4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.*

*5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.*




## SILT-SAVER® DETAIL
NTS




*INSTALLATION:*

*REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK ™SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.*

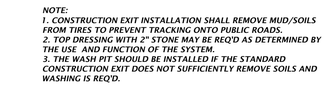
*MAINTENANCE:*

*REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK.™IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.*

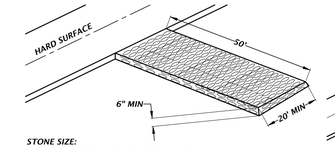
## DANDY SACK™ DETAIL
NTS

## INLET PROTECTION OPTIONS DETAIL
NTS

*NOTE:*
*1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.*
*2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.*
*3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.*




*WASH PIT DETAIL*




*STONE SIZE:*
*ASTM D448 SIZE #1 (1-1/2" TO 3-1/2" DIA)*

*STANDARD CONSTRUCTION EXIT*

*CONSTRUCTION EXIT WITH WASH PIT*

## TEMPORARY CONSTRUCTION EXIT DETAIL
NTS


11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW
AN MWH COMPANY


SCALE: 1"=40'
KEEP 1" SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 2"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS:

SUBMITTALS:

CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA SALES AND SERVICE
SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 23-0745

TRAVIS HASTAY
Travis J. Hastay
State of Florida, Professional Engineer, License No. 84295

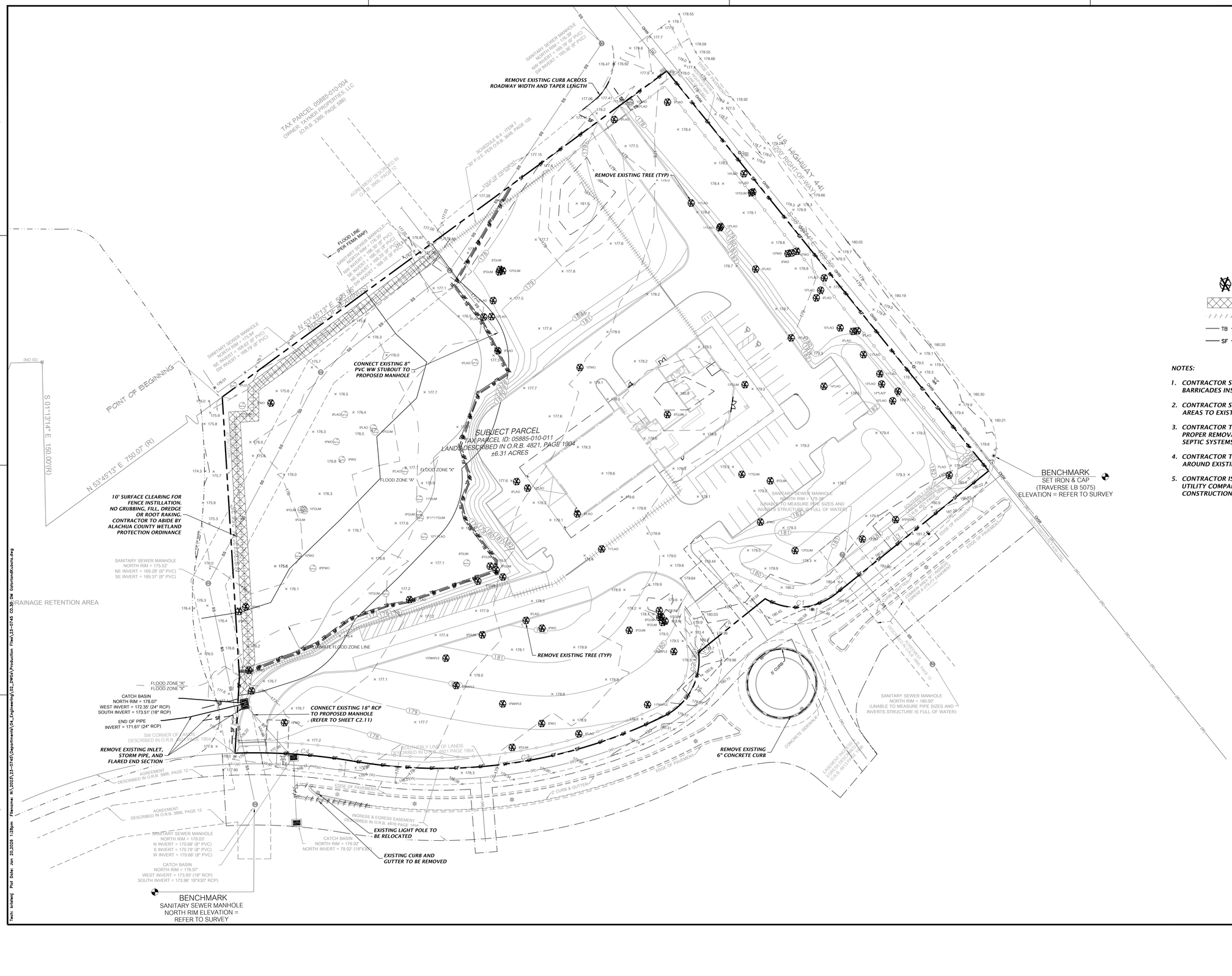
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N

## GRAPHIC SCALE

0 20 40 80

**COORDINATE NOTES:**

1. REFER TO SHEET C1.00 FOR REFERENCE LOCATIONS.
2. HORIZONTAL NORTHING AND EASTING COORDINATES ARE ASSUMED AND NOT PROJECTED TO ANY KNOWN COORDINATE SYSTEM.

**LEGEND**

- EXISTING TREE TO BE REMOVED
- EXISTING FEATURES TO BE REMOVED
- TB — TREE BARRICADE
- SF — SILT FENCE

**NOTES:**

1. CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.
2. CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.
3. CONTRACTOR TO COORDINATE WITH DOH OR FDEP FOR PROPER REMOVAL AND DISPOSAL OF ANY EXISTING ONSITE SEPTIC SYSTEMS OR WELL SYSTEMS.
4. CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING AROUND EXISTING ABOVE AND UNDERGROUND UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANY AS NEEDED TO SUPPORT POLES DURING CONSTRUCTION.


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est. 1988 FLORIDA CA-5075
AN INVIS COMPANY


SCALE: 1"=40'
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0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALED ACCORDINGLY.

CONSTRUCTION/REVISION:

SUBMITTALS:

CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA SALES AND SERVICE
SHEET TITLE: DEMOLITION PLAN

TECHNICIAN: C. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 23-0745

TRAVIS HASTAY

Travis J. Hastay
State of Florida, Professional Engineer, License No. 84295

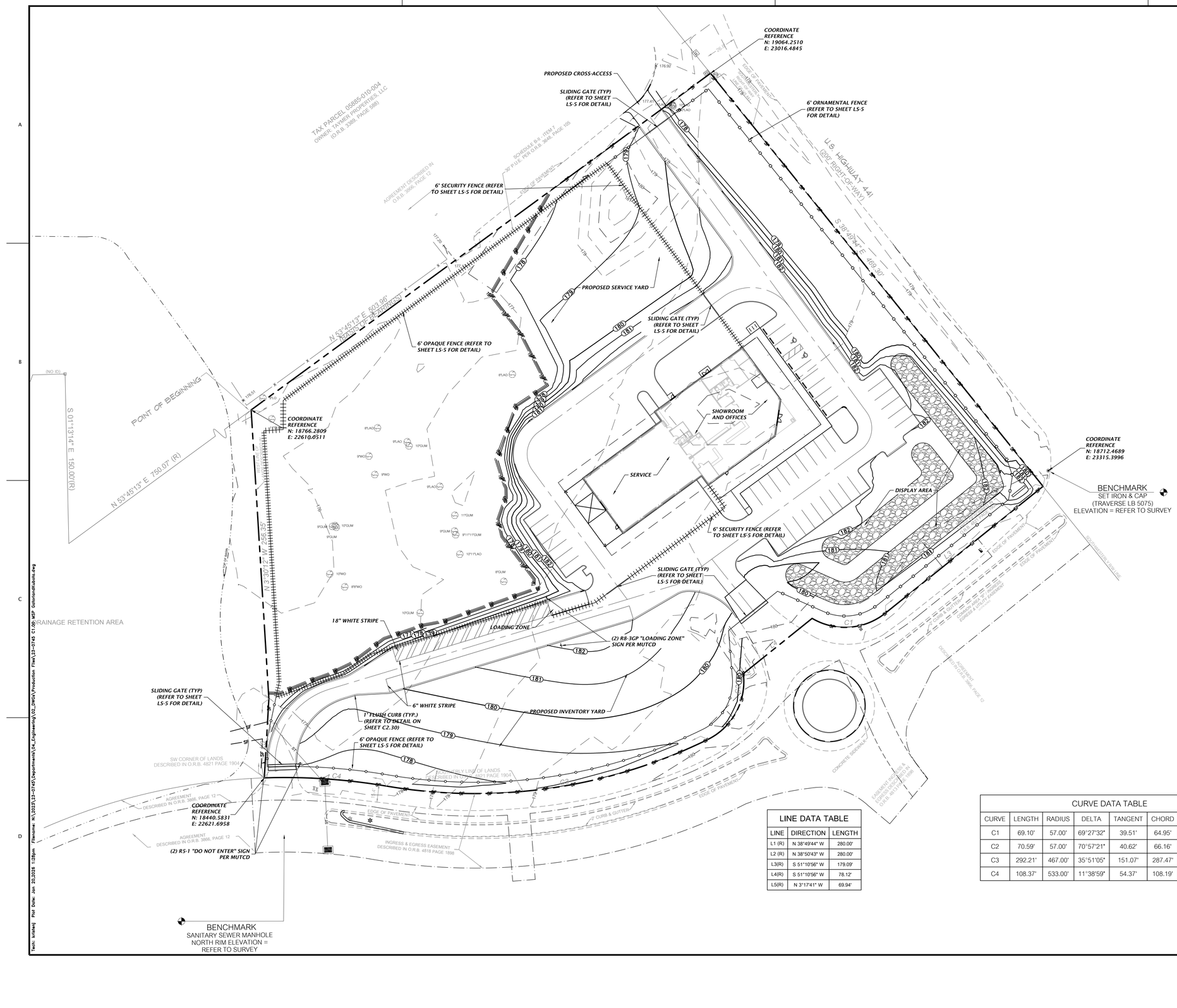
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FL PE No. 84295

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C0.40


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## LINE DATA TABLE

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 (R) | N 38°49'44" W | 280.00' |
| L2 (R) | N 38°50'43" W | 280.00' |
| L3(R) | S 51°10'56" W | 179.09' |
| L4(R) | S 51°10'56" W | 78.12' |
| L5(R) | N 3°17'41" W | 69.94' |

## CURVE DATA TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| C1 | 69.10' | 57.00' | 69°27'32" | 39.51' | 64.95' | S 85°54'42" W |
| C2 | 70.59' | 57.00' | 70°57'21" | 40.62' | 66.16' | S 28°20'49" W |
| C3 | 292.21' | 467.00' | 35°51'05" | 151.07' | 287.47' | S 81°45'02" W |
| C4 | 108.37' | 533.00' | 11°38'59" | 54.37' | 108.19' | N 86°08'55" W |

GRAPHIC SCALE
0 20 40 80

**COORDINATE NOTES:**

1. REFER TO THIS SHEET FOR REFERENCE LOCATIONS.
2. HORIZONTAL NORTHING AND EASTING COORDINATES ARE ASSUMED AND NOT PROJECTED TO ANY KNOWN COORDINATE SYSTEM.

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(352) 331-1976
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est. 1988 FLORIDA CA-5075
CHW AN HNTB COMPANY

SCALE: 1"=40'
KEEP 1"SCALE BAR 3.5 ONE INCH ON ORIGINAL DRAWING
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISION:

SUBMITTALS:

CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA SALES AND SERVICE
SHEET TITLE: MASTER SITE AND HORIZONTAL CONTROL PLAN

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 23-0745

TRAVIS HASTAY

Travis J. Hastay
State of Florida, Professional Engineer, License No. 84295

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Tech: krivkej Plot Date: Jan 20,2026 1:28pm Filename: H:\2023\23-0745\Department\Civil_Engineering\02_Dwgs\Production Files\23-0745 C1.00.MSP Gatorlandkubota.dwg

(200' RIGHT-OF-WAY)

EDGE OF PAVEMENT

S 38°49'44" E 469.30'

6' ORNAMENTAL FENCE (REFER TO SHEET LS-5 FOR DETAIL)

MONUMENT SIGN (DESIGN AND PERMITTED SEPARATELY)

6' ORNAMENTAL FENCE (REFER TO SHEET LS-5 FOR DETAIL)

MATCH EXISTING CURB

6" CURB (TYP) (REFER TO DETAIL ON SHEET C2.30)

3' CURB TAPER

MATCH EXISTING ASPHALT

SLIDING GATE (TYP.) (REFER TO LANDSCAPE LS-5 FOR DETAIL)

6' ORNAMENTAL FENCE (REFER TO SHEET LS-5 FOR DETAIL)

6' SECURITY FENCE (REFER TO SHEET LS-5 FOR DETAIL)

SCHEDULE B-II - ITEM 7
30' P.U.E. PER O.R.B. 3648, PAGE 105

EDGE OF PAVEMENT

503.96'
(BEARINGS)

208.09'
N 36°16'16" W

N: 18857.4635
E: 23086.3671

S 36°14'47" E
115.36'

N: 18764.4245
E: 23154.5772

N: 18730.8787
E: 23149.4118

N: 18866.5028
E: 23027.6620

N: 18821.4863
E: 23044.6749

N: 18699.9157
E: 23014.5086

N: 18634.2647
E: 23017.6296

N: 18586.5952
E: 23055.7910

N: 18611.8427
E: 22987.0458

N: 18598.5065
E: 22942.7989

N: 18705.6891
E: 22903.6398

N: 18746.5388
E: 22864.0302

N: 18712.9930
E: 22858.8649

N 38°40'43" W
61.06'

N 36°14'47" W
141.96'

S 53°45'13" W
163.40'

S 53°45'13" W
37.92'

N 53°45'13" E
206.96'

R=42.00'
L=66.93'
Δ=91°16'57"

R=24.00'
L=38.20'
Δ=91°10'01"

R=37.00'
L=59.01'
Δ=91°23'00"

2 SPACES @ 10'=20'

4 SPACES @ 10'=40'

3 BIKE RACKS (6 SPACES) (REFER TO DETAIL ON SHEET C2.30)

WHEELSTOP (TYP) (REFER TO DETAIL ON SHEET C2.30)

1' WIDE FLUSH CURB (REFER TO SHEET C2.30 FOR DETAIL)

GRAVEL PARKING / DISPLAY AREA (TYP)

3' CURB TAPER

6 SPACES @ 6'=60'

10 SPACES @ 10'=100'

OVERHANG EXTENTS

BOLLARD (REFER TO DETAIL ON SHEET C2.30)

SLIDING GATE (TYP.) (REFER TO LANDSCAPE LS-5 FOR DETAIL)

7 SPACES @ 9'=63'

MATCHLINE - SEE SHEET C1.11

LANDS DESCRIBED IN O.R.B. 4821 PAGE 1904

EDGE OF PAVEMENT

2' CURB & GUTTER

CONCRETE SIDEWALK

REMOVE EXISTING CURB

6" CURB (TYP) (REFER TO DETAIL ON SHEET C2.30)

EXTEND CONCRETE SHOULDER

1" MILL & RESURFACE

PROPERTY BOUNDARY LINE

6' OPAQUE FENCE (REFER TO SHEET LS-5 FOR DETAIL)

EDGE OF PAVEMENT

GRAPHIC SCALE
0 10 20 40

COORDINATE NOTES:
1. REFER TO SHEET C1.00 FOR REFERENCE LOCATIONS.
2. HORIZONTAL NORTHING AND EASTING COORDINATES ARE ASSUMED AND NOT PROJECTED TO ANY KNOWN COORDINATE SYSTEM.

CONCRETE PAVEMENT
1" MILL & RESURFACE
GRAVEL PARKING
STANDARD DUTY ASPHALT
HEAVY DUTY CONCRETE

REFER TO SHEET C2.30 FOR DETAILS

REFER TO SURVEY FOR PROPERTY BOUNDARY LINE AND CURVE INFORMATION


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SCALE: 1"=20'
0 1/2" 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SUBMITTALS

CONSTRUCTION/RECORD REVISIONS

CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.

PROJECT: KUBOTA SALES AND SERVICE

SHEET TITLE: DETAILED HORIZONTAL CONTROL PLAN

TECHNICIAN: C. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 23-0745

TRAVIS HASTAY

Travis J. Hastay
State of Florida, Professional Engineer, License No. 84295

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SHEET NO.
C1.10

Tech: kstalwj Plot Date: Jan 20,2026 1:28pm Filename: H:\2023\23-0745\Department\04_Engineering\02_DWGs\Production Files\23-0745 C1.10 GSP GatorlandKubota.dwg

MATCHLINE - SEE SHEET C1.11

N: 18712.9930
E: 22858.8649

R=2100'
L=33.73'
Δ=0°55'00"

8.36'

141.96'
N 36°14'47" W

BOX CURB (REFER TO SHEET C2.30 FOR DETAIL)

3 SPACES @ 9'=63'

3' CURB TAPER

HEAVY DUTY CONCRETE

LOADING ZONE CONCRETE PAD

1' WIDE FLUSH CURB (REFER TO SHEET C2.30 FOR DETAIL)

N: 18598.5065
E: 22942.7989

5.73'

PROPERTY LINE BOUNDARY

C3

2' CURB & GUTTER

EDGE OF PAVEMENT

N 53°45'13" E 503.96'
(BASIS OF BEARINGS)

10' (TYP)

6' SECURITY FENCE (REFER TO SHEET LS-5 FOR DETAIL)

N 3°30'12" W 256.35'

N 53°45'13" E 750.07' (R)

TOP OF BASIN

N: 18519.1869
E: 22679.6326

R60'

1' WIDE FLUSH CURB (REFER TO SHEET C2.30 FOR DETAIL)

R=45.00'
L=97.25'
Δ=123°48'51"

MATCH EXISTING ASPHALT

VARIES

6' OPAQUE FENCE (REFER TO SHEET LS-5 FOR DETAIL)

SLIDING GATE (TYP.) (REFER TO SHEET LS-5 FOR DETAIL)

S 0°17'36" E
6.38'

N: 18447.3594
E: 22631.5080

1" MILL & RESURFACE

TRAILER PARKING PULL-OFF

C4

RELOCATED LIGHT POLE

PROPOSED CURB & GUTTER (MATCH EXISTING)

SOUTHERLY LINE OF LANDS DESCRIBED IN O.R.B. 4821 PAGE 1904

EDGE OF PAVEMENT

INGRESS & EGRESS EASEMENT DESCRIBED IN O.R.B. 4818 PAGE 1898

6' OPAQUE FENCE (REFER TO SHEET LS-5 FOR DETAIL)

10' (TYP)

WEST LINE OF LANDS DESCRIBED IN O.R.B. 4821 PAGE 1904

TION AREA

NER OF LANDS R.B. 4821 PAGE 1904

5'LO 11"GUM 10'GUM 9'GUM 5'LAO 8'GUM 9'WO 10'11"LAO 9'11"11"GUM 10'OAK 8'OAK

## GRAPHIC SCALE

0 10 20 40

COORDINATE NOTES:

1. REFER TO SHEET C1.00 FOR REFERENCE LOCATIONS.
2. HORIZONTAL NORTHING AND EASTING COORDINATES ARE ASSUMED AND NOT PROJECTED TO ANY KNOWN COORDINATE SYSTEM.

CONCRETE PAVEMENT

1" MILL & RESURFACE

GRAVEL PARKING

STANDARD DUTY ASPHALT

HEAVY DUTY CONCRETE

REFER TO SHEET C2.30 FOR DETAILS

REFER TO SURVEY FOR PROPERTY BOUNDARY LINE AND CURVE INFORMATION


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0 1"
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SUBMITTALS:

CONSTRUCTION/REVISED REVISIONS:

CLIENT:
CATORLAND KUBOTA EQUIPMENT COMPANY, INC.

PROJECT:
KUBOTA SALES AND SERVICE

SHEET TITLE:
DETAILED HORIZONTAL CONTROL PLAN

TECHNICIAN:
C. WADZINSKI

DESIGNER:
K. JACKSON, E.I.

QUALITY CONTROL:
M. MASON, P.E.

PROJECT NUMBER:
23-0745

TRAVIS HASTAY

Travis J. Hastay
State of Florida, Professional Engineer, License No. 84295

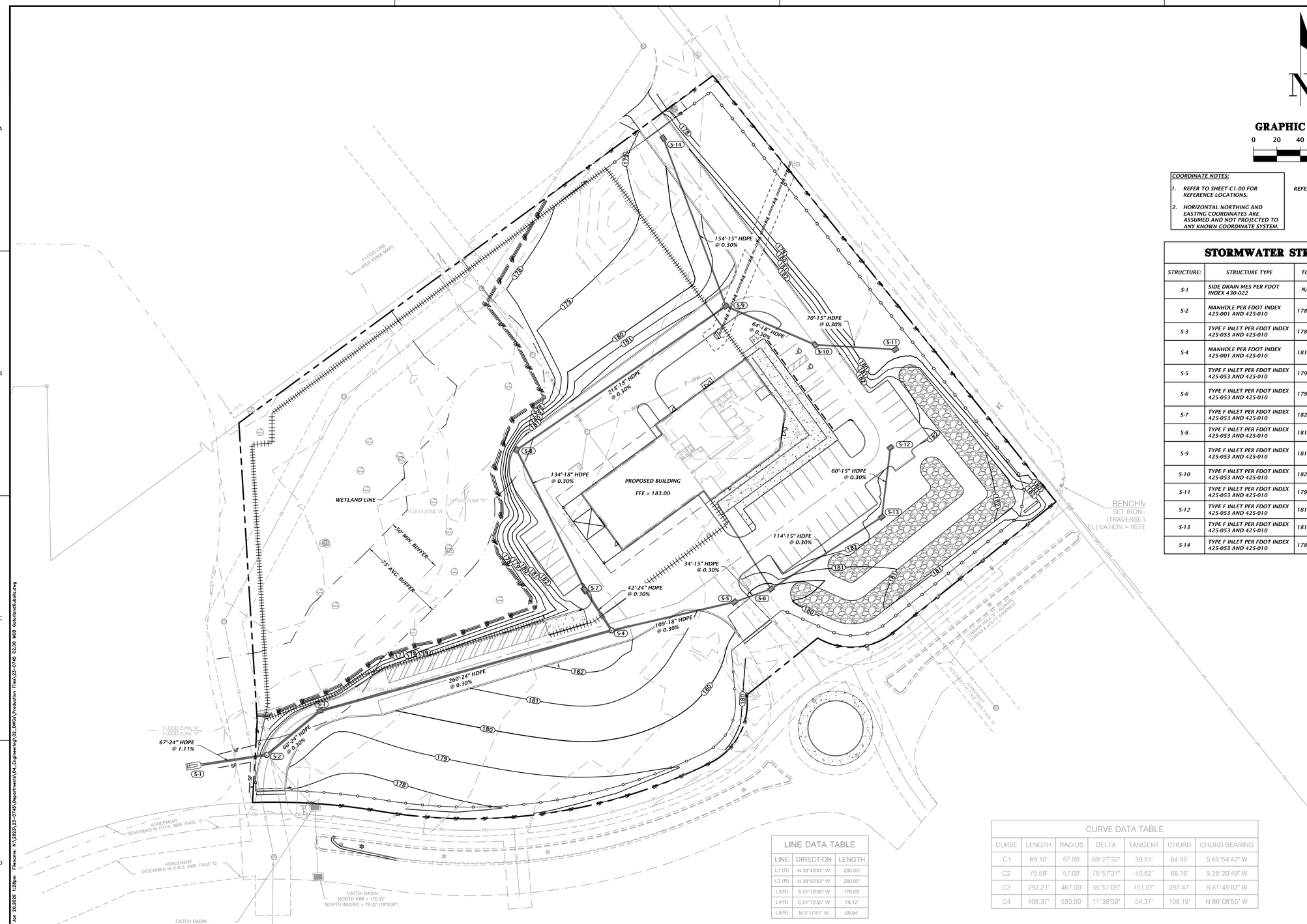
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SHEET NO.
C1.11

Tech: kirkheq Plot Date: Jan 20,2026 - 1:28pm Filename: M:\2023\23-0745\Department\04_Engineering\02_Dwgs\Production Files\23-0745 C1.10 DSP Detailedfullsheet.dwg




*COORDINATE NOTES:*

1. *REFER TO SHEET C1.00 FOR REFERENCE LOCATIONS.*
2. *HORIZONTAL NORTHING AND EASTING COORDINATES ARE ASSUMED AND NOT PROJECTED TO ANY KNOWN COORDINATE SYSTEM.*

*REFER TO SURVEY FOR VERTICAL DATUM*

## STORMWATER STRUCTURE TABLE

| STRUCTURE: | STRUCTURE TYPE | TOP | INVERT ELEV | PIPE DIA. | NORTHING & EASTING |
|---|---|---|---|---|---|
| S-1 | SIDE DRAIN MES PER FDOT INDEX 430-022 | N/A | 171.61 E | 24" | N: 18471.50 E: 22567.86 |
| S-2 | MANHOLE PER FDOT INDEX 425-001 AND 425-010 | 178.62 | 172.35 NE<br>172.35 W<br>173.54 SE | 24"<br>24"<br>18" (EX) | N: 18481.50 E: 22633.84 |
| S-3 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 178.39 | 172.53 E<br>172.53 SW | 24"<br>24" | N: 18519.19 E: 22679.63 |
| S-4 | MANHOLE PER FDOT INDEX 425-001 AND 425-010 | 181.89 | 173.30 E<br>173.30 W<br>173.30 NW | 18"<br>24"<br>24" | N: 18588.27 E: 22929.64 |
| S-5 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 179.69 | 173.62 E<br>173.62 W | 15"<br>18" | N: 18612.62 E: 23034.95 |
| S-6 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 179.25 | 173.72 NE<br>173.72 W<br>173.72 NW | 15"<br>15"<br>12" | N: 18623.78 E: 23066.31 |
| S-7 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 182.42 | 173.42 NW<br>173.42 SE | 18"<br>24" | N: 18623.14 E: 22906.81 |
| S-8 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 181.38 | 173.83 NE<br>173.83 SE | 18"<br>18" | N: 18743.21 E: 22848.32 |
| S-9 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 181.65 | 174.48 SE<br>174.48 SW<br>174.48 N | 18"<br>18"<br>15" | N: 18866.50 E: 23027.66 |
| S-10 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 182.01 | 174.73 E<br>174.73 NW | 15"<br>18" | N: 18833.38 E: 23104.02 |
| S-11 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 179.29 | 174.94 W | 15" | N: 18829.30 E: 23172.97 |
| S-12 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 181.16 | 174.24 S | 15" | N: 18745.07 E: 23168.77 |
| S-13 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 181.00 | 174.06 SW<br>174.06 N | 15"<br>15" | N: 18685.58 E: 23161.34 |
| S-14 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 178.97 | 174.94 S | 15" | N: 19010.62 E: 22973.98 |

## LINE DATA TABLE

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 (R) | N 38°49'44" W | 280.00' |
| L2 (R) | N 38°50'43" W | 280.00' |
| L3(R) | S 51°10'56" W | 179.09' |
| L4(R) | S 51°10'56" W | 78.12' |
| L5(R) | N 3°17'41" W | 69.94' |

## CURVE DATA TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| C1 | 69.10' | 57.00' | 69°27'32" | 39.51' | 64.95' | S 85°54'42" W |
| C2 | 70.59' | 57.00' | 70°57'21" | 40.62' | 66.16' | S 28°20'49" W |
| C3 | 292.21' | 467.00' | 35°51'05" | 151.07' | 287.47' | S 81°45'02" W |
| C4 | 108.37' | 533.00' | 11°38'59" | 54.37' | 108.19' | N 86°08'55" W |

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KEEP 1" SCALE BAR 1/2 ONE INCH ON ORIGINAL DRAWING
0 1/2" 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALED ACCORDINGLY.

CONSTRUCTION REVISIONS

SUBMITTALS

CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA SALES AND SERVICE
SHEET TITLE: MASTER GRADING AND DRAINAGE PLAN

TECHNICIAN: C. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 23-0745

TRAVIS HASTAY

Travis J. Hastay, State of Florida, Professional Engineer, License No. 84295

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SHEET NO.
C2.00

Tools: kstalej Plot Date: Jan 20,2026 - 1:28pm Filename: M:\2023\23-0745\Department\04_Engineering\02_DWGs\Production Files\23-0745 C2.00 MOD GatorlandKubota.dwg

CONTRACTOR TO PROVIDE POSITIVE DRAINAGE OF DISPLAY AREA TO INLETS (TYP)

70'-15" HDPE @ 0.30%

84'-18" HDPE @ 0.30%

154'-15" HDPE @ 0.30%

83'-8" HDPE @ 1.00%

99'-8" HDPE @ 1.00%

218'-18" HDPE @ 0.30%

134'-18" HDPE @ 0.30%

42'-24" HDPE @ 0.30%

88'-12" HDPE @ 1.00%

60'-15" HDPE @ 0.30%

114'-15" HDPE @ 0.30%

109'-18" HDPE @ 0.30%

34'-15" HDPE @ 0.30%

STORM CLEANOUT TOP EL=182.93 INV EL=176.40

STORM CLEANOUT TOP EL=182.65 INV EL=175.58

STORM CLEANOUT TOP EL=182.91 INV EL=174.60

FFE: 183.00

UTILITY CROSSING STORM BTM 174.00 SEWER TOP 172.59 SEPARATION 1' MIN.

STORM CROSSING UNDER EX. WATER MAIN. MAINTAIN 1' SEPARATION.

PROVIDE POSITIVE DRAINAGE OF DISPLAY AREA TO INLETS (TYP)

## GRAPHIC SCALE

0 10 20 40

**COORDINATE NOTES:**

1. REFER TO SHEET C1.00 FOR REFERENCE LOCATIONS.
2. HORIZONTAL NORTHING AND EASTING COORDINATES ARE ASSUMED AND NOT PROJECTED TO ANY KNOWN COORDINATE SYSTEM.

## STORMWATER STRUCTURE TABLE

| STRUCTURE: | STRUCTURE TYPE | TOP | INVERT ELEV | PIPE DIA. | NORTHING & EASTING |
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| S-2 | MANHOLE PER FDOT INDEX 425-001 AND 425-010 | 178.62 | 172.35 NE<br>172.35 W<br>173.54 SE | 24"<br>24"<br>18" (EX) | N: 18481.50 E: 22633.84 |
| S-3 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 178.39 | 172.53 E<br>172.53 SW | 24"<br>24" | N: 18519.19 E: 22679.63 |
| S-4 | MANHOLE PER FDOT INDEX 425-001 AND 425-010 | 181.89 | 173.30 E<br>173.30 W<br>173.30 NW | 18"<br>24"<br>24" | N: 18588.27 E: 22929.64 |
| S-5 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 179.69 | 173.62 E<br>173.62 W | 15"<br>18" | N: 18612.62 E: 23034.95 |
| S-6 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 179.25 | 173.72 NE<br>173.72 W<br>173.72 NW | 15"<br>15"<br>12" | N: 18623.78 E: 23066.31 |
| S-7 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 182.42 | 173.42 NW<br>173.42 SE | 18"<br>24" | N: 18623.14 E: 22906.81 |
| S-8 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 181.38 | 173.83 NE<br>173.83 SE | 18"<br>18" | N: 18743.21 E: 22848.32 |
| S-9 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 181.65 | 174.48 SE<br>174.48 SW<br>174.48 N | 18"<br>18"<br>15" | N: 18866.50 E: 23027.66 |
| S-10 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 182.01 | 174.73 E<br>174.73 NW | 15"<br>18" | N: 18833.38 E: 23104.02 |
| S-11 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 179.29 | 174.94 W | 15" | N: 18829.30 E: 23172.97 |
| S-12 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 181.16 | 174.24 S | 15" | N: 18745.07 E: 23168.77 |
| S-13 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 181.00 | 174.06 SW<br>174.06 N | 15"<br>15" | N: 18685.58 E: 23161.34 |
| S-14 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 178.97 | 174.94 S | 15" | N: 19010.62 E: 22973.98 |


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CONSTRUCTION/RED REVISIONS:

SUBMITTALS:

CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.

PROJECT: KUBOTA SALES AND SERVICE

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 23-0745

TRAVIS HASTAY

Travis J. Hastay
State of Florida, Professional Engineer, License No. 84295

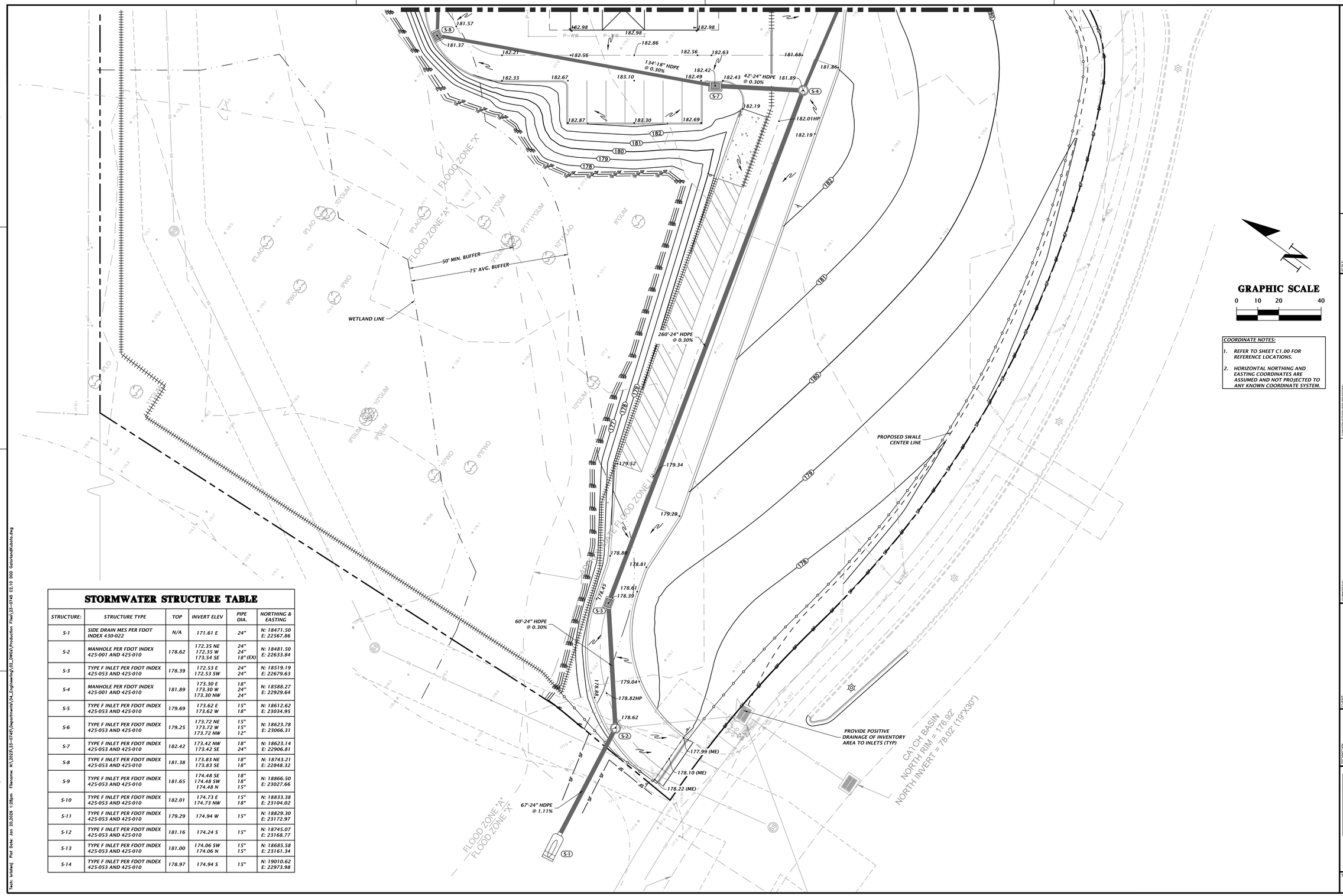
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SHEET NO.: C2.10


Tech: brittney Plot Date: Jan 20,2026 1:38pm Filename: N:\2023\23-0745\Department\Civil_Engineering\Dgn_Files\Production Files\23-0745 C2.10 DGD GatorlandSubdiv.dwg




## STORMWATER STRUCTURE TABLE

| STRUCTURE: | STRUCTURE TYPE | TOP | INVERT ELEV | PIPE DIA. | NORTHING & EASTING |
|---|---|---|---|---|---|
| S-1 | SIDE DRAIN MES PER FDOT INDEX 430-022 | N/A | 171.61 E | 24" | N: 18471.50 E: 22567.86 |
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| S-5 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 179.69 | 173.62 E<br>173.62 W | 15"<br>18" | N: 18612.62 E: 23034.95 |
| S-6 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 179.25 | 173.72 NE<br>173.72 W<br>173.72 NW | 15"<br>15"<br>12" | N: 18623.78 E: 23066.31 |
| S-7 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 182.42 | 173.42 NW<br>173.42 SE | 18"<br>24" | N: 18623.14 E: 22906.81 |
| S-8 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 181.38 | 173.83 NE<br>173.83 SE | 18"<br>18" | N: 18743.21 E: 22848.32 |
| S-9 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 181.65 | 174.48 SE<br>174.48 SW<br>174.48 N | 18"<br>18"<br>15" | N: 18866.50 E: 23027.66 |
| S-10 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 182.01 | 174.73 E<br>174.73 NW | 15"<br>18" | N: 18833.38 E: 23104.02 |
| S-11 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 179.29 | 174.94 W | 15" | N: 18829.30 E: 23172.97 |
| S-12 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 181.16 | 174.24 S | 15" | N: 18745.07 E: 23168.77 |
| S-13 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 181.00 | 174.06 SW<br>174.06 N | 15"<br>15" | N: 18685.58 E: 23161.34 |
| S-14 | TYPE F INLET PER FDOT INDEX 425-053 AND 425-010 | 178.97 | 174.94 S | 15" | N: 19010.62 E: 22973.98 |

GRAPHIC SCALE
0 10 20 40

**COORDINATE NOTES:**

1. REFER TO SHEET C1.00 FOR REFERENCE LOCATIONS.
2. HORIZONTAL NORTHING AND EASTING COORDINATES ARE ASSUMED AND NOT PROJECTED TO ANY KNOWN COORDINATE SYSTEM.


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CONSTRUCTION/REVISION:

SUBMITTALS:

CLIENT: CATORLAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA SALES AND SERVICE
SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: C. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 23-0745

TRAVIS HASTAY

Travis J. Hastay
State of Florida, Professional Engineer, License No. 84295

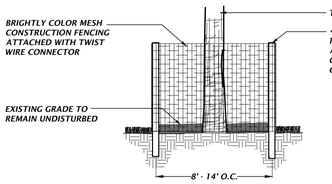
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C2.11


Tech: kirstieq Plot Date: Jan 20,2026 - 1:28pm Filename: N:\2023\23-0745\Department\04_Engineering\02_DWGs\Production Files\23-0745 C2.10 GDD GeneralGradeAdds.dwg




## TREE PROTECTION DETAIL

NTS

*TREE PROTECTION NOTES*

*1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.*

*2) PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR STORED MATERIALS.*

*3) NO TRENCHING ALLOWED WITHIN THE PROTECTIVE BARRIER ZONE. HAND DIG TO INSTALL UTILITY IF APPROVED BY CITY MANAGER OR DESIGNEE. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.*

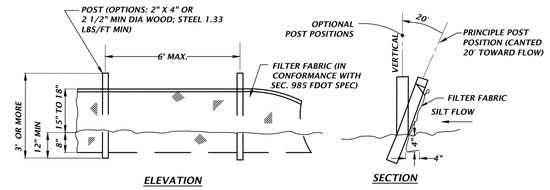
*4) PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN.*

*5) LANDSCAPE PREPARATION IN THE PROTECTED AREA SHALL BE LIMITED TO SHALLOW DISCING OF THE AREA. DISCING SHALL BE LIMITED TO A DEPTH OF 4 INCHES.*

*6) NO BUILDING MATERIALS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.*

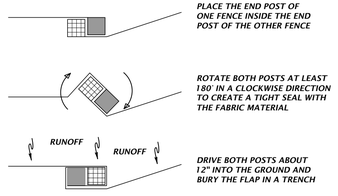
*7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V: MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANTING, PRUNING AND CARE DURING DEVELOPMENT AND CONSTRUCTION.*

*8) APPLY A THREE-INCH LAYER OF MULCH OVER THE SURFACE OF ANY EXPOSED ROOTS OF ALL RETAINED REGULATED TREES AND KEET WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.*




## TYPE III SILT FENCE DETAIL

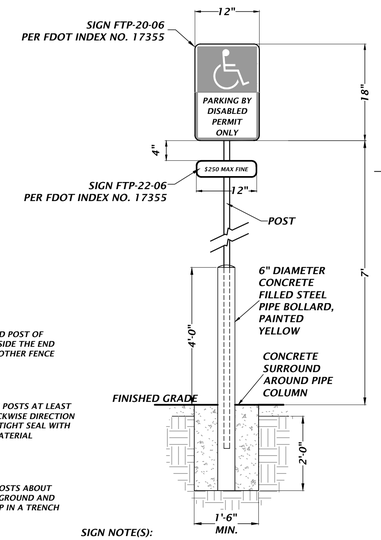
NTS




*FOR ATTACHING TWO SILT FENCES WHEN TRENCHING IS USED*

## TYPE III SILT FENCE WRAPPING DETAIL

NTS

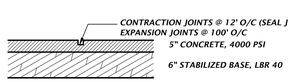



*SIGN NOTE(S):*

1. *SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.*

## H.C. PARKING SIGN

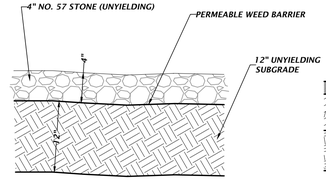
NTS




*NOTE: CONCRETE PAVEMENT & JOINTS SHALL BE CONSTRUCTED TO FC & PA STANDARDS.*

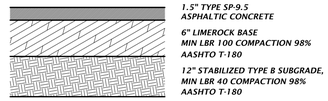
## HEAVY DUTY CONCRETE DETAIL

NTS



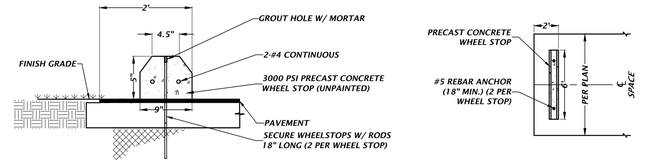

## GRAVEL PARKING DETAIL

NTS



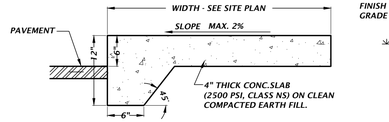

## ASPHALT PAVEMENT DETAIL

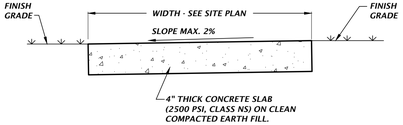
NTS




## WHEEL STOP DETAIL

NTS




*NOTES:*

1. *SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER*
2. *EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.*

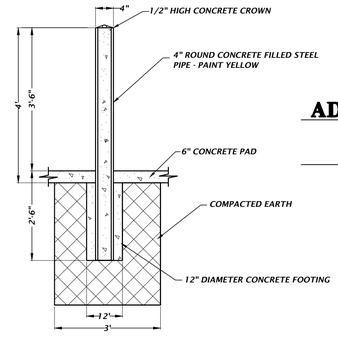
## ADJACENT TO PAVEMENT

NTS

## NOT ADJACENT TO PAVEMENT

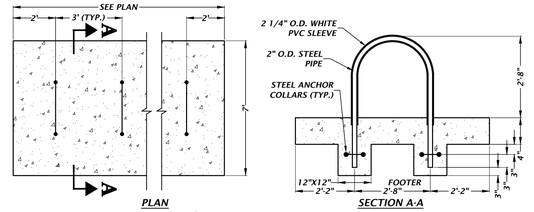
NTS

## CONCRETE SIDEWALK DETAILS



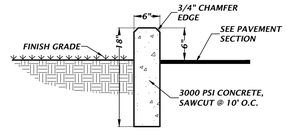

## PIPE BOLLARD DETAIL

NTS



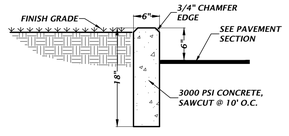

## U-SHAPE BIKE RACK

NTS



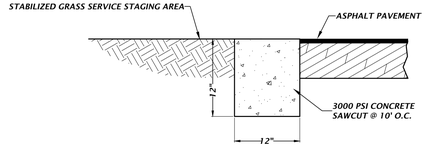

## 6" BOX CURB DETAIL

NTS




## TYPICAL 6" CURB DETAIL

NTS




## FLUSH CURB DETAIL

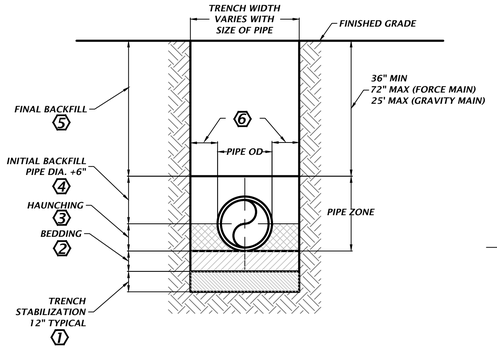
NTS

*GENERAL NOTE(S):*

1. *WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.*
2. *ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.*
3. *DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. FIELD DETERMINE REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.*
4. *FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.*

*KEYED NOTE(S):*

1. *TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.*
2. *BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.*
3. *HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.*
4. *INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE, THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).*
5. *FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.*
6. *12" MINIMUM*




303

## BEDDING AND TRENCHING DETAIL

NTS


11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW AN IIVI5 COMPANY


SCALE: N/A
IF NOT 1" SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

CONSTRUCTION/BID REVISIONS

SUBMITTALS

CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA SALES AND SERVICE
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: C. WADZINSKI
DRAWN: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 23-0745

TRAVIS HASTAY

Travis J. Hastay, State of Florida, Professional Engineer, License No. 84295

This item has been electronically signed and sealed by Travis J. Hastay, PE on 01/20/2026 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FL PE No. 84295

SHEET NO.
C2.30


Tech: kristwj Plot Date: Jan 20,2026 1:28pm Filename: M:\2023\23-0745\Department\GA_Engineering\02_DWGs\Production Files\23-0745 C2.30 01 GatorlandKubota.dwg

(200' RIGHT-OF-WAY)

EDGE OF PAVEMENT

SOUTHWESTERLY RIGHT-OF-WAY LINE OF US 441

26.8'

ELECTRIC POINT OF CONNECTION

S 38°49'44" E 469.30'

EXISTING FIRE HYDRANT

2 - 4" PVC CONDUITS BY CONTRACTOR. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO PULL THE WIRE AND TRANSFORMER INSTALLATION.

PROPOSED PUBLIC UTILITY EASEMENT

5'

PROPOSED 3 PHASE TRANSFORMER.

WW CLEANOUT WITH TRAFFIC RATED TOP TOP EL=182.87 INV EL=177.88

5"-4" PVC @ 1.00% MIN.

REFER TO MEP PLANS FOR CONTINUATION

44'-4" PVC @ 1.00% MIN.

WW CLEANOUT WITH TRAFFIC RATED TOP TOP EL=182.93 INV EL=177.94

WW CLEANOUT WITH TRAFFIC RATED TOP TOP EL=182.76 INV EL=177.46

75'-4" PVC @ 2.29%

CONNECT TO EX. 8" SEWER STUB-OUT INV EL=166.75 CONTRACTOR TO FIELD VERIFY INVERT ELEVATIONS PRIOR TO INSTALLATION. CONTRACTOR TO INSPECT EXISTING LATERAL FOR DAMAGE OR CLOGGING. CONTACT EOR IF INVERT ELEVATION IS HIGHER OR IF THERE ARE LATERAL DAMAGES.

UTILITY CROSSING STORM BTM 174.00 SEWER TOP 172.70 SEPARATION 1' MIN.

DROP MANHOLE PER DETAIL 215 ON SHEET C3.21 MH-1 RIM EL=182.46' INV EL=175.75 (NE) INV EL=175.75 (SE) INV EL=175.75 (S) INV EL=172.75 (NW)

PROPOSED BUILDING FFE = 183.00

81'-8" PVC @ 4.00%

WW CLEANOUT WITH TRAFFIC RATED TOP TOP EL=182.95 INV EL=176.95

37'-4" PVC @ 3.24%

WW CLEANOUT WITH TRAFFIC RATED TOP TOP EL=182.70 INV EL=176.88

29'-4" PVC @ 4.00%

END CITY MAINTENANCE

DROP MANHOLE PER DETAIL 215 ON SHEET C3.21 MH-2 RIM EL=174.54' INV EL=169.52 (SE) INV EL=166.75 (NW)

OIL / WATER SEPARATOR (DESIGNED BY OTHERS)

WW CLEANOUT WITH TRAFFIC RATED TOP TOP EL=182.59 INV EL=177.13

REFER TO MEP PLANS FOR CONTINUATION

25'-4" PVC @ 1.00% MIN.

55'-4" PVC @ 1.00% MIN.

WW CLEANOUT WITH TRAFFIC RATED TOP TOP EL=182.90 INV EL=177.92

WW CLEANOUT WITH TRAFFIC RATED TOP TOP EL=182.51 INV EL=177.37

REFER TO MEP PLANS FOR CONTINUATION

REFER TO IRRIGATION PLANS FOR CONTINUATION

2" PVC WATER SERVICE (MIN 36" COVER)

2" RPZ BACKFLOW PREVENTER PER CITY DETAIL 121 ON SHEET C3.20

1.5" POTABLE WATER METER (END CITY MAINTENANCE) PER CITY DETAIL 112 ON SHEET C3.20 PROVIDE 1.5" CURB STOP WITHIN METER BOX

1" IRRIGATION METER (END CITY MAINTENANCE) PER CITY DETAIL 115 ON SHEET C3.20. PROVIDE 1" CURB STOP WITHIN METER BOX

1.5" RPZ IRRIGATION BACKFLOW PREVENTER

2"x1" SCH 80 PVC TEE 1" SCH 40 PVC WATER SERVICE

8"x2" REDUCER PER CITY DETAIL 124 ON SHEET C3.20

2" GATE VALVE AND BOX

PROPOSED 8" GATE VALVE WET TAP SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. RESTRAIN BOTH ENDS OF THE GATE VALVE. FIELD INSPECT FOR PRESENCE OF TRACER WIRES. IF TRACER WIRES PRESENT, INSTALL TRACER WIRES AROUND VALVE AS SHOWN IN CITY DETAIL 145 ON SHEET C3.20

190.04'

EXISTING FIRE HYDRANT

SANITARY SEWER MANHOLE (UNABLE TO MEASURE PIPE SIZES AND INVERTS STRUCTURE IS FULL OF WATER) NORTH RIM = 179.39

SOUTHERLY LINE OF LANDS DESCRIBED IN O.R.B. 4821 PAGE 1904

2 CURB & GUTTER

COMMON AREA "B" / INGRESS, EGRESS & UTILITY EASEMENT

DESCRIB

EDGE OF PAVEMENT

SCHEDULE B-II - ITEM 7 30' P.U.E. PER O.R.B. 3648, PAGE 105

EDGE OF PAVEMENT

SANITARY SEWER MANHOLE NORTH RIM = 176.35' NW INVERT = 166.30' (8" PVC) SE INVERT = 166.35' (8" PVC) NE INVERT = 166.25' (8" PVC) SW INVERT = 168.10' (8" PVC)

503.96' SE (BEARINGS)

100 YR FLOOD LINE (PER FEMA MAP)

GRAPHIC SCALE

0 10 20 40

COORDINATE NOTES:

1. REFER TO SHEET C1.00 FOR REFERENCE LOCATIONS.
2. HORIZONTAL NORTHING AND EASTING COORDINATES ARE ASSUMED AND NOT PROJECTED TO ANY KNOWN COORDINATE SYSTEM.


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Alachua, Florida 32615
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CHW
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est. 1988 FLORIDA CA-5075


SCALE: 1"=20'

IF NOT 1" SCALE BAR IS ONE INCH ON ORIGINAL DRAWING.

0 1" 2"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALED ACCORDINGLY.

CONSTRUCTION REVISIONS:

SUBMITTALS:

CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.

PROJECT: KUBOTA SALES AND SERVICE

SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: G. WADZINSKI

DESIGNER: K. JACKSON, E.I.

QUALITY CONTROL: M. MASON, P.E.

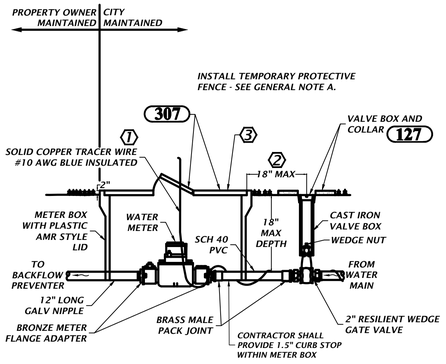
PROJECT NUMBER: 23-0745

TRAVIS HASTAY

FL PE No. 84295

SHEET NO.: C3.10

Tech: ivtaay Plot Date: Jan 31 2024 9:39pm, Filename: N:\2023\23-0745\Department\04_Engineering\03_DWG\Production Files\23-0745 C3.10 DUP Gatorlandkubota.dwg



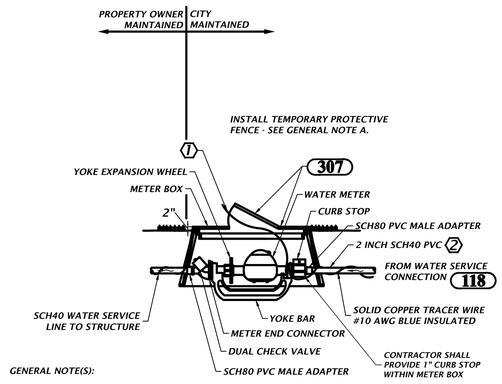

*GENERAL NOTE:*

*A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METER AS PER (324).*

*KEYED NOTE(S):*

1. *PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.*
2. *PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR*
3. *PROVIDE JUMBO 2-INCH METER BOX*

## 112 1 1/2" AND 2" METER ASSEMBLY
*NTS*




*GENERAL NOTE(S):*

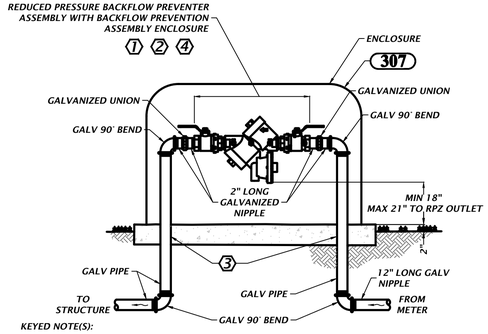
*A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METER AS PER (324).*

*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.*
2. *PROVIDE 2x1 (or 3/4) INCH REDUCING BUSHING SCH 80 PVC SPIGOT X SOCKET TO CONNECT TO CURB STOP.*

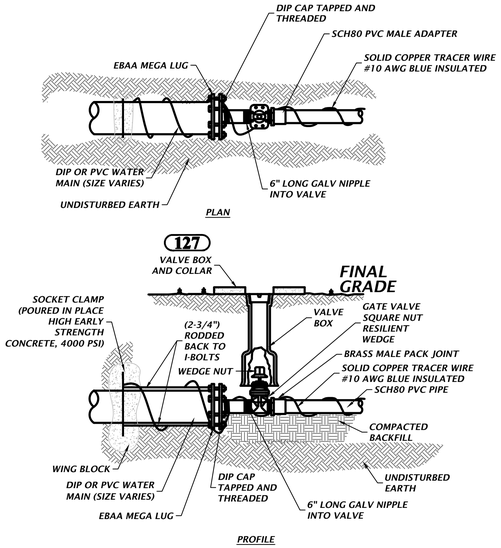
## 115 3/4" AND 1" WATER METER ASSEMBLY
*NTS*



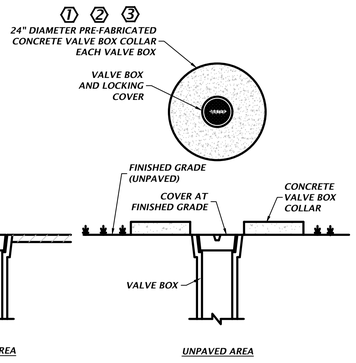

*KEYED NOTE(S):*

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*



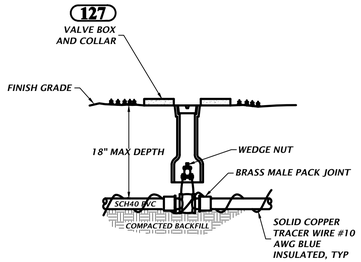

## 124 WATER MAIN REDUCTION OF LINE SIZE
*NTS*




*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):*

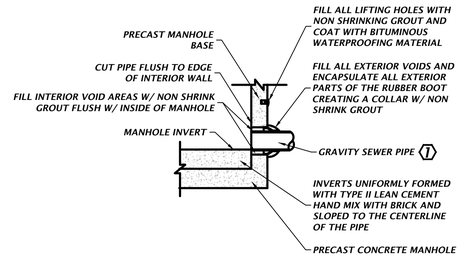
1. *WATER VALVE BOX TOPS ARE TO BE CAST WITH THE WORD "WATER" ON TOP AND PAINTED BLUE.*

## 142 2" RESILIENT SEAT WEDGE GATE VALVE FOR WATER AND RECLAIMED WATER SERVICE CONNECTIONS
*NTS*

*ABBREVIATIONS*

| | |
|---|---|
| APP | APPROXIMATE |
| ARV | AIR RELEASE VALVE |
| AWG | AMERICAN WIRE GAUGE |
| DI | DUCTILE IRON |
| DIP | DUCTILE IRON PIPE |
| E | ELECTRIC CONDUCTOR |
| FLG | FLANGED |
| FT | FOOT |
| FM | FORCE MAIN |
| GA | GAUGE |
| GALV | GALVANIZED |
| GRN | GREEN |
| GSP | GALVANIZED STEEL PIPE |
| GV | GATE VALVE |
| ID | INSIDE DIAMETER |
| LF | LINEAR FEET |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| MJ | MECHANICAL JOINT |
| NTS | NOT TO SCALE |
| OD | OUTSIDE DIAMETER |
| OS&Y | OUTSIDE SCREW AND YOKE |
| PUE | PUBLIC UTILITY EASEMENT |
| PVC | POLYVINYL CHLORIDE |
| R/W | RIGHT OF WAY |
| RPZ | REDUCED PRESSURE ZONE |
| SCH | SCHEDULE |
| SF | SQUARE FEET |
| SIM | SIMILAR |
| SS | STAINLESS STEEL |
| TYP | TYPICAL |
| URD | UNDERGROUND RESIDENTIAL DISTRIBUTION |
| YEL | YELLOW |
| WM | WATER MAIN |
| WW | WASTEWATER |

## 151 DETAIL ABBREVIATIONS
*NTS*




*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*

*KEYED NOTE(S):*

1. *ESPECIALLY FOR RETRO FIT WORK, INSTALLING A GRAVITY SEWER PIPE UP TO 2 FEET ABOVE INVERT IS PERMISSIBLE.*

## 209 MANHOLE PIPE CONNECTION
*NTS*


11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW AN IIW|S COMPANY


SCALE: N/A — IF NOT 1" SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1" — IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS

SUBMITTALS

CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA SALES AND SERVICE
SHEET TITLE: UTILITY DETAILS

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 23-0745

TRAVIS HASTAY

Travis J. Hastay
State of Florida, Professional Engineer, License No. 84295

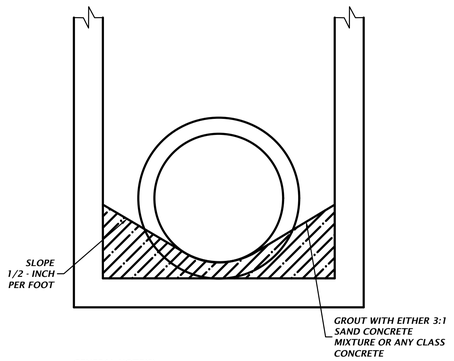
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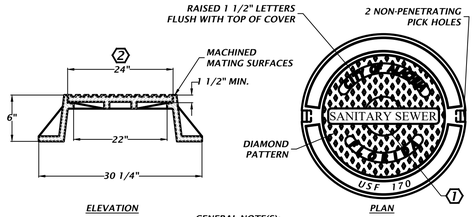

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GENERAL NOTE(S):

1. UNLESS OTHERWISE NOTED, GROUT INVERTS OF ALL STORMWATER STRUCTURES.
2. BASED ON FDOT INDEX 425-001, STANDARD PLANS, SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES

## 210 GROUTING INVERTS OF STORMWATER STRUCTURES
NTS




GENERAL NOTE(S):

1. USF 170 RING AND CE COVER
2. LOAD CLASSIFICATION: HEAVY DUTY
3. MATERIAL: GRAY CAST IRON, ASTM A48 CLASS 35B
4. PAINT TOP AS PER 307

KEYED NOTE(S):

1. INSCRIBING "SANITARY SEWER" ON TWO LINES IS ACCEPTABLE.
2. FOR A 72-INCH DIAMETER MANHOLE IN A TYPE 1 APPLICATION, PROVIDE A 30-INCH MANHOLE COVER.

## 212 CAST IRON SANITARY SEWER MANHOLE FRAME AND COVER
NTS

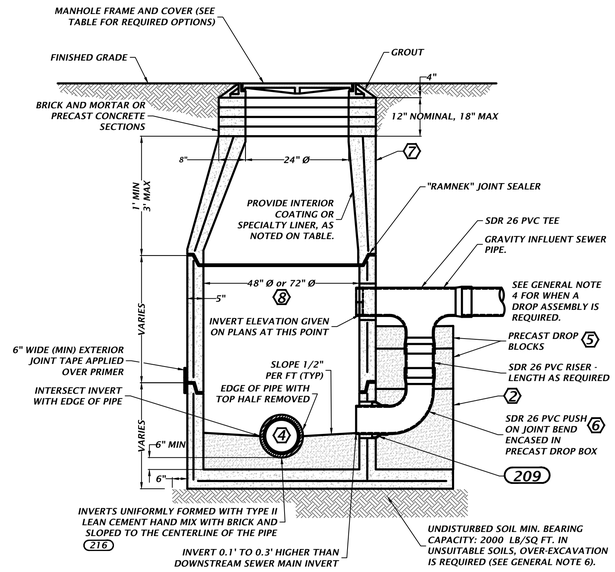
| TABLE - MANHOLE LININGS AND COVERS | | | |
|---|---|---|---|
| APPLICATION TYPE | HYDROGEN SULFIDE GAS CONCENTRATION | MANHOLE LINING REQUIRED | MANHOLE COVER AND FLUME |
| TYPE 1: WASTEWATER DISCHARGE FROM RESIDENTIAL HOMES, EITHER DIRECTLY OR INDIRECTLY | LOW | YES 3 | CAST IRON 212 |
| TYPE 2: OFF-ROAD OR CITY ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY | HIGH | YES 1 | COMPOSITE 213 |
| TYPE 3: COUNTY OR STATE ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY | HIGH | YES 1 | CAST IRON WITH COATING 214 |

GENERAL NOTE(S):

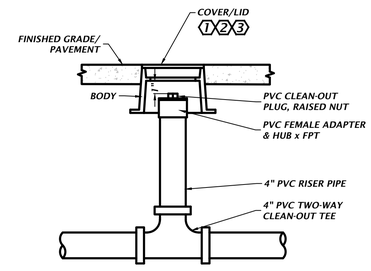
1. MODIFY DETAIL AS NECESSARY IF DROP NOT REQUIRED.
2. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478-73 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND SEALED WITH "RAMNEK" SEALER.
3. THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE JOINED AND SEALED WITH "RAMNEK" SEALER.
4. MANHOLE AND DROP ASSEMBLY SHALL BE REQUIRED FOR 4" OR LARGER INFLUENT PIPES WITH 2 FOOT OR GREATER INFLUENT DROP.
5. ALL M/H JOINTS BELOW THE TOP CONE SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (W/PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL.
6. PRECAST BASE SECTIONS WITH A BOTTOM SHALL BE INSTALLED ON UNDISTURBED EARTH. BEDDING IS REQUIRED WHEN THE SOIL CONDITIONS ARE WET OR WHEN THE SOIL IS UNSUITABLE. FIELD DETERMINE REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.

KEYED NOTE(S):

1. UNLESS OTHERWISE NOTED OR SHOWN, FOR NEW MANHOLES, PROVIDE AGRU SURE-GRIP YELLOW 3.0 MM THICK LINER. FOR EACH EXISTING MANHOLE THAT CONNECTS TO NEW FORCE MAIN, PROVIDE RAVEN 405 EPOXY COATING. FURNISH AND INSTALL THESE PRODUCTS AS PER LATEST VERSION OF CITY OF ALACHUA, PUBLIC SERVICES, REQUIREMENTS FOR DESIGN AND CONSTRUCTION.
2. THIS CONCRETE BOX INCLUDES PIPING INTEGRALLY CAST AT THE FACTORY.
3. INTERIOR: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.
4. GRAVITY PIPE WITH TOP HALF REMOVED PASSES THROUGH MANHOLE AS PER 216
5. FROM MANHOLE VENDOR. TYPICAL SIZES ARE 2'x2'x2' AND 2'x2'x1'.
6. FOR EXISTING MANHOLE, PROVIDE FLOWABLE FILL AROUND JOINT BEND INSTEAD OF PRECAST DROP BOX
7. FOR ALL MANHOLES, PROVIDE EXTERIOR COAT AS FOLLOWS: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.
8. MANHOLE (MH) HEIGHT = RIM ELEVATION MINUS FLOOR ELEVATION. WHEN MANHOLE HEIGHT LESS THAN 20 FEET, PROVIDE 48" DIAMETER. WHEN MANHOLE HEIGHT 20 FEET OR MORE, PROVIDE 72" DIAMETER WITH COVER SIZE AS PER DETAILS 212 213 214




## 215 STANDARD MANHOLE AND DROP, AS REQUIRED
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

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

KRYLON SPRAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

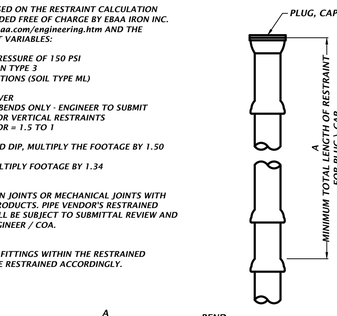
## 307 PAINT SYSTEM NO. 5
NTS

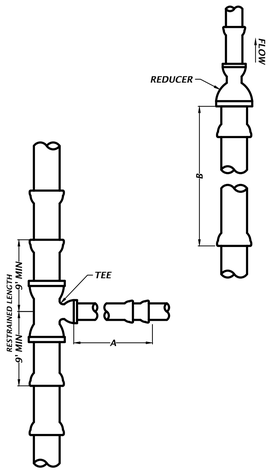
GENERAL NOTE(S):

1. THIS TABLE IS BASED ON THE RESTRAINT CALCULATION SOFTWARE PROVIDED FREE OF CHARGE BY EBAA IRON INC. AT http://www.ebaa.com/enginering.htm AND THE FOLLOWING INPUT VARIABLES:

A. MAXIMUM TEST PRESSURE OF 150 PSI
B. LAYING CONDITION TYPE 3
C. POOR SOIL CONDITIONS (SOIL TYPE ML)
D. USING DIP
E. 2 FEET OF COVER
F. HORIZONTAL BENDS ONLY - ENGINEER TO SUBMIT CALCULATIONS FOR VERTICAL RESTRAINTS
G. SAFETY FACTOR = 1.5 TO 1

2. FOR POLYWRAPPED DIP, MULTIPLY THE FOOTAGE BY 1.50
3. FOR PVC PIPE, MULTIPLY FOOTAGE BY 1.34
4. RESTRAIN PUSH-ON JOINTS OR MECHANICAL JOINTS WITH EBBA MEGALUG PRODUCTS. PIPE VENDOR'S RESTRAINED JOINT SYSTEM WILL BE SUBJECT TO SUBMITTAL REVIEW AND APPROVAL BY ENGINEER / COA.
5. ANY ADDITIONAL FITTINGS WITHIN THE RESTRAINED SECTION SHALL BE RESTRAINED ACCORDINGLY.




NOTE: THIS TABLES IS FOR DIP ONLY; SEE NOTE(S) ABOVE FOR PVC

| RESTRAIN LENGTH "A" (LF) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| FITTING | 4" | 6" | 8" | 12" | 16" | 20" | 24" | 30" | 36" |
| 11¼° BEND | 3 | 4 | 5 | 6 | 8 | 9 | 10 | 12 | 13 |
| 22½° BEND | 5 | 7 | 9 | 12 | 15 | 17 | 20 | 23 | 26 |
| 45°/OFFSET | 10 | 14 | 18 | 24 | 30 | 35 | 40 | 47 | 53 |
| 90° BEND | 24 | 33 | 42 | 58 | 72 | 85 | 97 | 112 | 126 |
| DEAD END | 42 | 58 | 75 | 104 | 131 | 157 | 181 | 213 | 243 |

A=MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.

| | RESTRAIN (LF) | |
|---|---|---|
| FITTING SIZE | TEE "A" | REDUCER "B" |
| 4x4 | 21 | " |
| 6x4 | 10 | 30 |
| 6x6 | 37 | " |
| 8x4 | A.T. | 54 |
| 8x6 | 28 | 32 |
| 8x8 | 54 | " |
| 12x4 | A.T. | 90 |
| 12x6 | 11 | 76 |
| 12x8 | 37 | 55 |
| 12x12 | 82 | " |
| 16x6 | A.T. | 111 |
| 16x8 | 21 | 96 |
| 16x12 | 66 | 56 |
| 16x16 | 109 | " |
| 20x6 | A.T. | 141 |
| 20x8 | 8 | 130 |
| 20x12 | 51 | 99 |
| 20x16 | 93 | 55 |
| 20x20 | 134 | " |
| 24x6 | A.T. | 168 |
| 24x8 | A.T. | 159 |
| 24x12 | 37 | 134 |
| 24x16 | 77 | 99 |
| 24x20 | 117 | 54 |
| 24x24 | 157 | " |
| 30x6 | A.T. | 203 |
| 30x8 | A.T. | 196 |
| 30x12 | 20 | 177 |
| 30x16 | 57 | 150 |
| 30x20 | 94 | 116 |
| 30x24 | 132 | 75 |
| 30x30 | 189 | " |
| 36x6 | A.T. | 235 |
| 36x8 | A.T. | 229 |
| 36x12 | 7 | 214 |
| 36x16 | 40 | 193 |
| 36x20 | 74 | 166 |
| 36x24 | 109 | 133 |
| 36x30 | 162 | 74 |
| 36x36 | 218 | " |

A.T.=RESTRAINT REQUIRED AT TEE ONLY.
"-NOT APPLICABLE

## 309 JOINT RESTRAINT
NTS

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW AN IVI5 COMPANY

SCALE: N/A
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0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS

SUBMITTALS

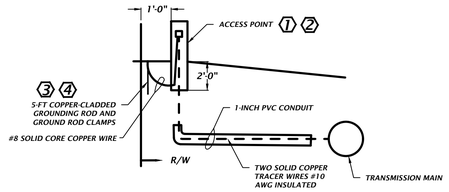
CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA SALES AND SERVICE
SHEET TITLE: UTILITY DETAILS

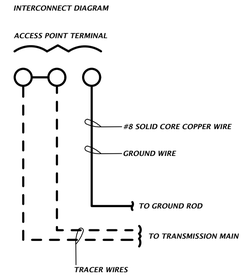
TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 23-0745

TRAVIS HASTAY
Travis J. Hastay
State of Florida, Professional Engineer, License No. 84295
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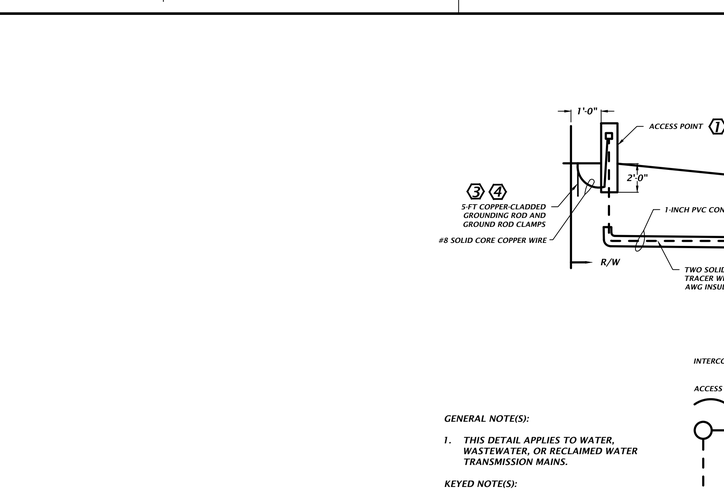

*GENERAL NOTE(S):*

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*




128 WHERE APPLICABLE
148 WHERE APPLICABLE

*GENERAL NOTES: SEE 321A*

## 321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
*NTS*

*FLOW STREAMS*

- PW — *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*

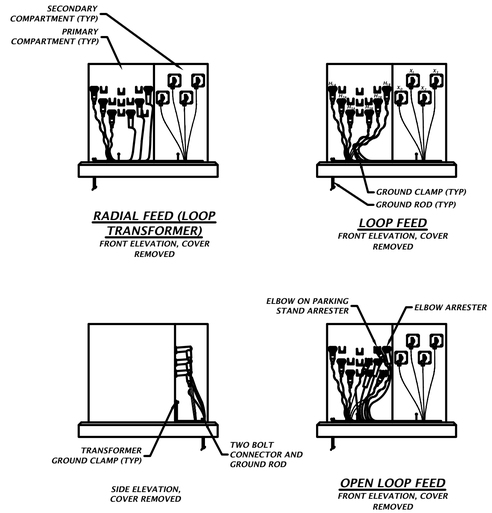
*SYMBOLS*

- 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*

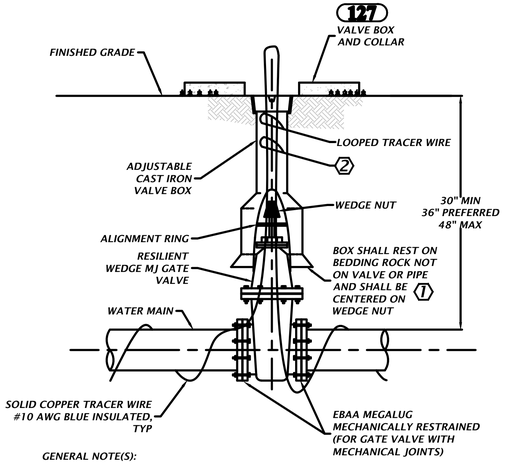
*GENERAL NOTE(S):*

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*




## 584D THREE-PHASE PAD MOUNT TRANSFORMER CONFIGURATIONS
*NTS*



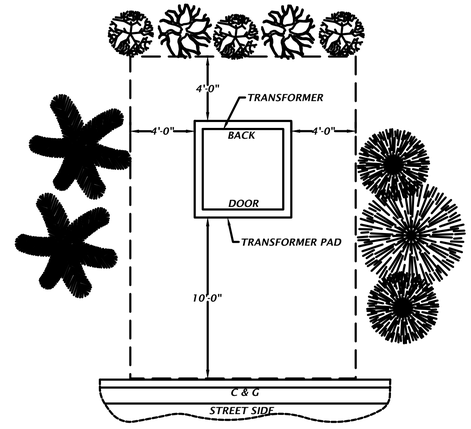

*GENERAL NOTE(S):*

1. *PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.*
2. *VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".*

*KEYED NOTE(S):*

1. *WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.*
2. *VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.*

## 145 GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER
*NTS*




*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*

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW
AN IIVI COMPANY

SCALE: N/A
IF NOT 1" SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:

CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA SALES AND SERVICE
SHEET TITLE: UTILITY DETAILS

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 23-0745

TRAVIS HASTAY

Travis J. Hastay
State of Florida, Professional Engineer, License No. 84295

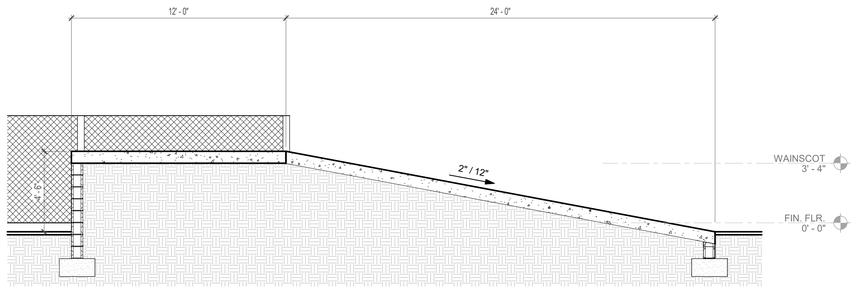
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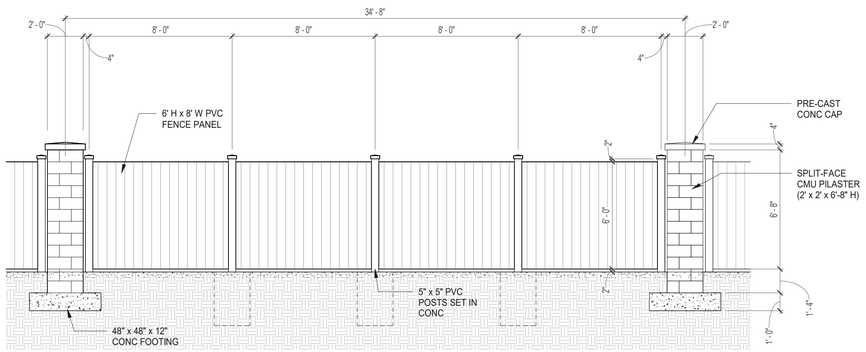
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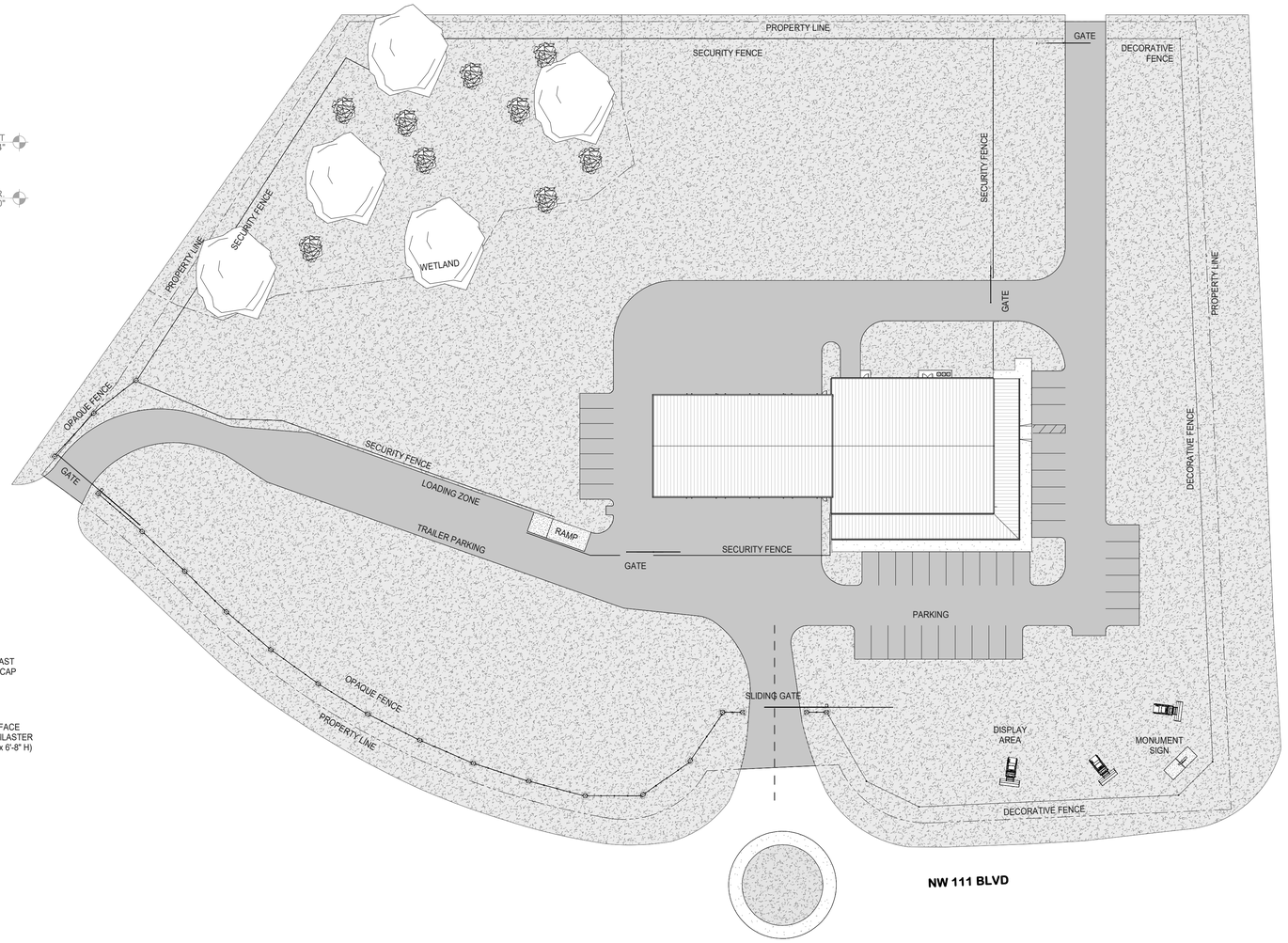
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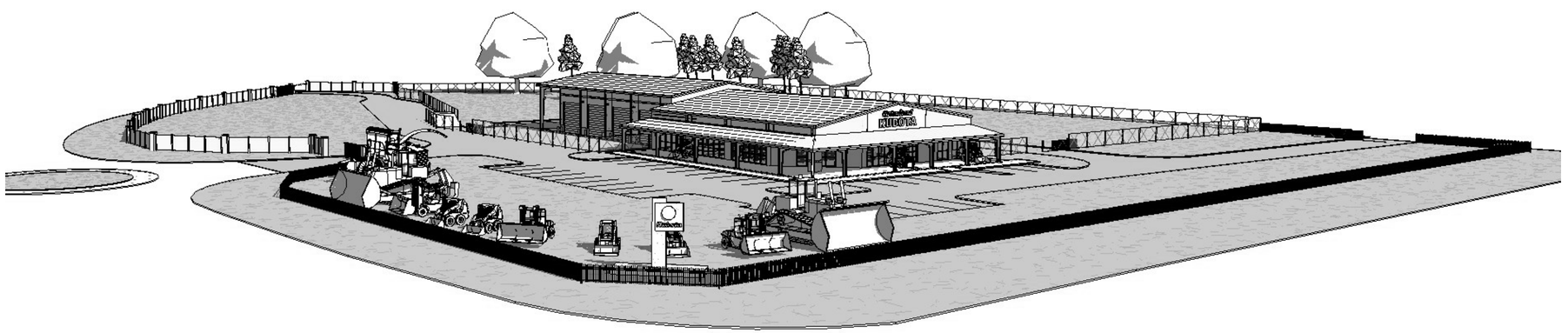

2 A1.0 RAMP DETAIL
1/4" = 1'-0"




1 A1.0 OPAQUE FENCE ELEVATION
1/4" = 1'-0"




A A1.0 ARCHITECTURAL SITE PLAN
1" = 40'-0"




**FENCE & GATE SPECIFICATIONS**

| | |
|---|---|
| OPAQUE FENCE: | 6' H x 8' W PVC PANELS W/ SPLIT-FACE MASONRY PILASTERS @ 32' OC<br>(See Elevation & Detail: 1 & 2 /A1.0) |
| SECURITY FENCE: | 6' H VINYL COATED CHAIN LINK FENCE<br>11 gage x 2" x 2" galvanized steel mesh w/ PVC coating (Class 2b). Select post size & spacing to meet ASTM F1553, Provide top tension wire |
| DECORATIVE FENCE: | 6' H PAINTED STEEL<br>All steel members are hot dip galvanized (G60) & coated w/ epoxy primer & acrylic topcoat (BLACK)<br>Pickets: 5/8" square x 18 Ga. tubing<br>Rails: steel channel, 1.25" x 0.92" x 14 Ga.<br>Posts: 2" square x 16 Ga. |
| GATES: | Sliding gates to match fencing |

TRUE

2504 NW 71st Place
Gainesville FL 32653
Tel: (352) 371-1417

2926 Edison Avenue
Jacksonville, FL 32254
Tel: (904) 288-6060

SCHERER CONSTRUCTION

**New Sales & Service Building**
**Gatorland KUBOTA**
**US 441 / Alachua, FL**

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| NO. | DATE | REVISION: |
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ARCHITECT'S SEAL:

ROBERT S. TAYLOR, SR., ARCHITECT
FLORIDA REGISTRATION AR-0007526

DESCRIPTION:

ARCHITECTURAL SITE PLAN

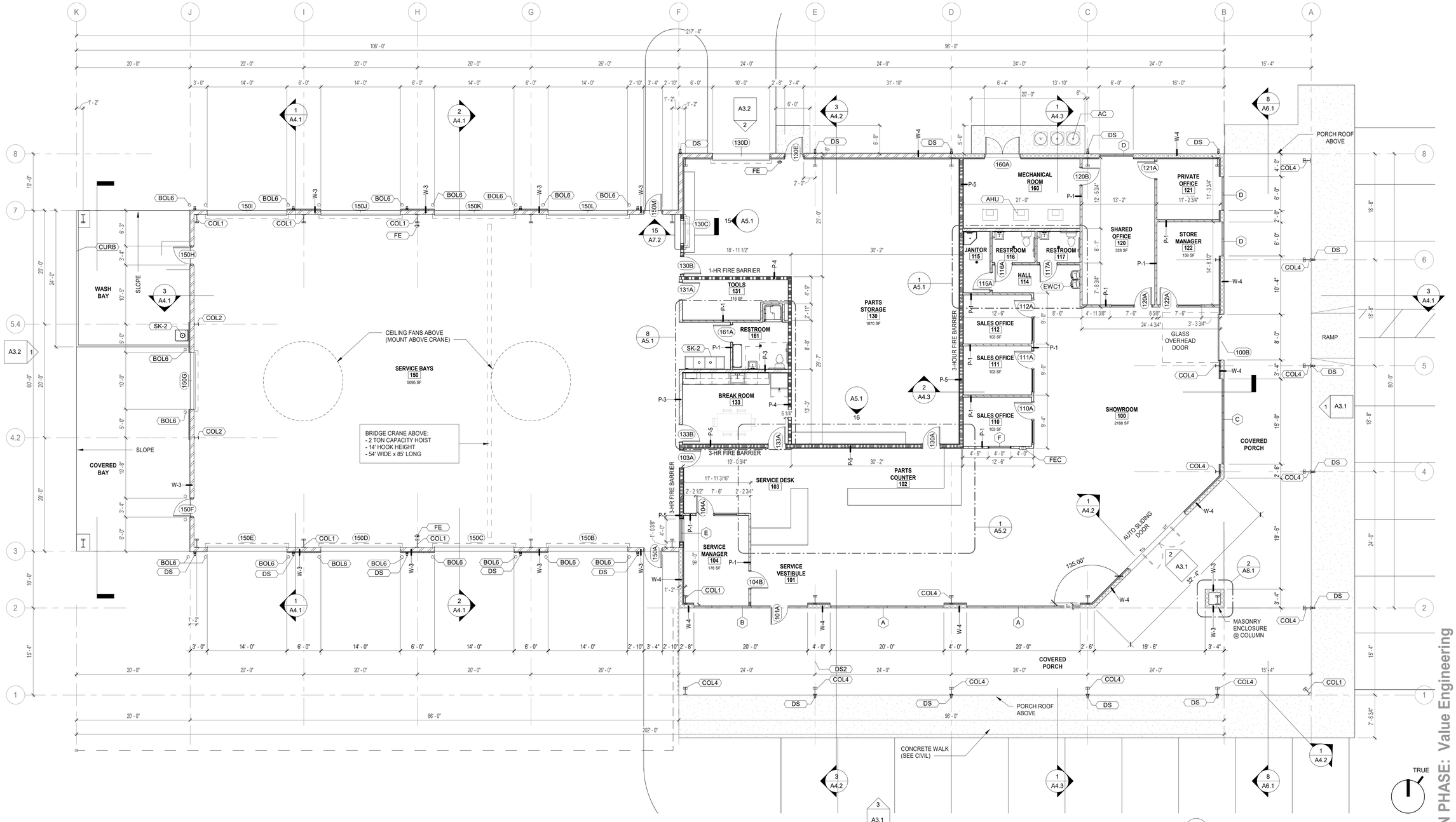
| | |
|---|---|
| JOB NO. | 23-702 |
| DRAWN BY: | bf |
| DATE: | 11/18/2025 |

**A1.0**

DESIGN PHASE: Value Engineering

## KEYNOTE LEGEND

| Key | Description |
|---|---|
| AC | AIR CONDITIONER |
| AHU | AIR HANDLING UNIT (see mechanical) |
| BOL6 | BOLLARD - Concrete Filled 6" Diameter Steel Pipe w/ PVC Cover - set in concrete footing (see detail) |
| COL1 | COLUMN - Steel Rigid Moment Frame Assembly by PEMB |
| COL2 | COLUMN - Steel End Wall Column by PEMB |
| COL4 | COLUMN - Steel Lean-To Rigid Moment Frame Assembly by PEMB |
| CURB | 4" CONCRETE CURB |
| DS | DOWNSPOUT by PEMB - Connect to Underground Storm Piping (see detail) |
| DS2 | DOWNSPOUT - Spill Out on lower roof |
| EWC1 | ELECTRIC WATER COOLER - ADA Hi/Lo Configuration (see plumbing) |
| FE | FIRE EXTINGUISHER - 10# Type ABC extinguisher on Wall Mounted Bracket |
| FEC | FIRE EXTINGUISHER CABINET - Semi-Recessed w/ 10# Type ABC extinguisher |
| SK-2 | SINK - UTILITY SINK / Floor Mounted (see plumbing) |




1 A2.1 ARCHITECTURAL FLOOR PLAN
1/8" = 1'-0"


2504 NW 71st Place
Gainesville FL 32653
Tel: (352) 371-1417

2926 Edison Avenue
Jacksonville, FL 32254
Tel: (904) 288-6060


SCHERER CONSTRUCTION

# New Sales & Service Building
## Gatorland KUBOTA
US 441 / Alachua, FL


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REVISION:
DATE
NO.

ARCHITECT'S SEAL:

ROBERT S. TAYLOR, SR., ARCHITECT
FLORIDA REGISTRATION AR-0007526

DESCRIPTION:

ARCHITECTURAL FLOOR PLAN

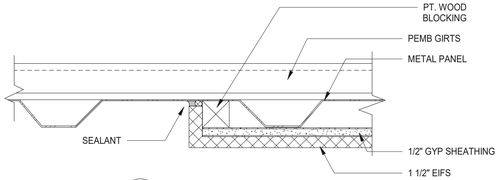
JOB NO. 23-702
DRAWN BY: bf
DATE: 11/18/2025

**A2.1**

DESIGN PHASE: Value Engineering

## KEYNOTE LEGEND

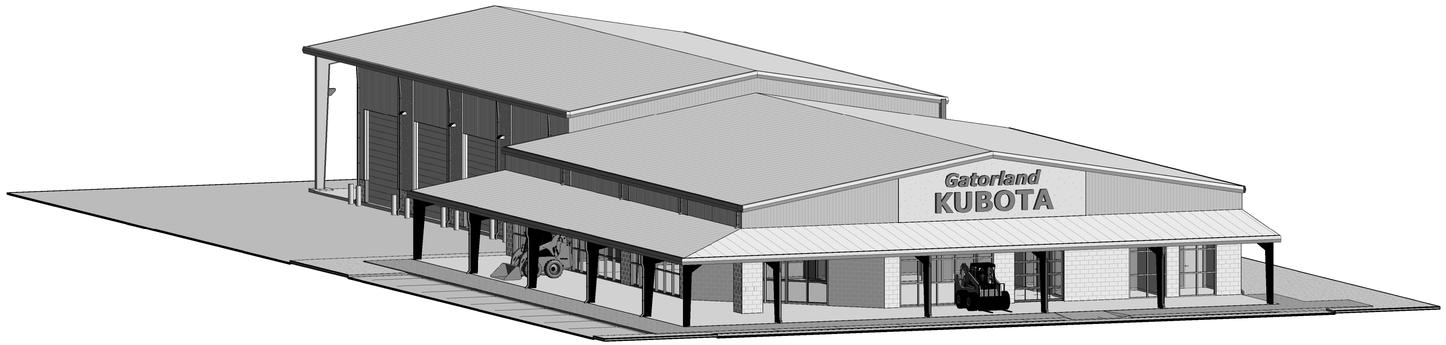
| Key | Description |
|---|---|
| AC | AIR CONDITIONER |
| CMU2 | CONCRETE MASONRY UNITS - Split Face Blocks: 8" x 8" x 16" Nominal, Decorative Regular Weight (see structural & partition type) |
| COL1 | COLUMN - Steel Rigid Moment Frame Assembly by PEMB |
| COL4 | COLUMN - Steel Lean-To Rigid Moment Frame Assembly by PEMB |
| DS | DOWNSPOUT by PEMB - Connect to Underground Storm Piping (see detail) |
| DS2 | DOWNSPOUT - Spill Out on lower roof |
| EIFS | Exterior Insulation Finish System - 1-1/2" Thick System over 1/2" Gypsum Sheathing on Metal Panels |
| EXHF | EXHAUST FAN - Mounted Through Wall (see mechanical) |
| GTR | GUTTER - Standard PEMB Gutter / Fascia / Painted Steel Sheet Metal |
| LT-5 | LIGHT FIXTURE - Exterior Wall Mounted Fixture (see electrical) |
| LVR | WALL LOUVER - Aluminum / Wind Driven Rain Resistant (coord size & location w/ mechanical) |
| MP-1 | METAL WALL PANELS by PEMB - PBR Type (color to be selected) |
| SIGN | SIGNAGE - engraved plastic sign mounted to wall at all restrooms per Florida Accessibility Code |
| SK-2 | SINK - UTILITY SINK / Floor Mounted (see plumbing) |
| SSR | STANDING SEAM METAL ROOF by PEMB Over Roof Purlins / 24 Ga 3" High Trapezoidal Profile w/ Concealed Floating Clips (see specification) |

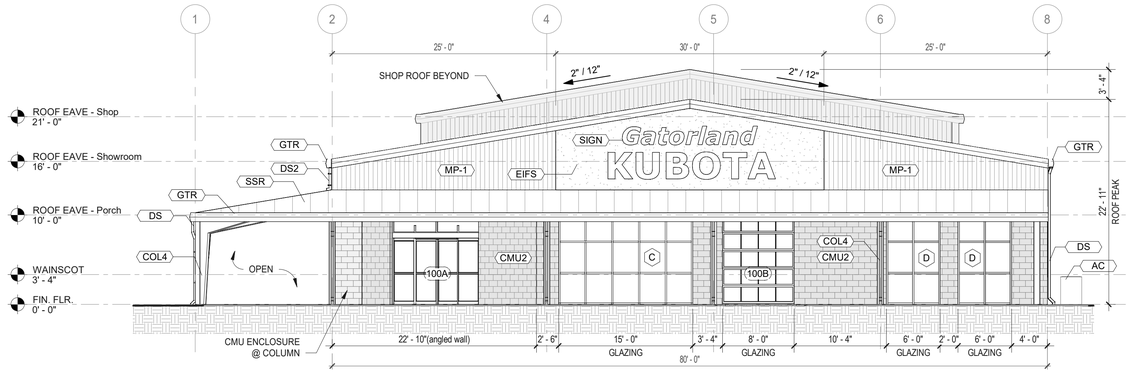



4 A3.1 EIFS - DETAIL
3" = 1'-0"

### FACADE MATERIAL REQUIREMENTS:

- *GLAZING - Minimum **20%** of a facade facing a street or public parking area*
- *METAL SIDING - Maximum **50%** of a facade facing a street*
- *SPLIT FACE CONCRETE BLOCK - Maximum **60%** of any facade*
- *MASSING - Offset Alternative: Facade color change at a minimum of every 30' for a minimum of 10' in width for any facade facing a street (building elevations indicate a material change that will be a different color from the adjacent material - color to be determined at a later date)*




1 A3.1 BUILDING ELEVATION - East Wall (front)
1/8" = 1'-0"

**Facade Material Summary**

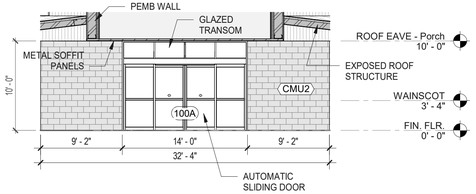
EAST FACADE (facing Hwy 441)
Total Area = 1,038 sf

| | | |
|---|---|---|
| • Glazing: | 350 sf | = 34% |
| • Metal Panels: | 231 sf | = 22% |
| • Split Face CMU: | 185 sf | = 57% |
| • EIFS: | 476 sf | = 31% |
| • Solid Doors | None | |

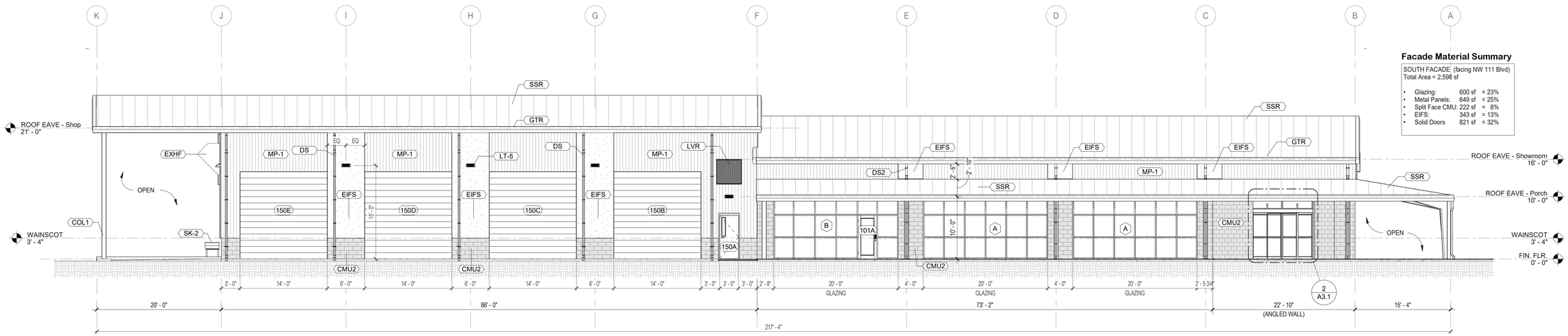
**Facade Material Summary**

SOUTHEAST FACADE (angled wall)
Total Area = 323 sf

| | | |
|---|---|---|
| • Glazing: | 140 sf | = 45% |
| • Metal Panels: | None | |
| • Split Face CMU: | 184 sf | = 57% |
| • EIFS: | None | |
| • Solid Doors | None | |




2 A3.1 BUILDING ELEVATION - SouthEast Wall (entry)
1/8" = 1'-0"




3 A3.1 BUILDING ELEVATION - South Wall
1/8" = 1'-0"

**Facade Material Summary**

SOUTH FACADE (facing NW 111 Blvd)
Total Area = 2,598 sf

| | | |
|---|---|---|
| • Glazing: | 600 sf | = 23% |
| • Metal Panels: | 649 sf | = 25% |
| • Split Face CMU: | 222 sf | = 8% |
| • EIFS: | 343 sf | = 13% |
| • Solid Doors | 821 sf | = 32% |

DESIGN PHASE: Value Engineering


2504 NW 71st Place
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SCHERER CONSTRUCTION


**New Sales & Service Building**
**Gatorland KUBOTA**
US 441 / Alachua, FL


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ARCHITECT'S SEAL:

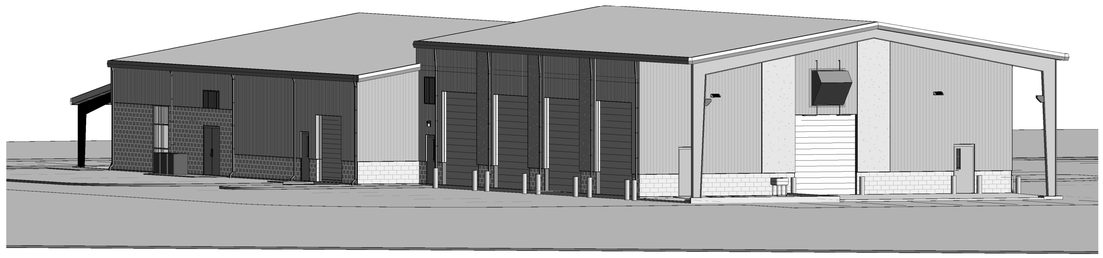
ROBERT S. TAYLOR, SR., ARCHITECT
FLORIDA REGISTRATION AR-0007526

DESCRIPTION:

EXTERIOR ELEVATIONS

JOB NO. 23-702
DRAWN BY: bf
DATE: 11/18/2025

**A3.1**



## KEYNOTE LEGEND

| Key | Description |
|---|---|
| AC | AIR CONDITIONER |
| CMU2 | CONCRETE MASONRY UNITS - Split Face Blocks: 8" x 8" x 16" Nominal, Decorative Regular Weight (see structural & partition type) |
| COL1 | COLUMN - Steel Rigid Moment Frame Assembly by PEMB |
| COL4 | COLUMN - Steel Lean-To Rigid Moment Frame Assembly by PEMB |
| CURB | 4" CONCRETE CURB |
| DS | DOWNSPOUT by PEMB - Connect to Underground Storm Piping (see detail) |
| DS2 | DOWNSPOUT - Spill Out on lower roof |
| EIFS | Exterior Insulation Finish System - 1-1/2" Thick System over 1/2" Gypsum Sheathing on Metal Panels |
| EXHF | EXHAUST FAN - Mounted Through Wall (see mechanical) |
| GTR | GUTTER - Standard PEMB Gutter / Fascia / Painted Steel Sheet Metal |
| LT-5 | LIGHT FIXTURE - Exterior Wall Mounted Fixture (see electrical) |
| LVR | WALL LOUVER - Aluminum / Wind Driven Rain Resistant (coord size & location w/ mechanical) |
| MP-1 | METAL WALL PANELS by PEMB - PBR Type (color to be selected) |
| SK-2 | SINK - UTILITY SINK / Floor Mounted (see plumbing) |
| SSR | STANDING SEAM METAL ROOF by PEMB Over Roof Purlins / 24 Ga 3" High Trapezoidal Profile w/ Concealed Floating Clips (see specification) |

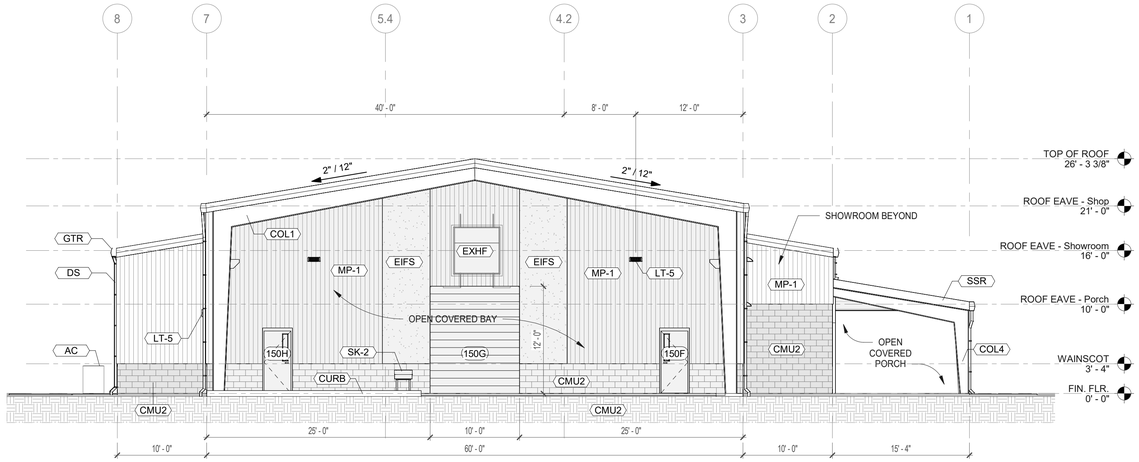
### FACADE MATERIAL REQUIREMENTS:

- *GLAZING - Minimum **20%** of a facade facing a street or public parking area*
- *METAL SIDING - Maximum **50%** of a facade facing a street*
- *SPLIT FACE CONCRETE BLOCK - Maximum **60%** of any facade*
- *MASSING - Offset Alternative: Facade color change at a minimum of every 30' for a minimum of 10' in width for any facade facing a street (building elevations indicate a material change that will be a different color from the adjacent material - color to be determined at a later date)*

### Facade Material Summary

WEST FACADE
Total Area = 1,710 sf

| | | |
|---|---|---|
| • | Glazing: | None |
| • | Metal Panels: | 1,016 sf = 59% |
| • | Split Face CMU: | 288 sf = 17% |
| • | EIFS: | 204 sf = 12% |
| • | Solid Doors | 202 sf = 12% |

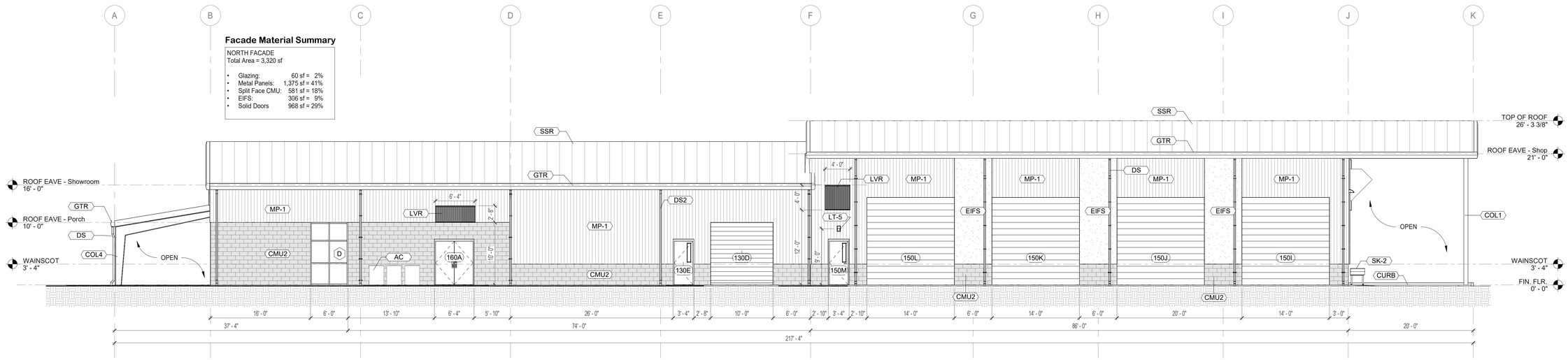



1 A3.2 BUILDING ELEVATION - West Wall (rear)
1/8" = 1'-0"

### Facade Material Summary

NORTH FACADE
Total Area = 3,320 sf

| | | |
|---|---|---|
| • | Glazing: | 60 sf = 2% |
| • | Metal Panels: | 1,375 sf = 41% |
| • | Split Face CMU: | 581 sf = 18% |
| • | EIFS: | 306 sf = 9% |
| • | Solid Doors | 968 sf = 29% |




2 A3.2 BUILDING ELEVATION - North Wall
1/8" = 1'-0"

DESIGN PHASE: Value Engineering


2504 NW 71st Place
Gainesville FL 32653
Tel: (352) 371-1417

2926 Edison Avenue
Jacksonville, FL 32254
Tel: (904) 288-6060


SCHERER CONSTRUCTION

# New Sales & Service Building
## Gatorland KUBOTA
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| NO. | DATE | REVISION: |
|---|---|---|
| | | |

ARCHITECT'S SEAL:

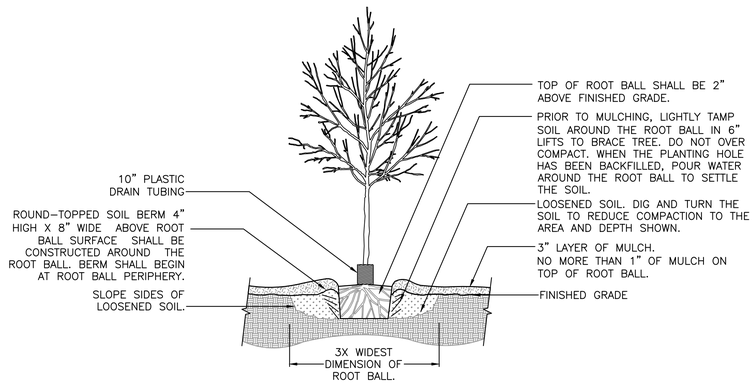
ROBERT S. TAYLOR, SR., ARCHITECT
FLORIDA REGISTRATION AR-0007526

DESCRIPTION:

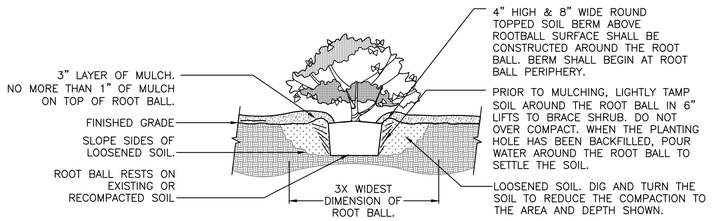
EXTERIOR ELEVATIONS

JOB NO. 23-702
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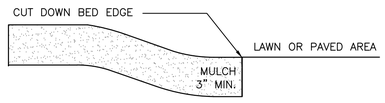
**A3.2**



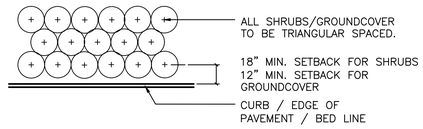

## 1 TREE PLANTING DETAIL
SCALE: N.T.S.




## 2 SHRUB PLANTING DETAIL
SCALE: N.T.S.




## 3 MULCH DETAIL
SCALE: N.T.S.




NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

## 4 SHRUB PLANTING DETAIL
SCALE: N.T.S.

811
KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

GENERAL NOTES
ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM PLANTING BEDS AND SOD AREAS PRIOR TO LANDSCAPE INSTALLATION. IF ENCOUNTERED DURING CONSTRUCTION OR INSTALLATION, THESE SHALL BE EXCAVATED AND REMOVED FROM THE SITE. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 6.0 – 7.5.

ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS, EXCEPT RETENTION AREAS. PINE STRAW MULCH SHALL BE USED IN RETENTION AREAS.

NEW TREES OUTSIDE OF MULCHED LANDSCAPED BEDS WILL BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBING.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES SHALL NOT BE TOPPED OR PRUNED. TREES WILL BE STAKED AS NEEDED. GUYLINES WILL BE OF NON-SYNTHETIC BIODEGRADABLE MATERIAL.

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

ALL VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLAN COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS AMENDED, SHALL BE REMOVED AT THE TIME OF DEVELOPMENT

PLANT SELECTION FOR THIS PROJECT HAS BEEN DESIGNED TO UTILIZE FLORIDA FRIENDLY PLANT MATERIALS, AS OUTLINED BY THE UNIVERSITY OF FLORIDA IFAS EXTENSION.

GRASSING
ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH SOD THAT IS FREE OF NOXIOUS WEEDS INCLUDING TROPICAL SODA APPLE OR SHALL BE SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL
ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S 'GRADES AND STANDARDS FOR NURSERY PLANTS', CURRENT EDITION AT THE TIME PLANS ARE ISSUED. CALL THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

PLANT QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL QUANTITIES SHOWN ON THE PLAN.

10% OPEN SPACE REQUIREMENT
AS PER CITY OF ALACHUA LDR SECTION 6.7.3 (A), THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. REFER TO CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

IRRIGATION
LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(7)(b)(vi).

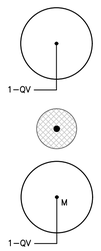
A TEMPORARY OR PERMANENT AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL NEW REQUIRED LANDSCAPING INSTALLED [ALACHUA COUNTY LDC SEC. 407.46(A)]. TEMPORARY IRRIGATION SYSTEMS MUST BE REMOVED ONCE THE PLANTS ARE ESTABLISHED OR WITHIN TWO YEARS, WHICHEVER OCCURS FIRST. PRIOR TO THE INSTALLATION OF A NEW PERMANENT IRRIGATION SYSTEM OR SUBSTANTIAL MODIFICATION TO AN EXISTING SYSTEM, AN IRRIGATION PLAN MUST BE SUBMITTED TO AND APPROVED BY THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT THROUGH THE ONLINE ALACHUA COUNTY IRRIGATION PROFESSIONAL PORTAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE IRRIGATION PLAN THROUGH THE IRRIGATION PROFESSIONAL PORTAL. THE IRRIGATION SYSTEM SHALL COMPLY WITH THE LANDSCAPE IRRIGATION DESIGN AND MAINTENANCE STANDARDS FOUND IN ARTICLE III OF PART II, TITLE 7, CHAPTER 79 OF THE ALACHUA COUNTY CODE, WHICH, AMONG ADDITIONAL DESIGN STANDARDS, LIMITS HIGH VOLUME IRRIGATION TO 60% OF THE LANDSCAPED AREA. FOR MORE INFORMATION, CONTACT THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT AT 352-264-6800.

ALL NEWLY PLANTED TREES SHALL HAVE INDIVIDUAL LOW FLOW OR MICRO-IRRIGATION SUPPLIES [ALACHUA COUNTY LDC 407.46(A)3]. ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A MOISTURE SENSOR/AUTOMATIC RAINFALL SHUTOFF DEVICE [ALACHUA COUNTY LDC 407.46(A)4].

### LANDSCAPED AREA REQUIREMENT
PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, POLICY 2.4.A

| | |
|---|---|
| TOTAL SITE AREA | 6.3 ACRES |
| TOTAL PROPOSED OPEN AREA | 1.21 ACRES |
| OPEN AREA % OF TOTAL SITE AREA (MIN. 10%) | 10% |
| TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA) | 0.60 ACRES |
| LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%) | 10% |

### LEGEND




### TREE MITIGATION CALCULATIONS & PRESERVATION CREDITS
(SEE SHEET LS-4 FOR TABLES AND CALCULATIONS)

### PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

| DESCRIPTION | LANDSCAPE REQUIRED | LANDSCAPE PROVIDED |
|---|---|---|
| PARKING AREA PERIMETER LANDSCAPE | PARKING PERIMETER = 765 L.F.<br>4 CANOPY TREES PER 100 L.F.<br>2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS<br>31 CANOPY TREES REQUIRED<br>15 UNDERSTORY TREES REQUIRED<br>CONTINUOUS ROW OF SHRUBS | 31 CANOPY TREES PROVIDED<br>15 UNDERSTORY TREES PROVIDED<br>CONTINUOUS ROW OF SHRUBS PROVIDED |
| INTERIOR PARKING AREA LANDSCAPE | PARKING AREA = 31,700 S.F.<br>1 CANOPY TREE REQUIRED PER 1,800 S.F.<br>10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED<br>18 UNDERSTORY/CANOPY TREES REQUIRED<br>180 SHRUBS REQUIRED | 3 CANOPY TREES & 15 UNDERSTORY TREES PROVIDED<br>180 SHRUBS PROVIDED |

### SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

| DESCRIPTION | TREE REQUIREMENTS | TREES PROVIDED |
|---|---|---|
| PRIMARY SIDE CANOPY TREES (EAST SIDE) | 3 TREES PER ACRE X 6.3 ACRES = 19 CANOPY TREES REQUIRED | 19 CANOPY TREES PROVIDED (6 EXISTING + 13 PROPOSED) |
| REAR SIDE CANOPY TREES (WEST SIDE) | 2 TREES PER ACRE X 6.3 ACRES = 12 TREES REQUIRED | 12 CANOPY TREES PROVIDED (9 EXISTING + 3 PROPOSED) |
| NORTH SIDE CANOPY TREES | 2 TREES PER ACRE X 6.3 ACRES = 12 TREES REQUIRED | 12 CANOPY TREES PROVIDED (9 EXISTING + 3 PROPOSED) |
| SOUTH SIDE CANOPY TREES | 2 TREES PER ACRE X 6.3 ACRES = 12 TREES REQUIRED | 12 CANOPY TREES PROVIDED (9 EXISTING + 3 PROPOSED) |
| SITE UNDERSTORY TREES | 6 UNDERSTORY TREES PER ACRE X 6.3 ACRES = 38 TREES REQUIRED<br>50% IN FRONT = 19 TREES REQUIRED<br>25% ON NORTH SIDE = 9 TREES REQUIRED<br>25% ON SOUTH SIDE = 10 TREES REQUIRED<br>38 UNDERSTORY TREES REQUIRED | FRONT SIDE<br>19 UNDERSTORY TREES PROVIDED<br>NORTH SIDE<br>9 UNDERSTORY TREES PROVIDED<br>SOUTH SIDE<br>10 UNDERSTORY TREES PROVIDED<br>38 UNDERSTORY TREES PROVIDED |
| BUILDING FACADE | 4 CANOPY TREES PER 100 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE<br>180 LF NORTH FACADE = 7 TREES REQUIRED<br>180 LF SOUTH FACADE = 7 TREES REQUIRED<br>80 LF WEST FACADE = 3 TREE REQUIRED<br>80 LF EAST FACADE = 3 TREES REQUIRED | NORTH FACADE<br>7 CANOPY TREES PROVIDED<br>SOUTH FACADE<br>7 CANOPY TREES PROVIDED<br>WEST FACADE<br>3 CANOPY TREES PROVIDED<br>EAST FACADE<br>3 CANOPY TREES PROVIDED<br>ROW OF SHRUBS PROVIDED ON ALL SIDES |

### PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

| LOCATION | BUFFER LENGTH, WIDTH, & TYPE | LANDSCAPE REQUIRED | LANDSCAPE PROVIDED |
|---|---|---|---|
| NORTH PERIMETER | 241 L.F. LONG<br>BUFFER TYPE 'B'<br>5' WIDTH<br>(EXCLUDING 237 L.F. OF WETLAND AREA) | OPTION 3<br>1 CANOPY TREE/40 LF<br>(6 CANOPY TREES REQUIRED) | 6 CANOPY TREES<br>(1 EXISTING + 5 PROPOSED) |
| EAST PERIMETER (ALONG US 441) | 470 L.F. | ARTERIAL FRONTAGE<br>4 CANOPY TREES/100 LF<br>(19 CANOPY TREES REQUIRED)<br>3 UNDERSTORY TREES/100 LF<br>(14 UNDERSTORY TREES REQUIRED)<br>CONTINUOUS ROW OF SHRUBS | 19 CANOPY TREES<br>14 UNDERSTORY TREES PROVIDED<br>CONTINUOUS ROW OF SHRUBS PROVIDED |
| SOUTH PERIMETER | 660 L.F.<br>BUFFER TYPE 'D'<br>10' WIDTH | OPTION 3<br>1 CANOPY TREE/25 LF<br>(29 CANOPY TREES REQUIRED) | 26 CANOPY TREES |
| WEST PERIMETER | 276 L.F.<br>BUFFER TYPE 'D'<br>10' WIDTH | OPTION 3<br>1 CANOPY TREE/25 LF<br>(2 CANOPY TREES REQUIRED) | DUE TO THE LOCATION OF THE EXISTING WETLAND AND DRIVEWAY ALONG THIS AREA, A PLANTED BUFFER IS UNABLE TO BE PROVIDED. THE EXISTING VEGETATION IS TO REMAIN AND WILL SUBSTANTIALLY FULFILL THE BUFFER REQUIREMENTS. |

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07/31/2025 SUBMITTAL FOR CITY OF ALACHUA
09/09/2025 SUBMITTAL FOR CITY OF ALACHUA
01/21/2026 SUBMITTAL FOR CITY OF ALACHUA

CLIENT: CATERPILLAR KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA CITY OF ALACHUA
SHEET TITLE: LANDSCAPE NOTES & DETAILS

TECHNICIAN: AB
DESIGNED: LS
QUALITY CONTROL: JMS
PROJECT NUMBER: 23-0745

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMSON
LA6667436
STATE OF FLORIDA

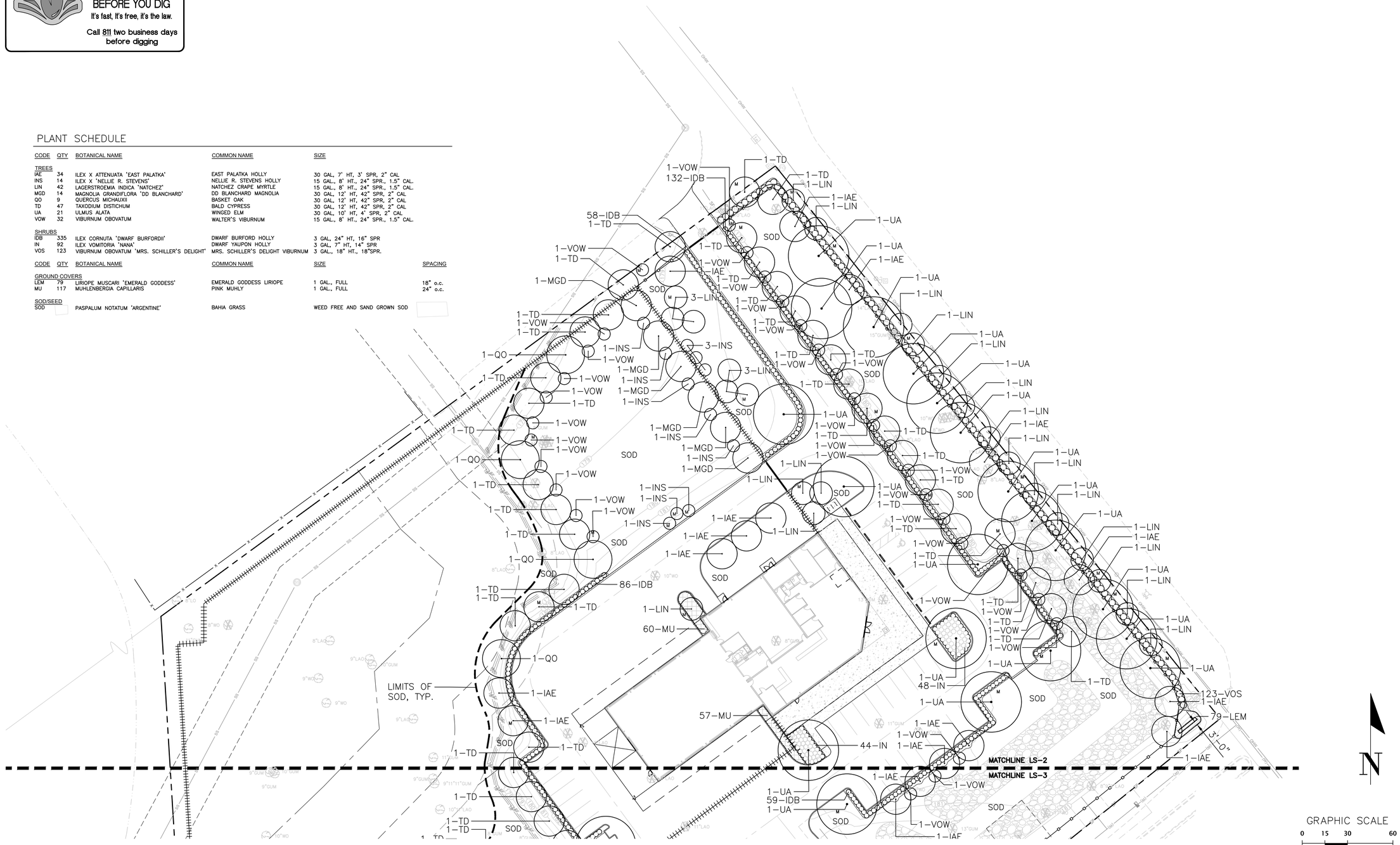
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## PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| IAE | 34 | ILEX X ATTENUATA 'EAST PALATKA' | EAST PALATKA HOLLY | 30 GAL, 7' HT, 3' SPR, 2" CAL | |
| INS | 14 | ILEX X 'NELLIE R. STEVENS' | NELLIE R. STEVENS HOLLY | 15 GAL., 8' HT., 24" SPR., 1.5" CAL. | |
| LIN | 42 | LAGERSTROEMIA INDICA 'NATCHEZ' | NATCHEZ CRAPE MYRTLE | 15 GAL., 8' HT., 24" SPR., 1.5" CAL. | |
| MGD | 14 | MAGNOLIA GRANDIFLORA 'DD BLANCHARD' | DD BLANCHARD MAGNOLIA | 30 GAL, 12' HT, 42" SPR, 2" CAL | |
| QO | 9 | QUERCUS MICHAUXII | BASKET OAK | 30 GAL, 12' HT, 42" SPR, 2" CAL | |
| TD | 47 | TAXODIUM DISTICHUM | BALD CYPRESS | 30 GAL, 12' HT, 42" SPR, 2" CAL | |
| UA | 21 | ULMUS ALATA | WINGED ELM | 30 GAL, 10' HT, 4' SPR, 2" CAL | |
| VOW | 32 | VIBURNUM OBOVATUM | WALTER'S VIBURNUM | 15 GAL., 8' HT., 24" SPR., 1.5" CAL. | |
| **SHRUBS** | | | | | |
| IDB | 335 | ILEX CORNUTA 'DWARF BURFORDII' | DWARF BURFORD HOLLY | 3 GAL, 24" HT, 16" SPR | |
| IN | 92 | ILEX VOMITORIA 'NANA' | DWARF YAUPON HOLLY | 3 GAL, 7" HT, 14" SPR | |
| VOS | 123 | VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT' | MRS. SCHILLER'S DELIGHT VIBURNUM | 3 GAL., 18" HT., 18"SPR. | |
| **GROUND COVERS** | | | | | |
| LEM | 79 | LIRIOPE MUSCARI 'EMERALD GODDESS' | EMERALD GODDESS LIRIOPE | 1 GAL., FULL | 18" o.c. |
| MU | 117 | MUHLENBERGIA CAPILLARIS | PINK MUHLY | 1 GAL., FULL | 24" o.c. |
| **SOD/SEED** | | | | | |
| SOD | | PASPALUM NOTATUM 'ARGENTINE' | BAHIA GRASS | WEED FREE AND SAND GROWN SOD | |





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CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA CITY OF ALACHUA
SHEET TITLE: LANDSCAPE PLAN

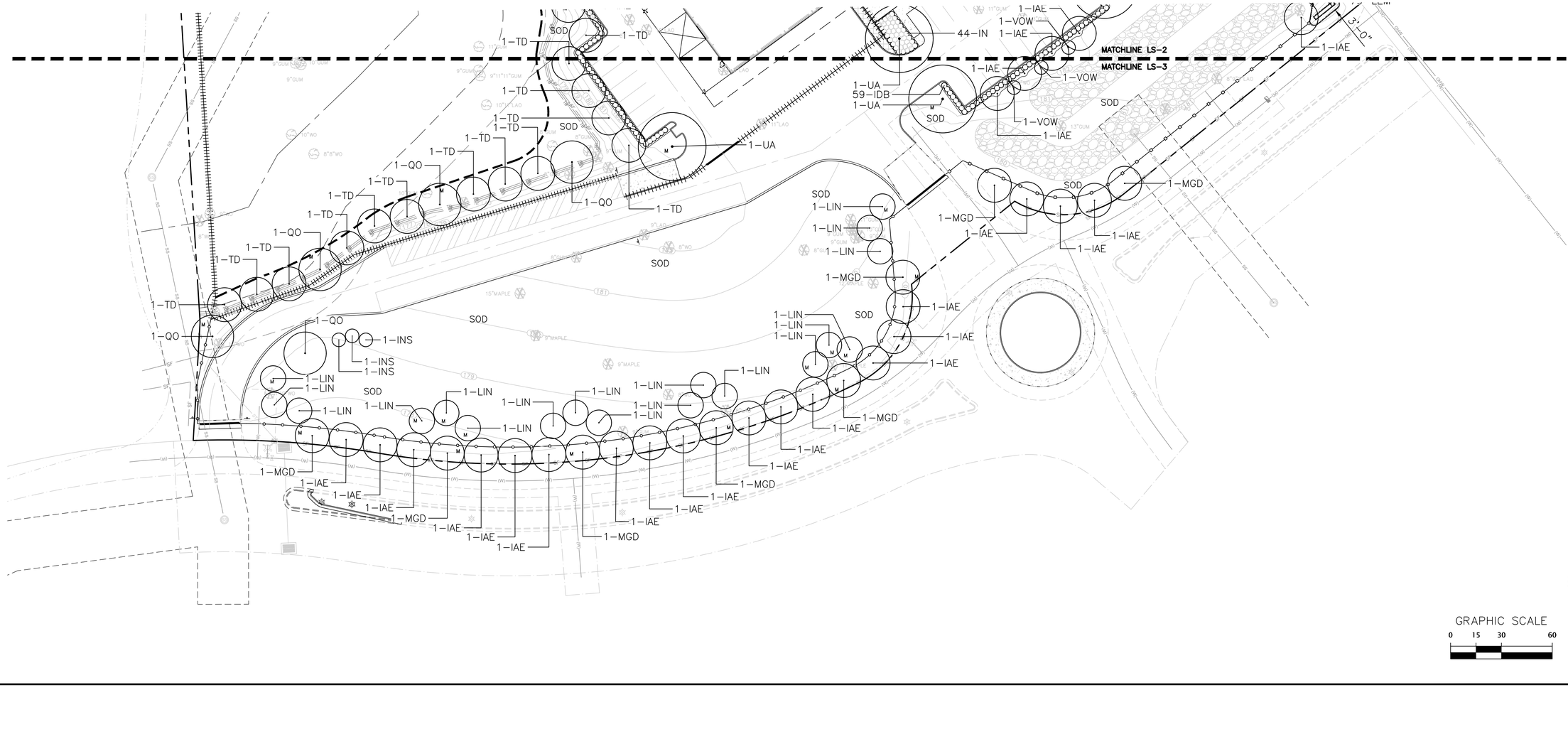
TECHNICIAN: AB
DESIGNER: LA
QUALITY CONTROL: JMS
PROJECT NUMBER: 23-0745

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
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STATE OF FLORIDA

SHEET NO.: LS-2


Tech: john-mitchele Plot Date: Jan 20,2026 7:53pm Filename: N:\2023\23-0745\Department\03_Design\02_Design\01_Permitting\23-0745_Kubota City of Alachua_SPR_Design Base.dwg

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CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.

PROJECT: KUBOTA CITY OF ALACHUA

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: AB
DESIGNER: LB
QUALITY CONTROL: JMS
PROJECT NUMBER: 23-0745

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

SHEET NO.: LS-3

Tech: john-mitchele Plot Date: Jan 20,2026 7:53pm Filename: K:\2023\23-0745\Department\03_Design\02_Civil\03_Permitting\23-0745_Kubota City of Alachua_SPR_Design Base.dwg

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## TREE PRESERVATION LIST

| TAG | TAG LABEL | SCIENTIFIC NAME | COMMON NAME | GRADE | CREDITS |
|---|---|---|---|---|---|
| 2038 | 11"LAO | Quercus laurifolia | Laurel Oak | 2.5 | 1 |
| 2039 | 10"LAO | Quercus laurifolia | Laurel Oak | 2.5 | 1 |
| 2040 | 10"LAO | Quercus laurifolia | Laurel Oak | 2.5 | 1 |
| 2156 | 8"LAO | Quercus laurifolia | Laurel Oak | 3 | 1 |
| 2199 | 8"LAO | Quercus laurifolia | Laurel Oak | 3 | 1 |
| 2200 | 9"LAO | Quercus laurifolia | Laurel Oak | 3 | 1 |
| 2201 | 10"GUM | Liquidambar styraciflua | Sweetgum | 3 | 3 |
| 2202 | 9"LAO | Quercus laurifolia | Laurel Oak | 2 | 1 |
| 2203 | 11"GUM | Liquidambar styraciflua | Sweetgum | 3 | 3 |
| 2204 | 9"GUM | Liquidambar styraciflua | Sweetgum | 3 | 1 |
| 2205 | 9"11"11"GUM | Liquidambar styraciflua | Sweetgum | 3 | 3 |
| 2227 | 11"GUM | Liquidambar styraciflua | Sweetgum | 3 | 3 |
| 2228 | 8"WO | Quercus nigra | Water Oak | 3 | 1 |
| 2229 | 9"WO | Quercus nigra | Water Oak | 3 | 1 |
| 2230 | 9"WO | Quercus nigra | Water Oak | 3 | 1 |
| 2256 | 9"GUM | Liquidambar styraciflua | Sweetgum | 3 | 1 |
| 2257 | 10"GUM | Liquidambar styraciflua | Sweetgum | 3 | 3 |
| 2258 | 9"GUM | Liquidambar styraciflua | Sweetgum | 3 | 1 |
| 2272 | 8"8"WO | Quercus nigra | Water Oak | 3 | 1 |
| 2273 | 10"WO | Quercus nigra | Water Oak | 3 | 3 |
| 2276 | 8"WO | Quercus nigra | Water Oak | 2 | 1 |
| 2278 | 9"WO | Quercus nigra | Water Oak | 3 | 1 |

NOTE: THE TREES LISTED ABOVE ARE BEING USED TO PARTIALLY FULFILL SITE LANDSCAPE REQUIREMENTS.

ALL OF THE ABOVE TREES WERE EVALUATED ONSITE TO CONFIRM SPECIES AND REVIEW HEALTH AND CONDITION. ACCORDINGLY, GRADES OF 0–5 HAVE BEEN ASSIGNED TO EACH TREE BASED ON THE ASSESSED CONDITION AT THE TIME OF THE SITE WALK–THROUGH ON FEBRUARY 10, 2025. ANY TREES GRADED AT A 2 OR ABOVE HAVE BEEN DEEMED TO BE A CONDITION CONSISTENT WITH THE STANDARDS OF THE CITY OF ALACHUA CODE TO MEET THE CREDIT REQUIREMENTS. THESE TREES HAD NO OBVIOUS SIGNS OF IMMEDIATE FAILURE AND ARE OF A SPECIES NATIVE TO THIS AREA. ANY TREES GRADED BELOW A 2 WERE IN POOR HEALTH, HAD SIGNS OF POTENTIAL FAILURE, AND/OR WERE DEAD. THESE TREES ARE NOT PROPOSED TO COUNT TOWARDS THE BUFFER REQUIREMENTS.

## TREE MITIGATION/DEMOLITION LIST

| TAG | TAG LABEL | SCIENTIFIC NAME | COMMON NAME | MITIGATION (INCHES) |
|---|---|---|---|---|
| 2010 | 14""LAO" | Quercus laurifolia | Laurel Oak | 2 |
| 2011 | 10"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2012 | 13"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2013 | 11"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2014 | 11"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2017 | 10"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2019 | 10"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2021 | 11"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2024 | 10"WO | Quercus nigra | Water Oak | 2 |
| 2026 | 10"WO | Quercus nigra | Water Oak | 2 |
| 2029 | 15"GUM | Quercus nigra | Water Oak | 2 |
| 2030 | 10"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2032 | 14"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2038 | 11"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2039 | 10"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2040 | 10"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2045 | 11"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2047 | 11"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2048 | 10"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2052 | 10"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2055 | 14"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2064 | 13"GUM | Liquidambar styraciflua | Sweetgum | 2 |
| 2094 | 11"GUM | Liquidambar styraciflua | Sweetgum | 2 |
| 2097 | 13"GUM | Liquidambar styraciflua | Sweetgum | 2 |
| 2118 | 17"WO | Quercus nigra | Water Oak | 2 |
| 2129 | 10"WO | Quercus nigra | Water Oak | 2 |
| 2135 | 10"GUM | Liquidambar styraciflua | Sweetgum | 2 |
| 2136 | 12"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2138 | 12"LAO | Acer rubrum | Red maple | 2 |
| 2174 | 10"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2176 | 11"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2179 | 11"GUM | Liquidambar styraciflua | Sweetgum | 2 |
| 2181 | 10"GUM | Liquidambar styraciflua | Sweetgum | 2 |
| 2184 | 12"MAPLE | Acer rubrum | Red maple | 2 |
| 2206 | 10"11"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2214 | 11"MAPLE | Acer rubrum | Red maple | 2 |
| 2259 | 10"GUM | Liquidambar styraciflua | Sweetgum | 2 |
| 2260 | 12"LAO | Quercus laurifolia | Laurel Oak | 2 |
| 2261 | 15"MAPLE | Acer rubrum | Red maple | 2 |
| 2280 | 11"WO | Quercus nigra | Water Oak | 2 |
| 2281 | 10"WO | Quercus nigra | Water Oak | 2 |
| 2284 | 19"WO | Quercus nigra | Water Oak | 2 |

## TREE MITIGATION CALCULATIONS & PRESERVATION CREDITS

| CATEGORY | MITIGATION CALCULATIONS |
|---|---|
| INCH–FOR–INCH REPLACEMENT | HERITAGE TREES<br>N/A<br>TOTAL INCHES REQUIRED..... 0" |
| 1:1 REPLACEMENT | TOTAL TREES TO BE MITIGATED AT 1:1 REPLACEMENT..... 42 TREES<br>TOTAL TREES REQUIRED FOR MITIGATION @ 1:1 REPLACEMENT.....42 TREES<br>TOTAL INCHES REQUIRED @ 2" CAL./TREE .....84" |
| TOTAL MITIGATION | TOTAL TREES REQUIRED FOR MITIGATION @ INCH:INCH REPLACEMENT.....0 TREES<br>TOTAL TREES REQUIRED FOR MITIGATION @ 1:1 REPLACEMENT.....42 TREES<br>TOTAL REPLACEMENT INCHES PROVIDED 40 TREES @ 2".....84"<br>TOTAL MITIGATION DEFICIT.....0"<br>TOTAL MITIGATION COST @ $125/INCH .....$0.00 |

NOTE: MITIGATION PLANTINGS PROVIDED REPRESENT NO MORE THAN 25% OF THE REQUIRED LANDSCAPE FROM SECTION 6.2.2.


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07/31/2025 SUBMITTAL FOR CITY OF ALACHUA
12/09/2025 SUBMITTAL FOR CITY OF ALACHUA
01/21/2026 SUBMITTAL FOR CITY OF ALACHUA

CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA CITY OF ALACHUA
SHEET TITLE: TREE MITIGATION & CREDITS CALCULATIONS

TECHNICIAN: AB
DESIGNER: LA
QUALITY CONTROL: JMS
PROJECT NUMBER: 23-0745

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

SHEET NO.: LS-4

Tech: john-michaels Plot Date: Jan 20,2026 7:35pm Filename: N:\2023\23-0745\Department\03_Design\02_Dwgs\01_Permitting\23-0745_Kubota City of Alachua_SPR_Design Base.dwg

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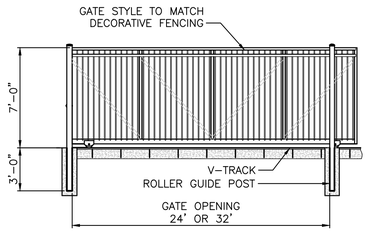
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SCALE: N.T.S.



2 OPAQUE FENCE
SCALE: N.T.S.



3 SECURITY FENCE
SCALE: N.T.S.

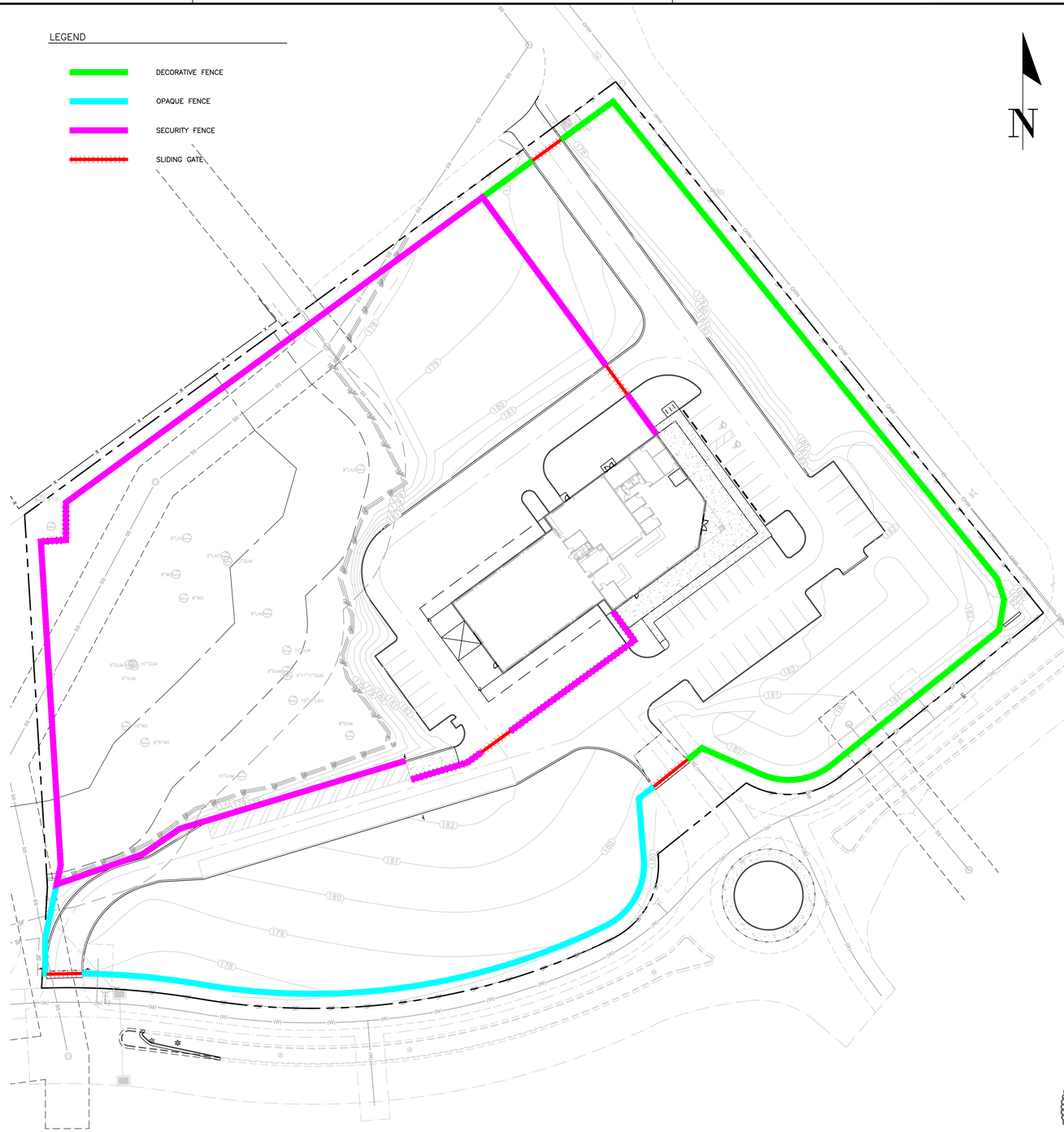



4 SLIDING GATE DETAIL
SCALE: 1" = 5'

NOTE:
IMAGES ARE TO SHOW DESIGN INTENT ONLY. SEE ARCHITECTURE PLANS FOR FENCE DETAILS.

LEGEND

- DECORATIVE FENCE
- OPAQUE FENCE
- SECURITY FENCE
- SLIDING GATE




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CLIENT: GATOR LAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA CITY OF ALACHUA
SHEET TITLE: FENCE LAYOUT PLAN

TECHNICIAN: AB
DESIGNER:
QA/QC:
QUALITY CONTROL: JMS
PROJECT NUMBER: 23-07745

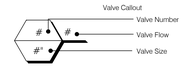
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LA6667436
STATE OF FLORIDA

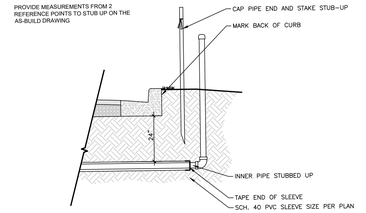
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## IRRIGATION_SCHEDULE

| SYMBOL | MANUFACTURER/MODEL |
|---|---|
| BF | Zurn 975XL 1–1/2" Reduced Pressure Backflow device |
| C | Hunter PC–1000–PL 10 Station Controller |
| S | Hunter MINI–CLIK Rain Sensor |
| M | Water Meter 1" (see civil plans) |
| — — — — | Irrigation Mainline: PVC Class 200 2" |
| = = = = = = = = | Pipe Sleeve: PVC Schedule 40 |




1 SLEEVING ROUGH-IN DETAIL
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CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.

PROJECT: KUBOTA CITY OF ALACHUA

SHEET TITLE: IRRIGATION NOTES & DETAILS

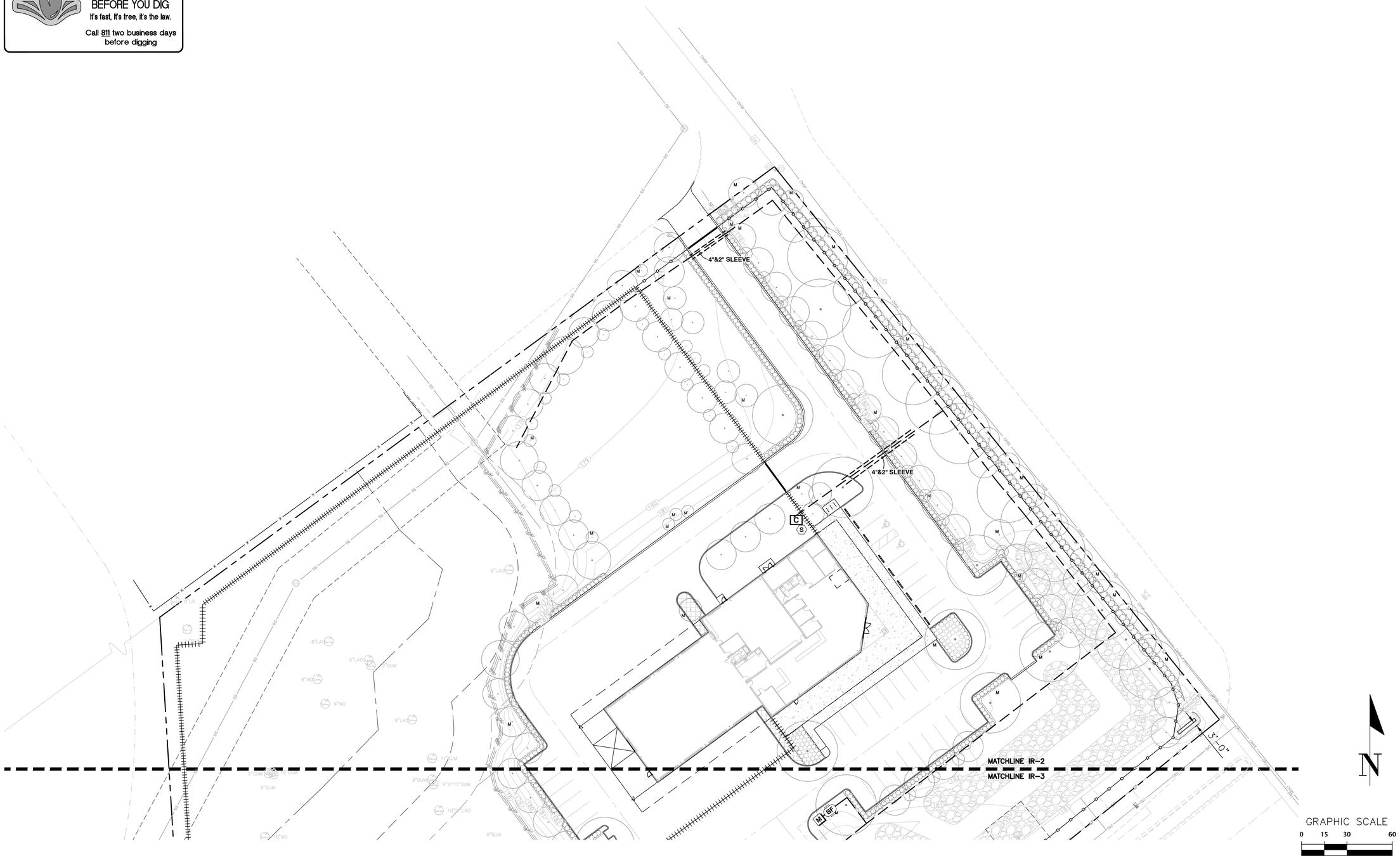
TECHNICIAN: AB
DESIGNER: LM
QUALITY CONTROL: JMS
PROJECT NUMBER: 23-0745

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

SHEET NO.:
IR-1


Tech: John-mitchaels Plot Date: Jan 20,2026 7:55pm Filename: W:\2023\23-0745\Departments\03_Design\02_DWGs\01_Permitting\23-0745_Kubota City of Alachua_SPR_IRR-Base.dwg

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07/31/2025 SUBMITTAL FOR CITY OF ALACHUA
12/09/2025 SUBMITTAL FOR CITY OF ALACHUA
01/21/2026 SUBMITTAL FOR CITY OF ALACHUA

CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.

PROJECT: KUBOTA CITY OF ALACHUA

SHEET TITLE: IRRIGATION PLAN

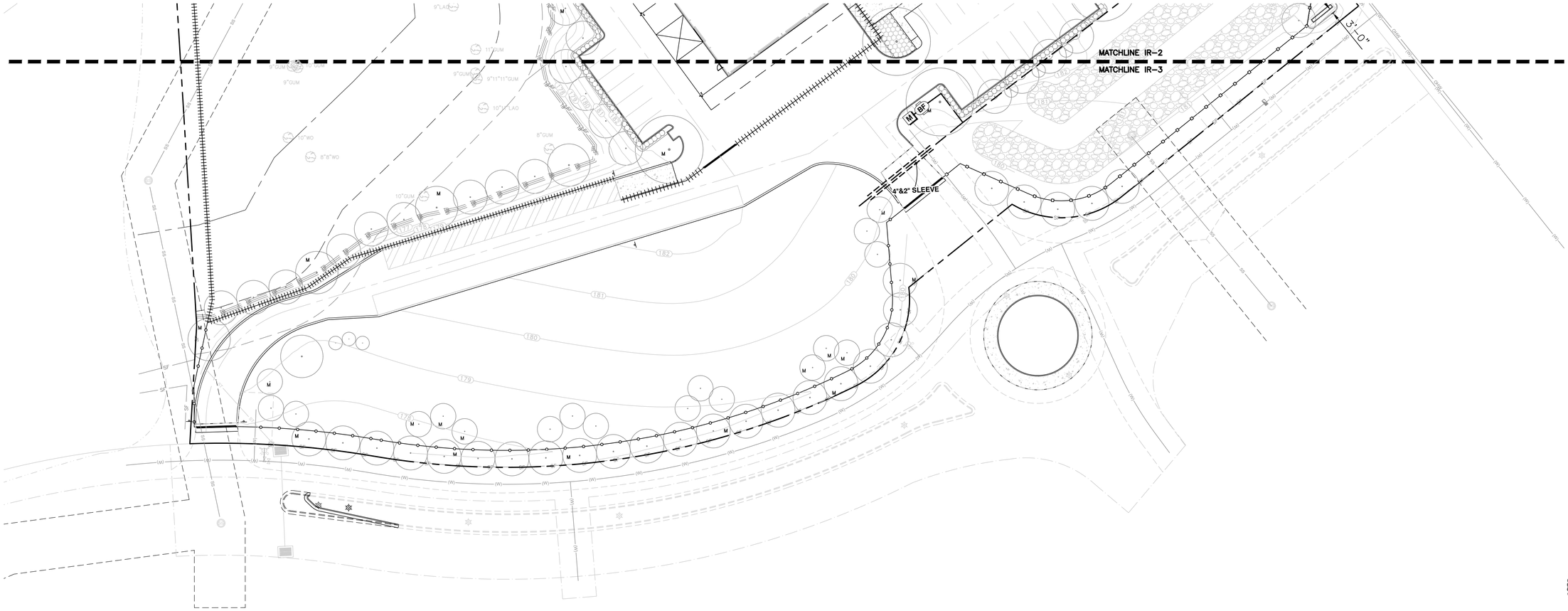
TECHNICIAN: AB
DESIGNER: LM
QUALITY CONTROL: JMS
PROJECT NUMBER: 23-0745

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

SHEET NO.: IR-2

Tech: john-mitchell Plot Date: Jan 20,2026 7:54pm Filename: W:\2023\23-0745\Department\03_Design\02_Civil\01_Permitting\23-0745_Kubota City of Alachua_SPR_IR-Base.dwg

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SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
07/31/2024 SUBMITTAL FOR CITY OF ALACHUA
09/06/2024 SUBMITTAL FOR CITY OF ALACHUA
02/13/2025 SUBMITTAL FOR CITY OF ALACHUA
07/31/2025 SUBMITTAL FOR CITY OF ALACHUA
09/29/2025 SUBMITTAL FOR CITY OF ALACHUA
01/21/2026 SUBMITTAL FOR CITY OF ALACHUA

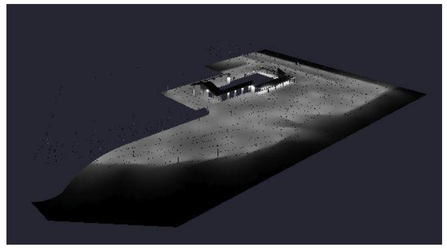
CLIENT: GATORLAND KUBOTA EQUIPMENT COMPANY, INC.
PROJECT: KUBOTA CITY OF ALACHUA
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN: AB
DESIGNED: AB
QUALITY CONTROL: JMS
PROJECT NUMBER: 23-0745

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

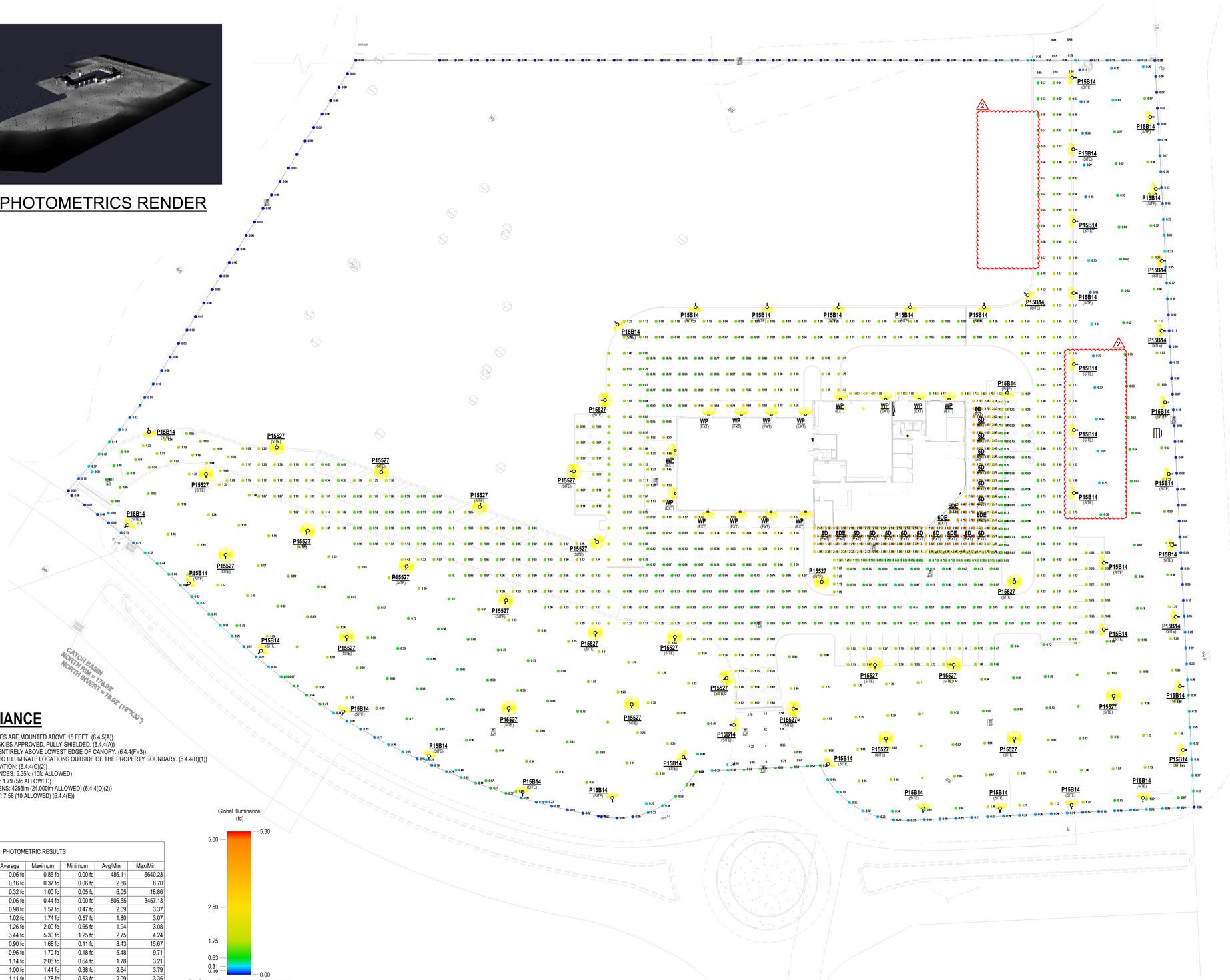
SHEET NO.: IR-3

Tech: john-nicholas Plot Date: Jan 20,2026 7:54pm Filename: M:\2023\23-0745\Department\03_Design\02_DWGs\01_Permitting\23-0745_Kubota City of Alachua_SPR_IRR-Base.dwg



## ② SITE PHOTOMETRICS RENDER

NOT TO SCALE




## CODE COMPLIANCE

1. NO POLE OR WALL FIXTURES ARE MOUNTED ABOVE 15 FEET. (6.4.5(A))
2. ALL FIXTURES ARE DARK SKIES APPROVED, FULLY SHIELDED. (6.4.4(A))
3. ALL CANOPY LIGHTS ARE ENTIRELY ABOVE LOWEST EDGE OF CANOPY. (6.4.4(F)(3))
4. NO FIXTURES ARE AIMED TO ILLUMINATE LOCATIONS OUTSIDE OF THE PROPERTY BOUNDARY. (6.4.4(B)(1))
5. MAX HORIZONTAL ILLUMINATION: (6.4.4(C)(2))
   - A. BUILDING ENTRANCES: 5.35fc (10fc ALLOWED)
   - B. PARKING/DRIVES: 1.79 (5fc ALLOWED)
6. MAX INITIAL FIXTURE LUMENS: 4256lm (24,000lm ALLOWED) (6.4.4(D)(2))
7. MAX:MIN UNIFORMITY: 7.58 (10 ALLOWED) (6.4.4(E))

PHOTOMETRIC RESULTS

| Calculation Points Name | Average | Maximum | Minimum | Avg/Min | Max/Min |
|---|---|---|---|---|---|
| PROPERTY LINE - NW | 0.06 fc | 0.86 fc | 0.00 fc | 486.11 | 6640.23 |
| PROPERTY LINE - NE | 0.16 fc | 0.37 fc | 0.06 fc | 2.86 | 6.70 |
| PROPERTY LINE - SE | 0.32 fc | 1.00 fc | 0.05 fc | 6.05 | 18.86 |
| PROPERTY LINE - W | 0.06 fc | 0.44 fc | 0.00 fc | 505.65 | 3457.13 |
| PARKING | 0.98 fc | 1.57 fc | 0.47 fc | 2.09 | 3.37 |
| DRIVES - MAIN | 1.02 fc | 1.74 fc | 0.57 fc | 1.80 | 3.07 |
| SIDEWALK - BUILDING PERIMETER | 1.26 fc | 2.00 fc | 0.65 fc | 1.94 | 3.08 |
| CANOPY - BUILDING ENTRANCE | 3.44 fc | 5.30 fc | 1.25 fc | 2.75 | 4.24 |
| FIELD - EAST | 0.90 fc | 1.68 fc | 0.11 fc | 8.43 | 15.67 |
| FIELD - SOUTH | 0.96 fc | 1.70 fc | 0.18 fc | 5.48 | 9.71 |
| ROLL UP APPROACHES | 1.14 fc | 2.06 fc | 0.64 fc | 1.78 | 3.21 |
| DRIVES - S ENTRANCE | 1.00 fc | 1.44 fc | 0.38 fc | 2.64 | 3.79 |
| DRIVES - MAIN ENTRANCE | 1.11 fc | 1.78 fc | 0.53 fc | 2.09 | 3.35 |
| DRIVES - N ENTRANCE | 0.62 fc | 1.10 fc | 0.38 fc | 1.62 | 2.89 |




## COLOR LEGEND

## LIGHT FIXTURE SCHEDULE SITE

| TYPE | DESCRIPTION | BASIS OF DESIGN | LIGHT SOURCE | INITIAL LUMENS | COLOR TEMPERATURE | WATTAGE | VOLTAGE | MOUNTING | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| P15B14 | POLE LIGHT - BACK LIGHT CONTROL LED FLAT - 15' CONCRETE | GARDCO PUREFORM 15 P15-P-A01-740-BLC | LED | 1672 lm | 4000 K | 14 VA | 208 V | DIRECT BURY CONCRETE POLE @ 15' AFG | COORDINATE FINISH WITH ARCHITECT. |
| P15527 | POLE LIGHT - TYPE V LED FLAT - 15' CONCRETE | GARDCO PUREFORM 15 P15-P-A02-740-T5S | LED | 4256 lm | 4000 K | 27 VA | 208 V | DIRECT BURY CONCRETE POLE @ 15' AFG | COORDINATE FINISH WITH ARCHITECT. |
| WP | LED EXTERIOR WALL PACK WITH PHOTOCELL | GARDCO 121-16L-200-NW-G4-4-UNV | LED | 1500 lm | 4000 K | 12 VA | 120 V | WALL 13' AFG | COORDINATE FINISH WITH ARCHITECT. |

N

## PHOTOMETRICS PLAN

1" = 30'-0"


MG
mitchell · gulledge
engineering

**Mitchell Gulledge Engineering, Inc.**
**204 SW 4th Avenue**
**Gainesville, FL 32601**
**FL License EB-31501 p.352.745.3991**
**www.mitchellgulledge.com MG #2310**

2504 NW 71st Place
Gainesville FL 32653
Tel: (352) 371-1417

2926 Edison Avenue
Jacksonville, FL 32254
Tel: (904) 288-6060


SCHERER CONSTRUCTION

**New Sales & Service Building**
**Gatorland KUBOTA**
US 441 / Alachua, FL


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| NO. | DATE | REVISION: |
|---|---|---|
| 1 | 02/13/2025 | REVISION 1 |
| 2 | 01/26/2026 | REVISION 2 |

ARCHITECT'S SEAL:

Andrew P. McCaddin
PE - 83318

DESCRIPTION:

ELECTRICAL SITE PLAN

JOB NO. 23-702
DRAWN BY: BF
DATE: 08/22/2024

**E1.0**

DESIGN PHASE: 50% CONSTRUCTION DOCUMENTS

City of ALACHUA

THE GOOD LIFE COMMUNITY

**FOR OFFICE USE ONLY**
Case #: PSP24-0012
Application Fee: $ $2,700
Filing Date: 7/31/2024
Completeness Date: 8/7/2024
Review Type: P&Z or PZB & CCOM

# Site Plan Application

RECEIVED JAN 26 2026

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

## A. PROJECT

1. Project Name: Kubota Sales and Service
2. Pre-Application Conference Date: January 31st, 2024
3. Neighborhood Meeting Date: July 10, 2024
4. Address of Subject Property: TBD - intersection of US Hwy 441 and NW 111th Blvd
5. Parcel ID Number(s): 05885-010-011
6. Existing Use of Property: Timberland
7. Future Land Use Map Designation: Commercial
8. Zoning Designation: Commercial, Intensive (CI)
9. Acreage: 6.31
10. Total Existing Building Square Footage, if applicable: n/a
11. Total Existing Impervious Area (not including existing building area), if applicable: _____
12. Total Building Square Footage Proposed: 12,550
13. Total New Impervious Area Proposed (not including building area): 3.08 ac.

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Travis Hastay, PE Title: Director of Engineering, Land Development
   Company (if applicable): NV5
   Mailing address: 11801 Research Dr
   City: Alachua State: FL ZIP: 32615
   Telephone: (352) 331-1976 FAX: _____ e-mail: travis.hastay@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Gatorland Kubota Equipment Company Inc
   Mailing Address: 4502 NW 13th St
   City: Gainesville State: FL ZIP: 32609

** 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.)

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

10. Proof of payment of taxes.

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

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

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

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

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

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

Signature of Applicant

Signature of Co-applicant

Travis Hastay, Director of Engineering
Typed or printed name *and title* of applicant

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

STATE OF Florida
COUNTY OF Alachua

This affidavit is acknowledged before me by means of ✓ physical appearance or ___ online notarization on this 23rd day of January, 2026 by Travis Hastay, who is/are personally known to me, or ___ who has/have produced _____ as identification.

Signature of Notary Public

TRINA LEMNAH
Notary Public - State of Florida
Commission # HH 368686
My Comm. Expires Mar 21, 2027
Bonded through National Notary Assn.

(Seal)

| | | |
|---|---|---|
| **PROJECT NAME:** | Kubota Equipment | |
| **PROJECT No.:** | 23-0745 | 1:00 PM |
| **FILE PATH:** | N:\2023\23-0745\Departments\04_Engineering\01_Regulatory Permitting\Utilities\Meter Sizing\ | |

Calculations were performed to determine the appropriate water meter size based on the expected water demand for the proposed Kubota dealership based on the AWWA M22 Manual. Building data is based on the information available from the project architect at the time of this memo. Any changes to the building data will void the provided meter sizing calculations and requires a revised analysis to verify calculations are compliant with AWWA criteria.

**METER SIZING CALCULATIONS PER AWWA M22 MANUAL (3RD EDITION:)**

| Fixture or Appliance | Fixture Value @ 60 psi | Number of Fixtures | Subtotal Fixture Value |
|---|---|---|---|
| Toilet (tankless) | 35 | 3 | 105 |
| Shower (single head) | 2.5 | 1 | 2.5 |
| Faucet (lavoratory) | 1.5 | 3 | 4.5 |
| Faucet (kitchen sink) | 2.2 | 1 | 2.2 |
| Faucet (utility sink) | 4 | 2 | 8 |
| 1/2" Hose Bib | 5 | 1 | 5 |
| | | | |
| Combined Fixture Value | | | 127.2 |
| Demand (gpm) | | | 25 |
| Pressure Adjustment Factor | | | - |
| Total Adjusted Demand (gpm) | | | 25 |
| **Required Meter Size:** | | | **1.5"** |

Travis Hastay, FL PE No. 84295

Date



# LEGAL DESCRIPTION

CHW Professional Consultants

**DATE:** July 12, 2024
**CLIENT:** GATORLAND KUBOTA EQUIPMENT COMPANY, INC.
**PROJECT NAME:** GATORLAND KABOTA
**PROJECT NO:** 23-0745
**DESCRIPTION FOR:** SUBJECT PARCEL

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 53°45'13" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 750.09 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 53°45'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 503.96 FEET TO THE NORTHWEST CORNER THEREOF LYING THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441 (A 200' WIDE RIGHT OF WAY); THENCE SOUTH 38°49'44" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 469.30 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 51°10'56" WEST, A DISTANCE OF 179.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°54'42" WEST, A DISTANCE OF 64.95 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°27'32", AN ARC LENGTH OF 69.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51°10'56" WEST, A DISTANCE OF 78.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 28°20'49" WEST, A DISTANCE OF 66.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°57'21", AN ARC LENGTH OF 70.59 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 467.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 81°45'02" WEST, A DISTANCE OF 287.47 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°51'05", AN ARC LENGTH OF 292.21 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 533.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 86°08'55" WEST, A DISTANCE OF 108.19 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°38'59", AN ARC LENGTH OF 108.37 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°17'41" EAST, A DISTANCE OF 69.94 FEET; THENCE NORTH 03°30'12" WEST 256.35 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING 6.31 ACRES, MORE OR LESS.**

**ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF**

Sign Up for Property Watch

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 05885-010-011 |
| **Prop ID** | 501993 |
| **Location Address** | UNASSIGNED LOCATION RE |
| **Neighborhood/Area** | 233200.50 |
| **Subdivision** | |
| **Legal Description** | COM NW COR OF SW1/4 OF SW1/4 N 88 DEG E 667.27 FT S 01 DEG E 675.46 FT N 88 DEG E 333.74 FT S 01 DEG E 150 FT N 53 DEG E 750.09 FT POB N 53 DEG 45 MIN 13 SEC E 503.96 FT S 38 DEG 49 MIN 44 SEC E 469.30 FT S 51 DEG 10 MIN 56 SEC W 179.09 FT WLY ALG CURVE 6 (Note: 'The Description above is not to be used on legal documents.) |
| **Property Use Code** | TMBR SI 80-89 (05500) |
| **Sec/Twp/Rng** | 27-08-19 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 6.31 |
| **Homesteaded** | False |

Click Here to Open Cyclomedia Viewer in a New Tab




View Map

## Millage Rate Value

**Millage Rate:** 21.8298

## Owner Information

GATORLAND KUBOTA EQUIPMENT
COMPANY INC
NW 13TH ST
GAINESVILLE, FL 32609-1727

## Valuation

| | 2023 Certified Values | 2022 Certified Values | 2021 Certified Values |
|---|---|---|---|
| Improvement Value | $0 | $0 | $0 |
| Land Value | $0 | $0 | $0 |
| Land Agricultural Value | $2,303 | $2,303 | $2,303 |
| Agricultural (Market) Value | $274,485 | $274,485 | $274,485 |
| Just (Market) Value | **$274,485** | **$274,485** | **$274,485** |
| Assessed Value | $2,303 | $2,303 | $2,303 |
| Exempt Value | $0 | $0 | $0 |
| Taxable Value | $2,303 | $2,303 | $2,303 |
| Maximum Save Our Homes Portability | $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)

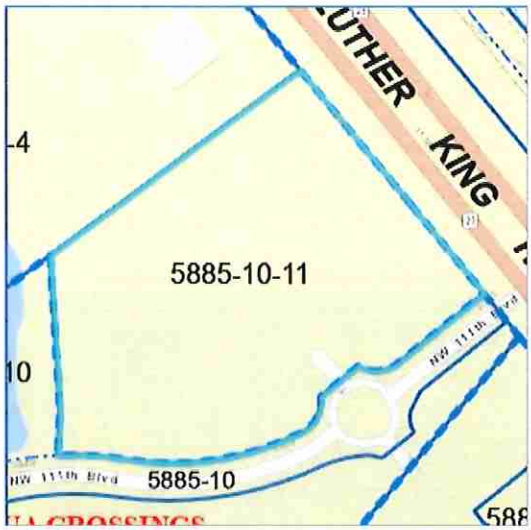
## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 5500 | TIMBER 2 | 6.31 | 274863.6 | 0 | 0 | CI |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 1/2020 | $100 | QC | 4821 | 1904 | Unqualified (U) | Vacant | GATORLAND KUBOTA EQUIPMENT COM | | Link (Clerk) |
| 8/3/2020 | $359,500 | SD | 4800 | 0926 | Qualified (Q) | Vacant | LAND HOLDING LLC | GATORLAND KUBOTA EQUIPMENT COM | 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.




## Photos



**No data available for the following modules:** Building Information, Sub Area, Extra Features, Permits, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/26/2024, 3:14:52 AM

Contact Us

Developed by
Schneider GEOSPATIAL

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

**2023 PAID REAL ESTATE** 501993
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

| ACCOUNT NUMBER | PROPERTY ADDRESS | MILLAGE CODE |
|---|---|---|
| 05885 010 011 | UNASSIGNED LOCATION RE | 1700 |

GATORLAND KUBOTA EQUIPMENT
COMPANY INC
4502 NW 13TH ST
GAINESVILLE, FL 32609-1727

**EXEMPTIONS:**

SCAN TO PAY ONLINE

**AD VALOREM TAXES**

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION(S) | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| COUNTY GENERAL | 7.6414 | 2,303 | 0 | 2,303 | 17.60 |
| LIBRARY GENERAL | 1.0339 | 2,303 | 0 | 2,303 | 2.38 |
| SCHOOL CAP PROJECT | 1.5000 | 2,303 | 0 | 2,303 | 3.45 |
| SCHOOL DISCRNRY & CN | 0.7480 | 2,303 | 0 | 2,303 | 1.72 |
| SCHOOL GENERAL | 3.1840 | 2,303 | 0 | 2,303 | 7.33 |
| SCHOOL VOTED | 1.0000 | 2,303 | 0 | 2,303 | 2.30 |
| CHILDREN'S TRUST | 0.4612 | 2,303 | 0 | 2,303 | 1.06 |
| SUWANNEE RIVER WATER MGT DIST | 0.3113 | 2,303 | 0 | 2,303 | 0.72 |
| CITY OF ALACHUA | 5.9500 | 2,303 | 0 | 2,303 | 13.70 |
| TOTAL MILLAGE | 21.8298 | | | AD VALOREM TAXES | $50.26 |

**LEGAL DESCRIPTION**

COM NW COR OF SW1/4 OF SW1/4 N 88 DEG E 667.27 FT S 01 DEG E 675.46 FT N 88 DEG
See Additional Legal on Tax Roll

**NON-AD VALOREM ASSESSMENTS**

| LEVYING AUTHORITY | UNIT | RATE | AMOUNT |
|---|---|---|---|
| NON-AD VALOREM ASSESSMENTS | | | $0.00 |

**PAY ONLY ONE AMOUNT.**

| COMBINED TAXES AND ASSESSMENTS | $50.26 |
|---|---|

| IF PAID BY PLEASE PAY | Nov 30, 2023 $0.00 | | | | |
|---|---|---|---|---|---|

Please Retain this Portion for your Records. Receipt Available Online.

**JOHN POWER, CFC**
ALACHUA COUNTY TAX COLLECTOR

**2023 PAID REAL ESTATE** 501993
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

| ACCOUNT NUMBER | PROPERTY ADDRESS |
|---|---|
| 05885 010 011 | UNASSIGNED LOCATION RE |

GATORLAND KUBOTA EQUIPMENT
COMPANY INC
4502 NW 13TH ST
GAINESVILLE, FL 32609-1727

**PAY ONLY ONE AMOUNT**

| IF PAID BY | PLEASE PAY |
|---|---|
| ☐ Nov 30, 2023 | $0.00 |
| ☐ | |
| ☐ | |
| ☐ | |
| ☐ | |

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 23-0020756 $48.25 Paid 11/15/2023

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3289850 2 PG(S)
October 14, 2020 04:04:39 PM
Book 4821 Page 1904
J.K JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

**Prepared By:**
Thomas M. Egan, Chartered
2107 SE 3rd Avenue
Ocala, Florida 34471

Parcel No:

## QUITCLAIM DEED

THIS INDENTURE, made this 14 day of October, 2020, Between **ALACHUA CROSSINGS LLC, a Florida limited liability company,** whose address is 2404 NW 93rd Street, Gainesville, Florida 32606, **Grantor**, and **GATORLAND KUBOTA EQUIPMENT COMPANY, INC., a Florida corporation**, whose address is 4502 NW 13th Street, Gainesville, Florida 32609, **Grantee**.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt whereof is hereby acknowledged, has remised, released and quitclaimed unto the said Grantee all the right, title, interest claim and demand which the said Grantor has in and to the following described parcel of land, situate, lying and being in the County of Alachua, State of Florida, to wit:

**See Attached Exhibit A.**

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed the day and year above written.

Signed, sealed and
delivered in our presence:

Witness #1 Signature

JAMES D. SALTER
Witness #1 Printed Name

Witness #2 Signature

Thomas M. Egan
Witness #2 Printed Name

Alachua Crossings LLC

M. MARK WALDORFF, Manager

STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared M. MARK WALDORFF, as Manager on behalf of Alachua Crossings LLC, by means of [X] physical presence or [ ] online notarization, who produced Fl. D.L. for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this 14th day of October, 2020.

(Seal)

JAMES D SALTER
Commission # GG 207760
Expires May 30, 2022
Bonded Thru Budget Notary Services

Notary Public
My commission expires:

# EXHIBIT "A"

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 53°45'13" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 750.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 53°45'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 503.96 FEET TO THE NORTHWEST CORNER THEREOF LYING THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441 (A 200' WIDE RIGHT OF WAY); THENCE SOUTH 38°49'44" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 469.30 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 51°10'56" WEST, A DISTANCE OF 179.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°54'42" WEST, A DISTANCE OF 64.95 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°27'32", AN ARC LENGTH OF 69.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51°10'56" WEST, A DISTANCE OF 78.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 28°20'49" WEST, A DISTANCE OF 66.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°57'21", AN ARC LENGTH OF 70.59 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 467.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 81°45'02" WEST, A DISTANCE OF 287.47 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°51'05", AN ARC LENGTH OF 292.21 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 533.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 86°08'55" WEST, A DISTANCE OF 108.19 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°38'59", AN ARC LENGTH OF 108.37 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°17'41" EAST, A DISTANCE OF 69.94 FEET; THENCE NORTH 03°30'12" WEST 260.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.31 ACRES, MORE OR LESS.

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website



# Detail by Entity Name

Florida Profit Corporation
GATORLAND KUBOTA EQUIPMENT COMPANY, INC.

**Filing Information**

| | |
|---|---|
| **Document Number** | P14000074996 |
| **FEI/EIN Number** | 47-1805614 |
| **Date Filed** | 09/10/2014 |
| **Effective Date** | 09/09/2014 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

4502 NW 13TH STREET
GAINESVILLE, FL 32609

**Mailing Address**

4502 NW 13TH STREET
GAINESVILLE, FL 32609

Changed: 02/09/2017

**Registered Agent Name & Address**

WALDORFF, M. MARK
4502 NW 13TH STREET
GAINESVILLE, FL 32609

**Officer/Director Detail**

**Name & Address**

Title P

WALDORFF, M. MARK
P.O. BOX 2
EVINSTON, FL 32633

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2021 | 01/12/2021 |
| 2022 | 02/21/2022 |
| 2023 | 02/27/2023 |

**Document Images**

| | |
|---|---|
| 02/27/2023 -- ANNUAL REPORT | View image in PDF format |
| 02/21/2022 -- ANNUAL REPORT | View image in PDF format |
| 01/12/2021 -- ANNUAL REPORT | View image in PDF format |
| 01/22/2020 -- ANNUAL REPORT | View image in PDF format |
| 02/11/2019 -- ANNUAL REPORT | View image in PDF format |
| 01/23/2018 -- ANNUAL REPORT | View image in PDF format |
| 02/09/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/10/2016 -- ANNUAL REPORT | View image in PDF format |
| 01/12/2015 -- ANNUAL REPORT | View image in PDF format |
| 09/10/2014 -- Domestic Profit | View image in PDF format |

Florida Department of State, Division of Corporations

# Mailed Memorandum

# NEIGHBORHOOD MEETING NOTIFICATION

*PN 23-0745*

CHW AN NV5 COMPANY

**To:** Neighbors of US HWY 441 & NW 111th Boulevard

**From:** Braxton Linton, Project Planner

**Date:** 25 June 2024

**RE:** Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±12,000-square-foot building with outdoor storage area on Alachua County Tax Parcel # 05885-010-011. The site plan application will include associated infrastructure, and stormwater management facilities. The property is located in the City of Alachua. The Future Land Use classification is Commercial. The property's zoning district is Commercial, Intensive (CI). The property is located on US HWY 441, North of NW 111th Boulevard.

**Date:** July 10, 2024

**Time:** 6:00 p.m.

**Location:** CHW Office: 11801 Research Drive, Alachua, FL, 32615

**Contact:** Mitchell Mason, PE
11801 Research Drive
Alachua, FL 32615
(386) 518- 5123
Mitchell.Mason@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. Meeting materials can be provided after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

# Mailing Labels

ALACHUA CROSSINGS ASSOCIATION II
2404 NW 93RD ST
GAINESVILLE, FL 32606

ALACHUA CROSSINGS LLC
2404 NW 93RD ST
GAINESVILLE, FL 32606

BRIGHTON BEACH CAR WASH LLC
1 DUNLIN SQ
GREENSBORO, NC 27455

BRIGHTON BEACH HOLDINGS LLC
1 DUNLIN SQ
GREENSBORO, NC 27455

CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-91(
JACKSONVILLE, FL 32202

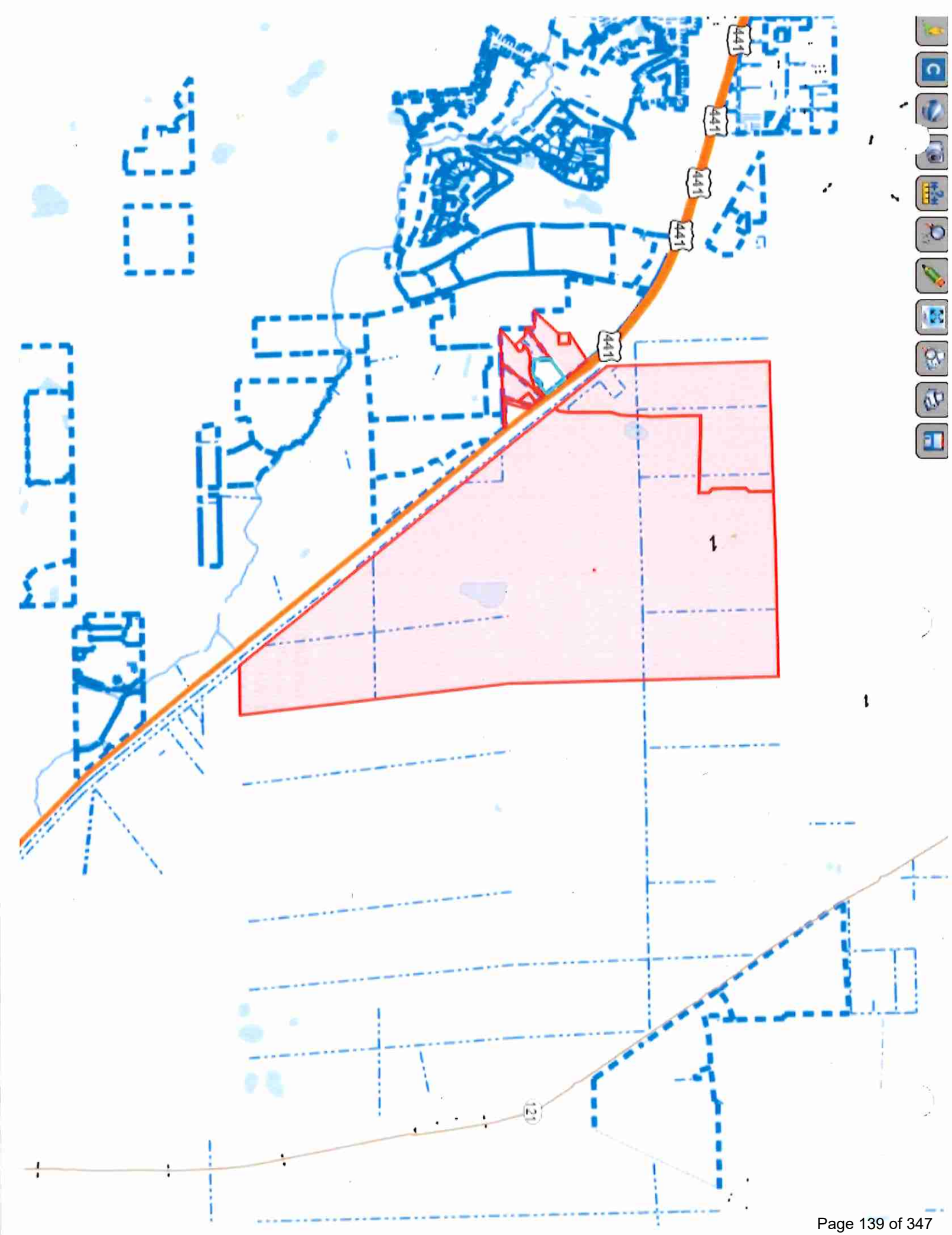
GATORLAND KUBOTA EQUIPMENT COM
4502 NW 13TH ST
GAINESVILLE, FL 32609

GREEN, BEULAH HEIRS
% BRENDA DIANE PERRY
445 WARREN DR #1
SAN FRANCISCO, CA 94131

PEANUT STAND INVESTMENTS LLC
3535 N MAIN ST
GAINESVILLE, FL 32609

TAYMER PROPERTIES LLC
C/O RYAN LLC
101 SW 140TH TER STE A
NEWBERRY, FL 32669

| Name | Company | Street Address | City | State | Zip |
|---|---|---|---|---|---|
| Mike DaRoza | City Manager | PO Box 9 | Alachua | FL | 32615 |
| Michele L. Lieberman | County Manager | 12 SE 1st Street | Gainesville | FL | 32601 |
| Antoinette Endelicato | | 5562 NW 93rd Avenue | Gainesville | FL | 32653 |
| Linda Dixon, AICP | Assistant Director Planning | PO Box 115050 | Gainesville | FL | 32611 |
| Tamara Robbins | | PO Box 2317 | Alachua | FL | 32616 |
| Lynda Coon | | 7216 NW 126 Avenue | Alachua | FL | 32615 |
| Joseph & Phyllis Strickland | | 14103 NW 156th Place | Alachua | FL | 32615 |
| Jean Calderwood | | 14095 NW 174th Ave | Alachua | FL | 32615 |
| Lynn Horton | | 19005 NW 138th Avenue | Alachua | FL | 32615 |


441
441
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121

# Newspaper Advertisement

# PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±12,000-square-foot building with outdoor storage area on Alachua County Tax Parcel # 05885-010-011. The site plan application will include associated infrastructure, and stormwater management facilities.

The property is located in the City of Alachua. The Future Land Use classification is Commercial. The property's zoning district is Commercial, Intensive (CI). The property is located on US HWY 441, North of NW 111th Boulevard.

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 July 10, 2024
**Location**: CHW Office, 11801 Research Drive, Alachua, FL, 32615

**Contact**: Mitchell Mason, PE
**Phone Number**: (386) 518- 5141
**Email**: Mitchell.Mason@nv5.com

CHW
AN NV5 COMPANY

# Unveiling of quilt honoring lynching victims

**Voleer Thomas**
For The Sun
USA TODAY NETWORK



The Alachua County Community Remembrance Project unveiled a quilt that honors lynching victims in Alachua County on Friday at the Waldo branch of the Alachua County Library District. PROVIDED BY VOLEER THOMAS

The unveiling of a quilt honoring lynching victims in Alachua County took place Friday morning.

Held at the Waldo branch of the Alachua County Library District just northeast of Gainesville, the quilt honors six lynching victims from the Waldo, Hawthorne, Rochelle and Campville areas of north central Florida. The quilt was a project of the Alachua County Community Remembrance Project (AACRP).

The six lynching victims honored are:

- An unknown Black man who died Dec. 5, 1889, when a white mob broke into jail in Waldo, abducted him and accused him of theft, whipped him and then shot him to death.
- An unknown Black child who died Sept. 6, 1892, who was suspected of arson and hung by a white mob from the beam of a storage building in Waldo.
- Charles Wiley on Jan. 12, 1894, in Rochelle, who was shot and wounded by a white man. He went to a nearby house to lie down and a group of white men riddled his body with buckshot and set his bed on fire.
- Ellis Washington, who died Sept. 25, 1912, was shot dead at home by a posse who accused him of harboring a suspect in the murder of the Waldo town marshal.
- Henry White, who died Dec. 13, 1913, was hung by a white mob for visiting a white woman. When the rope broke, his body was riddled with bullets. White had committed no crime.
- George Buddington was jailed in Waldo Dec. 27, 1926, for allegedly threatening a white woman. During the night, a white mob abducted him from jail. His body was found with gunshot wounds to the head and torso south of town.

No one was held accountable for any of these racial lynchings, officials say.

According to ACCRP, during the Reconstruction era between 1865 and 1877, free Black people bought their own land to establish farms, churches, schools and local businesses. Throughout the era, in an effort to maintain their racial hierarchy, white people attacked Black people for asserting their rights.

The quilt represents reconciliation, justice, unity and hope, officials say, and it features a quote that states "We remember so we can recover, restore and fight to claim a different future."

The quilt was created to remember the lives of the victims, and the help received from the community to help honor the victims is appreciated, said the Rev. Mary Jackson, pastor of Greater Bell Community Church in Brooker, and chair of the Waldo quilt subcommittee.

She also thanked subcommittee members who were present at the ceremony: Kerry Dowd, William Jackson, Tea Adams, Monique Taylor, Douglas Green, James McNeil and Dawn Beachy.

"This was created by all of us," Jackson said. "Thank you for helping me and making this easier to help the victims. We hope things go well and get better. That's what we hope for and pray for and continue to live for."

Shaney Livingston, director of the Alachua County Library District, shared a few words about the project.

"The quilt is a mere symbol of never forgetting the victims of violence," Livingston said.

Kim Worley, city manager of Waldo, said hate must be removed from society.

"Those who do not learn history are doomed to repeat it," Worley said. "Hate is intolerable and it has no right to be in this society. If they can learn to hate, they can be taught to love."

Alachua County Commissioner Charles Chestnut IV talked about the history of ACCRP, and said he is proud of those involved with the project.

There were quilts from each region of Alachua County showcased at the recent soil collection jar exhibit, Chestnut said.

"They have done an excellent job," Chestnut said. "Each quilt is different and unique."

Dowd, manager of the Waldo Library, also spoke during the unveiling.

"It's really special to have the quilt installed at a library," Dowd said. "It is very exciting to share with the community and educate the community about the past to have a brighter future."

Green, who grew up in the Monteocha community and moved to Waldo four years ago, said he was happy to be a part of it so he could learn more about his surroundings.

"It was a great learning process for me," Green said. "I was able to learn about what took place in our community. I want us to grow from it."

# Bears

Continued from Page 1A

management, Florida's bear population has rebounded from about 300 individuals in 1974 to an estimated 4,000 today.

Franklin County Sheriff A.J. "Tony" Smith told lawmakers that this generation of black bear is not the shy, reclusive animal it was in 2012, when the bear was removed from the state threatened species list.

In a Facebook video he posted earlier this year Smith recounts how his deputies had to respond to bears roaming the streets of Carrabelle, breaking into homes in St. Teresa, and snoozing on a Lanark Village porch.

"Bear management is not my day job ... Something needs to be done," Smith said in a call to lawmakers for help.

Lawmakers responded to complaints from Smith and others with a measure that allows residents to kill a bear as long as they report the incident and give the corpse to state officials.

The FWC said since 2016 nearly two-thirds of reported bear encounters involved people with dogs and most injuries from the encounters have been listed as minor or moderate.

A Florida black bear can weigh up to 450 pounds.

"HB 87 ensures Floridians have the right to protect themselves, their families and pets from bears. This bill is about self defense. No Floridians should have to worry about the consequences of killing a bear when they, or their loved ones, are in danger," Rep. Jason Shoaf, R-Port St. Joe, told the USA TODAY NETWORK - Florida.

He sponsored the bill, providing:

- The use of lethal force to kill a bear if the person "reasonably believed that his or her action was necessary to avoid an imminent threat of death or serious bodily injury to himself or herself, a pet, or substantial damage to a dwelling ..."
- Notification is provided to the FWC within 24 hours.
- One may not "possess, sell, or dispose" the dead bear or its parts.
- FWC disposes of the bear.

## Bear management tips

- Store garbage in a sturdy shed or garage and then put it out on the morning of pickup rather than the night before.
- Protect gardens, beehives, compost and livestock with electric fencing.
- Pick ripe fruit and remove fallen fruit from the ground.
- Never leave pet food outdoors.
- Clean and degrease grills and smokers after each use.

Source: Florida Fish and Wildlife Commission.



A Florida black bear passes through a DeBary backyard in 2016. SCOTT ANDERSON/ THE DAYTONA BEACH NEWS-JOURNAL FILE



An inquisitive Florida black bear has triggered a remote camera set by biologists. The bear is in the sand pine scrub of the Ocala National Forest, which supports the highest density population of black bears in North America. PROVIDED BY FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION

Fines for violations can be $5,000.

Critics of the new law say most conflicts with bears can be prevented, if people would keep their garbage secure.

The FWC said black bears are not generally aggressive, but like any wild animal, if they feel threatened, can become defensive. If you encounter an injured, orphaned or dead bear, or someone who is harming bears or feeding them, call the FWC's Wildlife Alert Hotline at 888-404-3922.

*James Call is a member of the USA TODAY NETWORK-Florida Capital Bureau. He can be reached at jcall@tallahossee.com and is on X as @CallTallahassee.*

**PUBLIC NOTICE**

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±12,000-square-foot building with outdoor storage area on Alachua County Tax Parcel # 05885-010-011. The site plan application will include associated infrastructure, and stormwater management facilities.

The property is located in the City of Alachua. The Future Land Use classification is Commercial. The property's zoning district is Commercial, Intensive (CI). The property is located on US HWY 441, North of NW 111th Boulevard.

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 July 10, 2024
**Location:** CHW Office, 11801 Research Drive, Alachua, FL, 32615

**Contact:** Mitchell Mason, PE
**Phone Number:** (386) 518- 5141
**Email:** Mitchell.Mason@ny5.com

CHW

VISIT WALKER FURNITURE Established 1943 VISIT
The Difference Is Quality
PALLISER
3413 SW 47th Avenue
352-372-1125

# Workshop Presentation

# Kubota Storage

*Site Plan Application*

CHW
Professional Consultants

City of Alachua
Neighborhood Meeting
July 10, 2024

23-0745 Kubota Storage

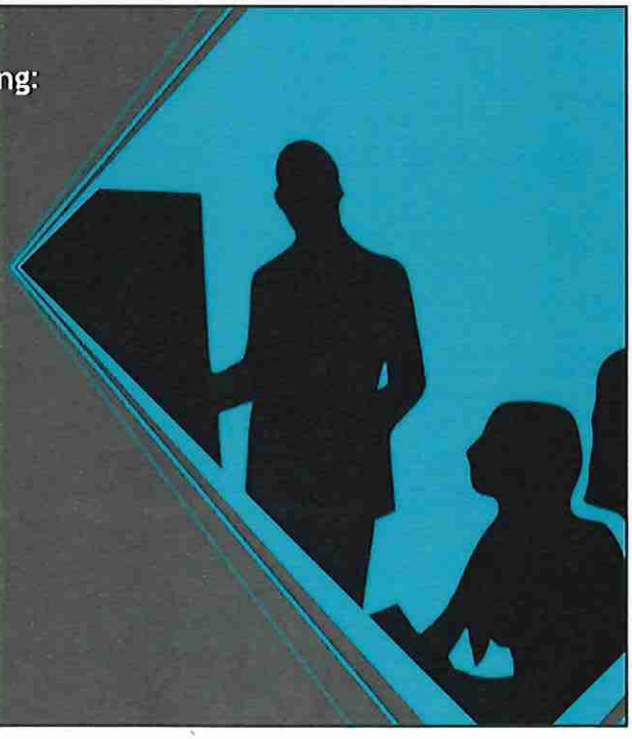
1

The **purpose** of the neighborhood meeting:

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

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

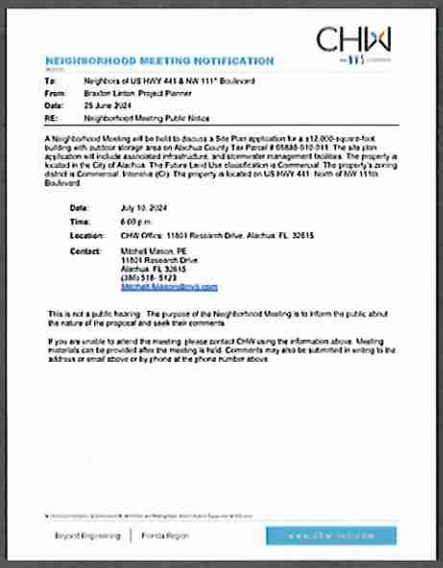
This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.



23-0745 Kubota Storage

2

# PUBLIC NOTIFICATION



CHW

**NEIGHBORHOOD MEETING NOTIFICATION**

**To:** Neighbors of US HWY 441 & NW 111th Boulevard
**From:** Braxton Linton, Project Planner
**Date:** 25 June 2024
**RE:** Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±12,000-square-foot building with outdoor storage area on Alachua County Tax Parcel # 05685-010-011. The site plan application will include associated infrastructure, and stormwater management facilities. The property is located in the City of Alachua. The Future Land Use classification is Commercial. The property's zoning district is Commercial Intensive (CI). The property is located on US HWY 441, North of NW 111th Boulevard.

**Date:** July 10, 2024
**Time:** 6:00 p.m.
**Location:** CHW Office: 11801 Research Drive, Alachua, FL 32615
**Contact:** Mitchell Mason, PE
11801 Research Drive
Alachua, FL 32615
(386) 518- 5123
Mitchell.Mason@chw-inc.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. Meeting materials can be provided after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

Beyond Engineering | Florida Region



**Unveiling of quilt honoring lynching victims**

**Bears**

**PUBLIC NOTICE**

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±12,000-square-foot building with outdoor storage area on Alachua County Tax Parcel # 05685-010-011. The site plan application will include associated infrastructure, and stormwater management facilities.

The property is located in the City of Alachua. The Future Land Use classification is Commercial. The property's zoning district is Commercial Intensive (CI). The property is located on US HWY 441, North of NW 111th Boulevard.

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 July 10, 2024
**Location** CHW Office, 11801 Research Drive, Alachua, FL, 32615
**Contact** Mitchell Mason, PE
**Phone Number** (386) 518- 5141
**Email** Mitchell.Mason@chw-inc.com

CHW

23-0745 Kubota Storage

CHW

3

# REQUEST:

Site Plan Application

# INTENT:

- ± 12,000 sq. ft. building with an outdoor storage area and a parking lot.




23-0745 Kubota Storage

4

# SITE PLAN
## ESTIMATED TIMELINE

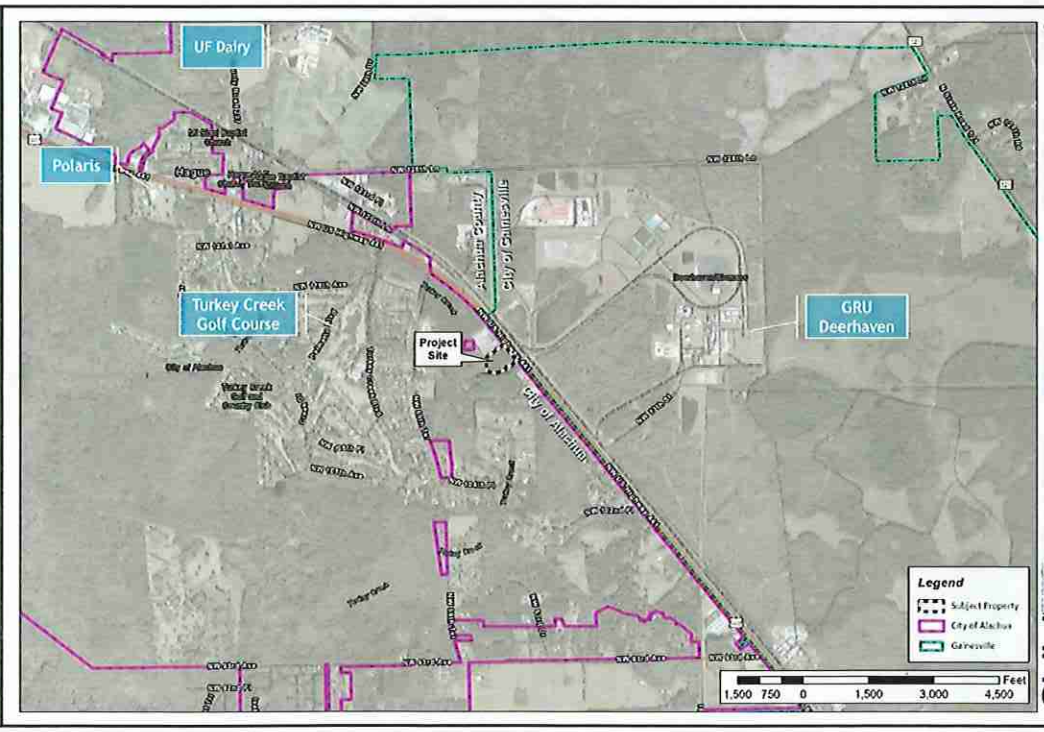
| Pre-application Conference | Neighborhood Meeting | Submittal | Staff Review | Planning & Zoning Board Hearing | Receive Approval Letter, NOI |
|---|---|---|---|---|---|
| Jan. 31, 2024 | July 10, 2024 | July 2024 | Aug. - Sept. 2024 | Sept. - Oct. 2024 (Tentative) | Oct. - Nov. 2024 (Tentative) |

23-0745 Kubota Storage

CHW

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## Context Map

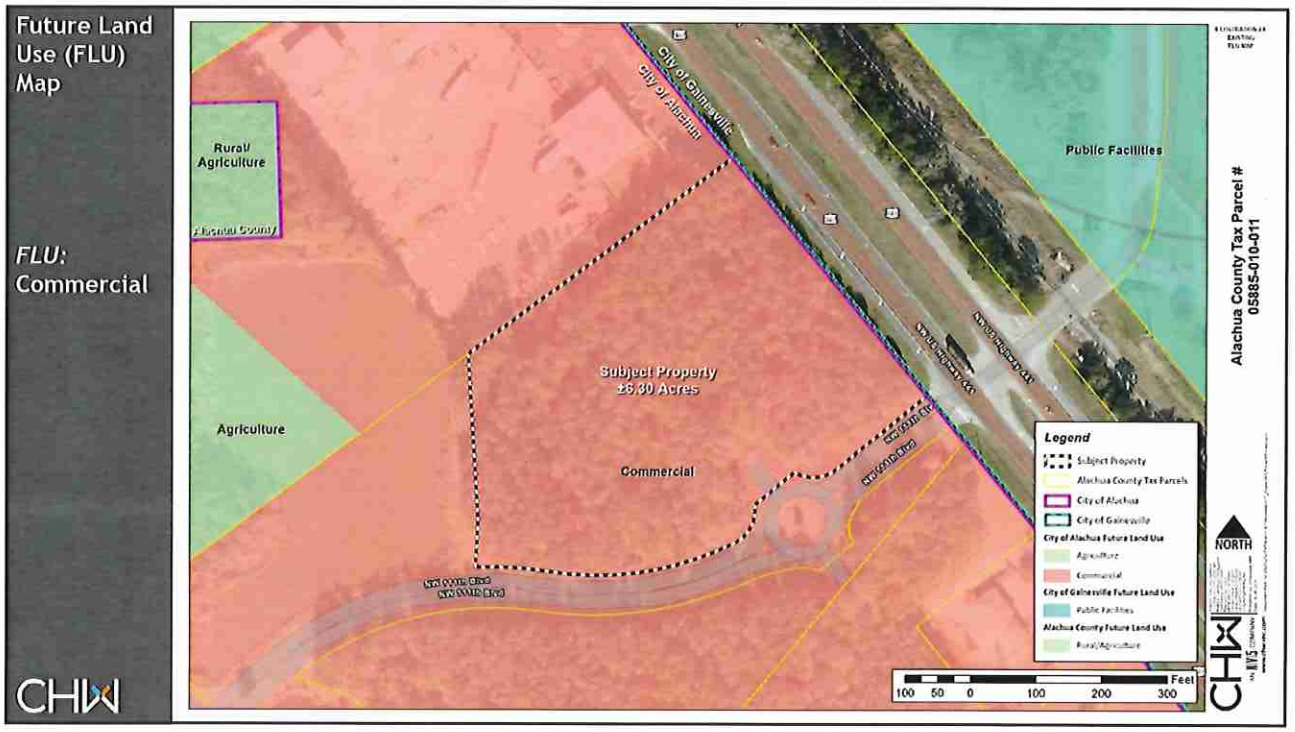



CHW

6


Aerial Map
City of Gainesville
City of Alachua
Alachua County
Subject Property
±6.30 Acres
Tax Parcel #
05885-010-011
NW 143rd Blvd
NW 139th Blvd
NW 143rd Blvd
NW US Highway 441
NW US Highway 441
Alachua County Tax Parcel #
05885-010-011
Legend
Subject Property
Alachua County Tax Parcels
City of Alachua
City of Gainesville
Feet
100 50 0 100 200 300
NORTH
CHW

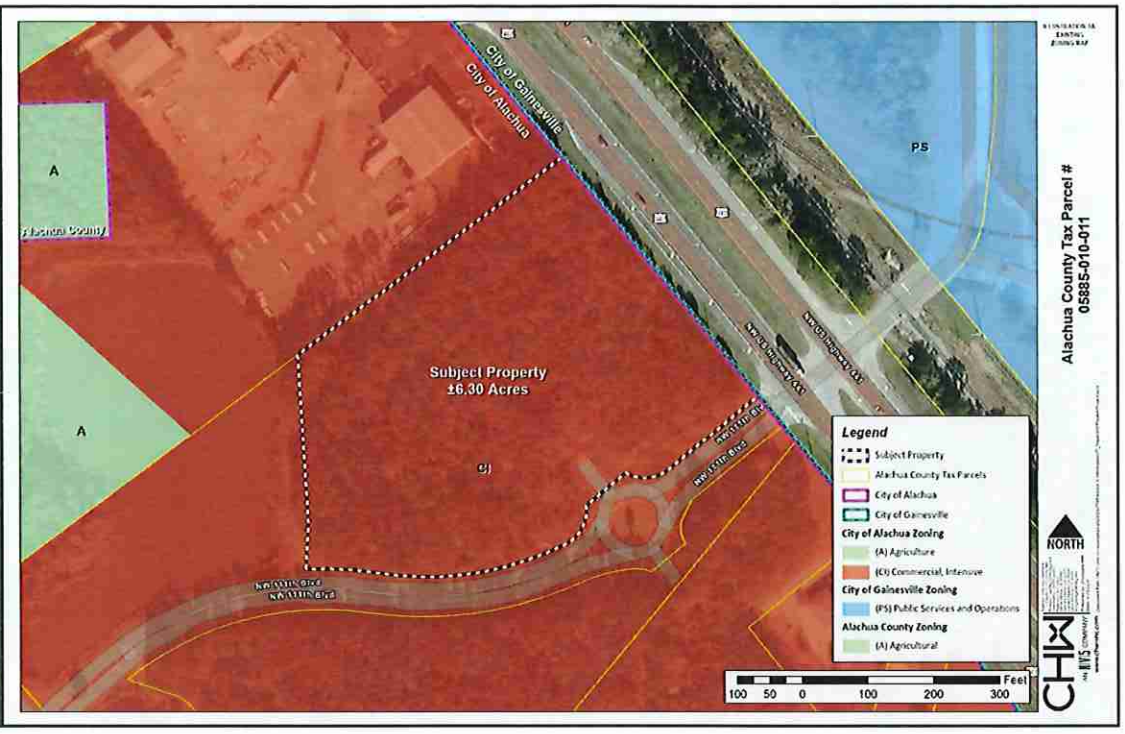
7


Future Land Use (FLU) Map
FLU:
Commercial
City of Gainesville
City of Alachua
Rural/ Agriculture
Alachua County
Public Facilities
Subject Property
±6.30 Acres
Agriculture
Commercial
NW 143rd Blvd
NW 139th Blvd
NW 143rd Blvd
NW US Highway 441
NW US Highway 441
Alachua County Tax Parcel #
05885-010-011
Legend
Subject Property
Alachua County Tax Parcels
City of Alachua
City of Gainesville
City of Alachua Future Land Use
Agriculture
Commercial
City of Gainesville Future Land Use
Public Facilities
Alachua County Future Land Use
Rural/Agriculture
Feet
100 50 0 100 200 300
NORTH
CHW

8

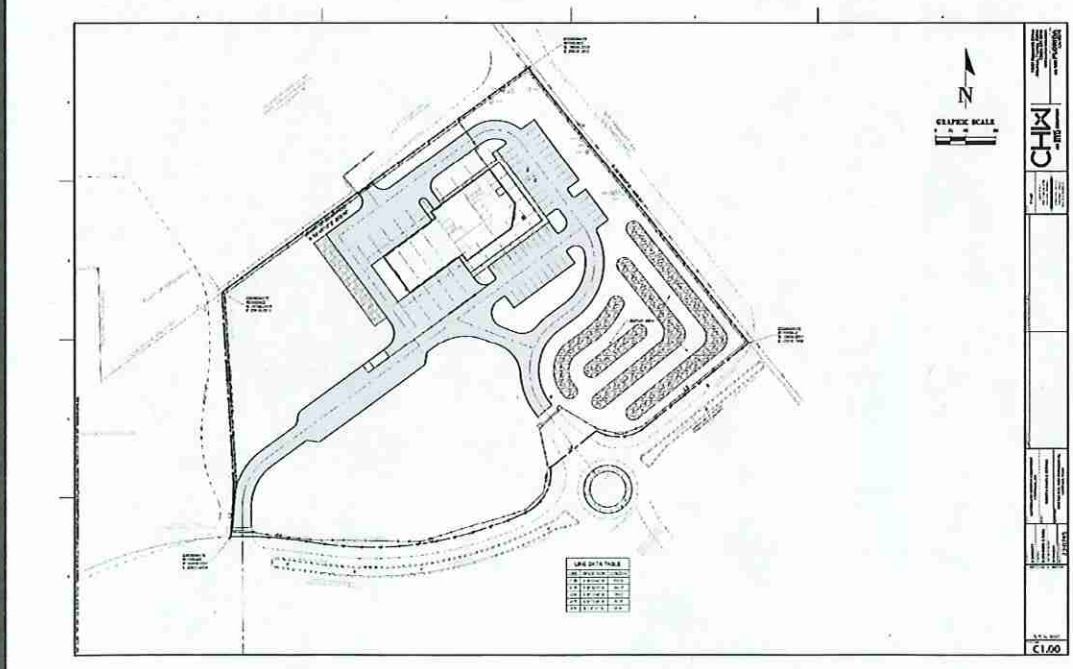
## Zoning Map (Zon)

*Zon: Commercial, Intensive (CI)*




9

## Site Plan




10

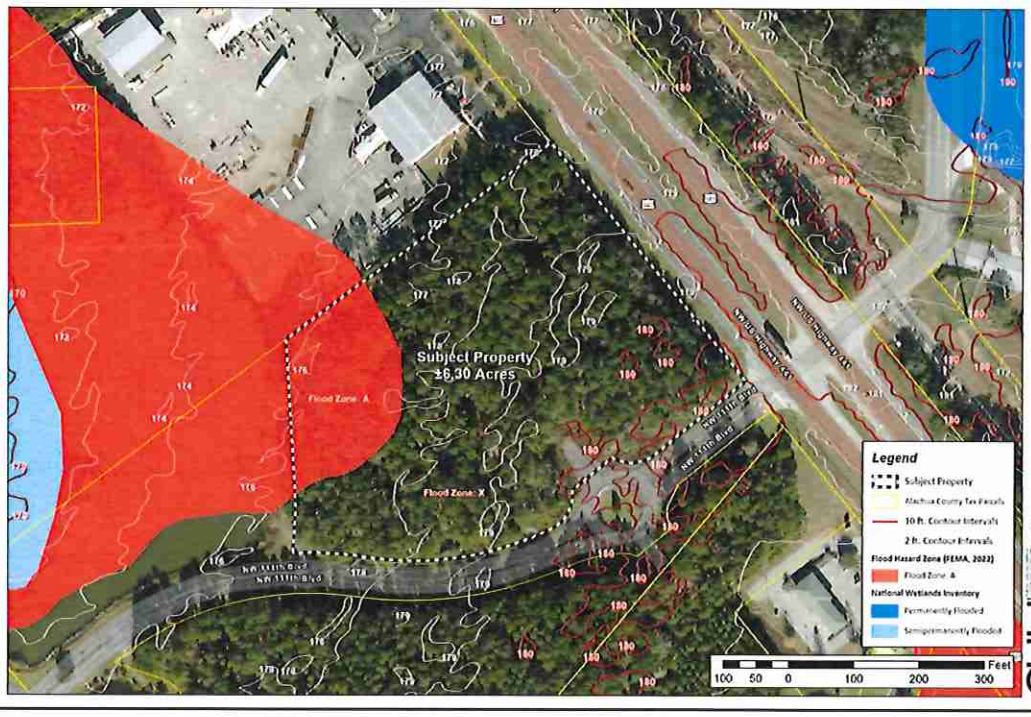
# Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (386) 518-5141
Email: Mitchell.Mason@nv5.com

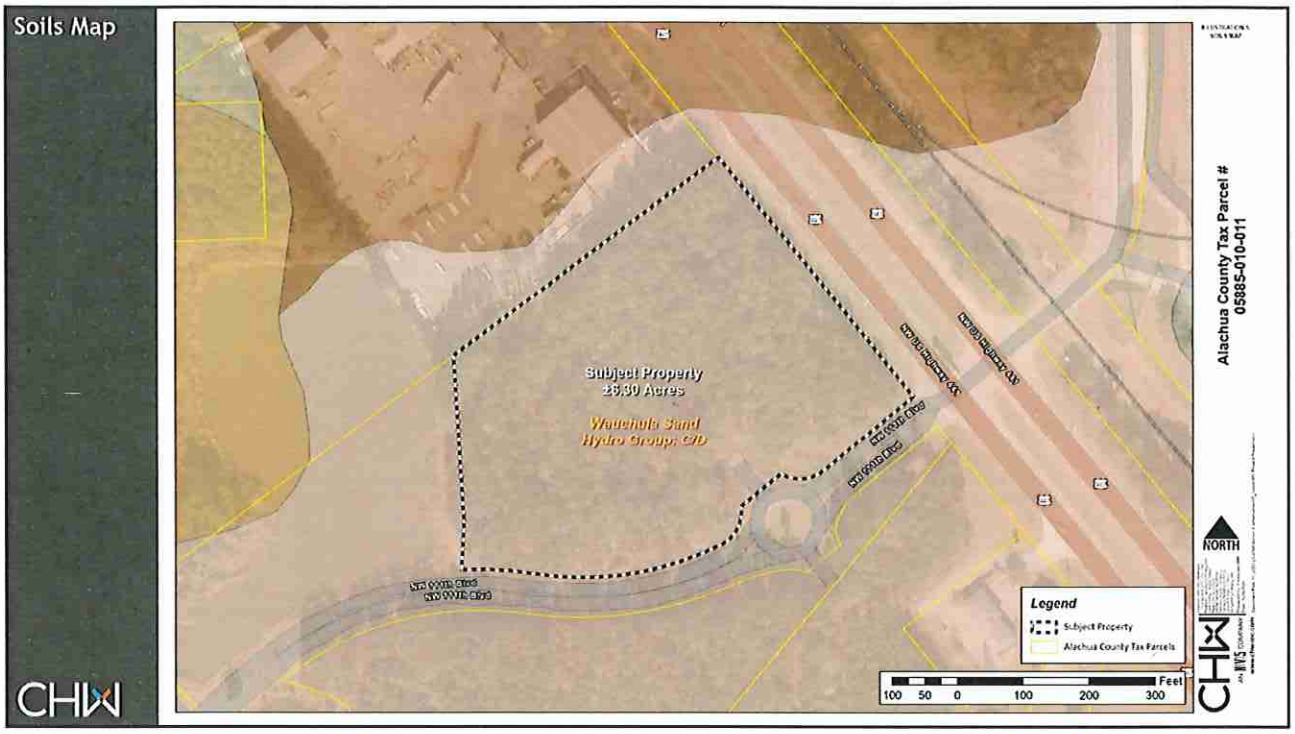
CHW
Professional Consultants

11

Environmental Map




12


Soils Map
Subject Property
26.30 Acres
Wauchula Sand
Hydro Group: C/D
Alachua County Tax Parcel #
05885-010-011
NORTH
Legend
Subject Property
Alachua County Tax Parcels
Feet
100 50 0 100 200 300
CHW

13

# Sign-in Sheet

# SIGN-IN SHEET

*Kubota Equipment*

23-0745

AN NV5 COMPANY

**Event:** Neighborhood Meeting

**Date/Time:** July 10, 2024 @ 6:00 PM

**Place:** CHW Office – 11801 Research Drive, Alachua, FL, 32615

**Re:** Site Plan Application

| | Print Name | Street Address | Signature |
|---|---|---|---|
| 1 | No Attendees | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |

# Workshop Minutes

# NEIGHBORHOOD MEETING MINUTES

*Kubota Equipment*

23-0745

| | |
|---|---|
| **Event:** | Neighborhood Meeting |
| **Date/Time:** | July 10, 2024 @ 6:00 PM |
| **Place:** | CHW Office – 11801 Research Drive, Alachua, FL, 32615 |
| **Re:** | Site Plan Application |

CHW (Agent) Attendees: Mitchell Mason, PE; Kristen Jackson
Project Representatives: 0
Public Attendees: 0

CHW, on behalf of the City of Alachua, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; maps illustrating the site's regulatory and physical characteristics; and a site plan. No members of the public attended the meeting. After a fifteen-minute grace period, **the meeting was adjourned at approximately 6:15 PM.**

# AFFIDAVIT FOR POSTED LAND USE SIGN

I, Courtney O'Conner, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 1/23/26 FOR THE Gatorland Kubota Site Plan Application
(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)

five
(Number of signs)


CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: Gatorland Kubota
APPLICATION NO: B24-008
APPLICATION TYPE: Site Plan
CURRENT ZONING: CI
NATURE/SCOPE OF PROPOSAL: Request for a site plan to construct a
truck or tractor rental or sales with accessory open storage facility
and associated site improvements on a ± 5 acre subject property
DATE OF PUBLIC HEARING(S): February 13, 2024 AT 6:00 PM
AT PM
AT PM
LOCATION OF PUBLIC HEARINGS:
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: Gatorland Kubota
APPLICATION NO.: PSP24-0012
APPLICATION TYPE: Site Plan
CURRENT ZONING: CI
NATURE/SCOPE OF PROPOSAL: A request for a site plan to construct a +/- 12,500 sq ft truck or tractor rental or sales w/ an accessory repair and servicing facility and associated site improvements on a +/- 4.31 acre subject property
DATE OF PUBLIC HEARING(S): February 10, 2026 AT 6:00pm 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


Colliers
AVAILABLE
352 420 9880
CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION


CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION


CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION

**To:** Fire Review

**From:** Travis Hastay PE

**Date:** 10/21/2025

**RE:** Kubota

---

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on the information provided by the project architect at the time of this memo. Any changes to the buildings data will void the provided fire flow calculation and require a revised analysis to verify the buildings complies with the applicable fire protection criteria. The building is separated into separate retail, ± 5,086 sf, and service, ± 7,464 sf, areas by a 3-hour fire wall. The building will not be protected by a fire sprinkler system.

NFPA Calculations:

| | |
|---|---|
| Building: | Kubota Retail Store |
| Construction Type: | II(000) |
| Fire Flow Area: | 7,464 SF |

Minimum Required Fire Flow to be provided: **1,750 gpm**

The total available flow from the City of Alachua water main is **2,381 gpm** which exceeds the required fire flow amount.

This project will use the requirements for fire flow as determined by NFPA calculations.

TRAVIS J. HASTAY LICENSE No. 84295 01/21/26 STATE OF FLORIDA PROFESSIONAL ENGINEER

Travis J. Hastay
FL PE No. 84295
Certificate of Authorization No. 0005075

**Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings**

| Fire Flow Area ft² (× 0.0929 for m²) | | | | | Fire Flow gpm[1] (× 3.785 for L/min) | Flow Duration (hours) |
|---|---|---|---|---|---|---|
| I(443), I(332), II(222)* | II(111), III(211)* | IV(2HH), V(111)* | II(000), III(200)* | V(000)* | | |
| 0–22,700 | 0–12,700 | 0–8200 | 0–5900 | 0–3600 | 1500 | 2 |
| 22,701–30,200 | 12,701–17,000 | 8201–10,900 | 5901–7900 | 3601–4800 | 1750 | |
| 30,201–38,700 | 17,001–21,800 | 10,901–12,900 | 7901–9800 | 4801–6200 | 2000 | |
| 38,701–48,300 | 21,801–24,200 | 12,901–17,400 | 9801–12,600 | 6201–7700 | 2250 | |
| 48,301–59,000 | 24,201–33,200 | 17,401–21,300 | 12,601–15,400 | 7701–9400 | 2500 | |
| 59,001–70,900 | 33,201–39,700 | 21,301–25,500 | 15,401–18,400 | 9401–11,300 | 2750 | |
| 70,901–83,700 | 39,701–47,100 | 25,501–30,100 | 18,401–21,800 | 11,301–13,400 | 3000 | 3 |
| 83,701–97,700 | 47,101–54,900 | 30,101–35,200 | 21,801–25,900 | 13,401–15,600 | 3250 | |
| 97,701–112,700 | 54,901–63,400 | 35,201–40,600 | 25,901–29,300 | 15,601–18,000 | 3500 | |
| 112,701–128,700 | 63,401–72,400 | 40,601–46,400 | 29,301–33,500 | 18,001–20,600 | 3750 | |
| 128,701–145,900 | 72,401–82,100 | 46,401–52,500 | 33,501–37,900 | 20,601–23,300 | 4000 | 4 |
| 145,901–164,200 | 82,101–92,400 | 52,501–59,100 | 37,901–42,700 | 23,301–26,300 | 4250 | |
| 164,201–183,400 | 92,401–103,100 | 59,101–66,000 | 42,701–47,700 | 26,301–29,300 | 4500 | |
| 183,401–203,700 | 103,101–114,600 | 66,001–73,300 | 47,701–53,000 | 29,301–32,600 | 4750 | |
| 203,701–225,200 | 114,601–126,700 | 73,301–81,100 | 53,001–58,600 | 32,601–36,000 | 5000 | |
| 225,201–247,700 | 126,701–139,400 | 81,101–89,200 | 58,601–65,400 | 36,001–39,600 | 5250 | |
| 247,701–271,200 | 139,401–152,600 | 89,201–97,700 | 65,401–70,600 | 39,601–43,400 | 5500 | |
| 271,201–295,900 | 152,601–166,500 | 97,701–106,500 | 70,601–77,000 | 43,401–47,400 | 5750 | |
| Greater than 295,900 | Greater than 166,500 | 106,501–115,800 | 77,001–83,700 | 47,401–51,500 | 6000 | |
| | | 115,801–125,500 | 83,701–90,600 | 51,501–55,700 | 6250 | |
| | | 125,501–135,500 | 90,601–97,900 | 55,701–60,200 | 6500 | |
| | | 135,501–145,800 | 97,901–106,800 | 60,201–64,800 | 6750 | |
| | | 145,801–156,700 | 106,801–113,200 | 64,801–69,600 | 7000 | |
| | | 156,701–167,900 | 113,201–121,300 | 69,601–74,600 | 7250 | |
| | | 167,901–179,400 | 121,301–129,600 | 74,601–79,800 | 7500 | |
| | | 179,401–191,400 | 129,601–138,300 | 79,801–85,100 | 7750 | |
| | | Greater than 191,400 | Greater than 138,300 | Greater than 85,100 | 8000 | |

*Types of construction are based on NFPA 220.
[1]Measured at 20 psi (139.9 kPa).

**18.4 Fire Flow Requirements for Buildings.**

**18.4.1* Scope.**

**18.4.1.1*** The procedure determining fire flow requirements for buildings hereafter constructed shall be in accordance with Section 18.4.

**18.4.1.2** Section 18.4 does not apply to structures other than buildings.

**18.4.2 Definitions.** See definitions 3.3.13.6 (Fire Flow Area) and 3.3.108 (Fire Flow).

**18.4.3 Modifications.**

**18.4.3.1 Decreases.** Fire flow requirements shall be permitted to be modified downward by the AHJ for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire flow requirements is impractical.

**18.4.3.2 Increases.** Fire flow shall be permitted to be modified upward by the AHJ where conditions indicate an unusual susceptibility to group fires or conflagrations. An upward modification shall not be more than twice that required for the building under consideration.

**18.4.4 Fire Flow Area.**

**18.4.4.1 General.** The fire flow area shall be the total floor area of all floor levels of a building except as modified in 18.4.4.1.1.

**18.4.4.1.1 Type I (443), Type I (332), and Type II (222) Construction.** The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors.

**18.4.5 Fire Flow Requirements for Buildings.**

**18.4.5.1 One- and Two-Family Dwellings.**

**18.4.5.1.1** The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 $ft^2$ (334.5 $m^2$) shall be 1000 gpm (3785 L/min) for 1 hour.

**18.4.5.1.1.1** A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

**18.4.5.1.1.2** A reduction in the required fire flow of 25 percent shall be permitted when the building is separated from other buildings by a minimum of 30 ft (9.1 m).

**18.4.5.1.1.3** The reduction in 18.4.5.1.1.1 and 18.4.5.1.1.2 shall not reduce the required fire flow to less than 500 gpm (1900 L/min).

**18.4.5.1.2** Fire flow and flow duration for dwellings having a fire flow area in excess of 5000 $ft^2$ (334.5 $m^2$) shall not be less than that specified in Table 18.4.5.1.2.

**18.4.5.1.2.1** A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

**18.4.5.2 Buildings Other Than One- and Two-Family Dwellings.** The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.1.2.

**18.4.5.2.1** A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).

**18.4.5.2.2** A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

gator FIRE EQUIPMENT COMPANY

1032 South Main Street
Gainesville, FL 32601
Phone: (352)-373-1738
Fax: (352)-338-1179

# HYDRANT FLOW TEST REPORT

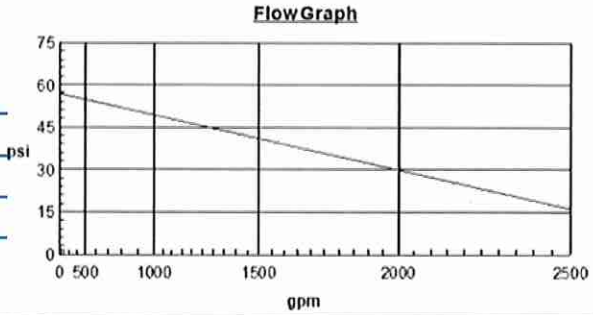
**PROJECT:** CHW Flow Test
**LOCATION:** PARCEL ID: 05885-010-011 // Intersection of NW 111th Blvd & SR 441
**DATE OF TEST:** 8/15/2024 - 9:30 AM
**TESTED BY:** J Mallard - Gator Fire Equipment Company
C Carrol - Gator Fire Equipment Company
**WITNESSED BY:** S. Chip Ware - Alachua County Fire Rescue

| | Static Pressure | Residual Pressure | Diameter (in) | Coefficient | Pitot Pressure | Flow (gpm) |
|---|---|---|---|---|---|---|
| **Read Hydrant** | 57 | 42 | | | | |
| **Outlet #1** | | | 2.5 | 0.9 | 20 | 750 |
| **Outlet #2** | | | 2.5 | 0.9 | 18 | 712 |
| **Outlet #3** | | | | | | 0 |
| **Outlet #4** | | | | | | 0 |
| **Outlet #5** | | | | | | 0 |
| **Outlet #6** | | | | | | 0 |

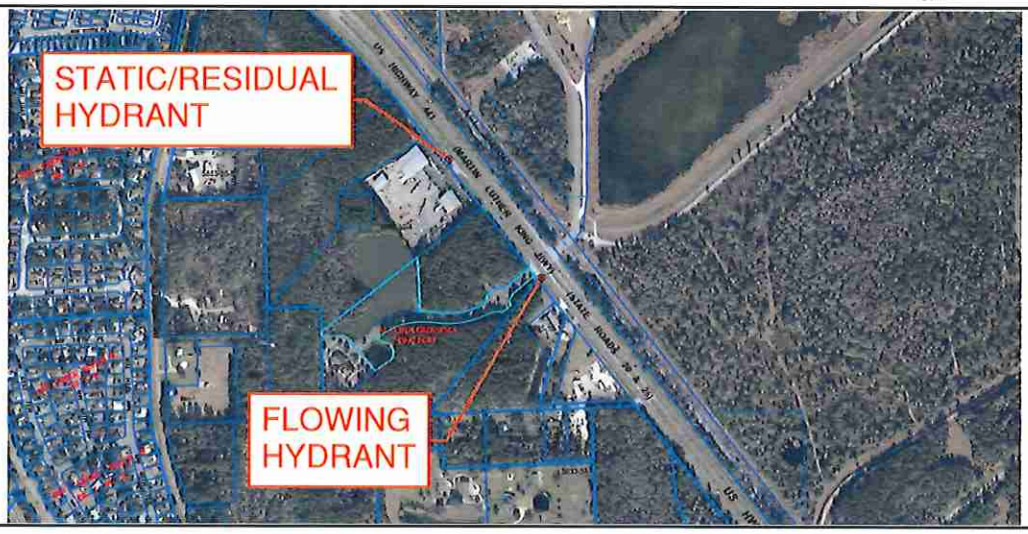
**TOTAL FLOW:** 1,462 **FLOW AT 20 PSI RESIDUAL** 2,381.07

**NOTES:**

City of Alachua Water




**HYDRANT MAP:**



gator FIRE EQUIPMENT COMPANY

1032 South Main Street
Gainesville, FL 32601
Phone: (352)-373-1738
Fax: (352)-338-1179

# HYDRANT FLOW TEST REPORT

**PROJECT:** CHW Flow Test
**LOCATION:** PARCEL ID: 05885-010-011 // Intersection of NW 111th Blvd & SR 441
**DATE OF TEST:** 8/15/2024 - 9 AM
**TESTED BY:** J Mallard - Gator Fire Equipment Company
C Carrol - Gator Fire Equipment Company
**WITNESSED BY:** S. Chip Ware - Alachua County Fire Rescue

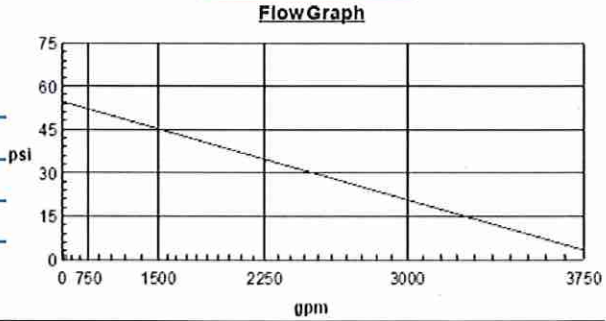
| | Static Pressure | Residual Pressure | Diameter (in) | Coefficient | Pitot Pressure | Flow (gpm) |
|---|---|---|---|---|---|---|
| **Read Hydrant** | 55 | 46 | | | | |
| **Outlet #1** | | | 2.5 | 0.9 | 20 | 750 |
| **Outlet #2** | | | 2.5 | 0.9 | 18 | 712 |
| **Outlet #3** | | | | | | 0 |
| **Outlet #4** | | | | | | 0 |
| **Outlet #5** | | | | | | 0 |
| **Outlet #6** | | | | | | 0 |

**TOTAL FLOW:** 1,462

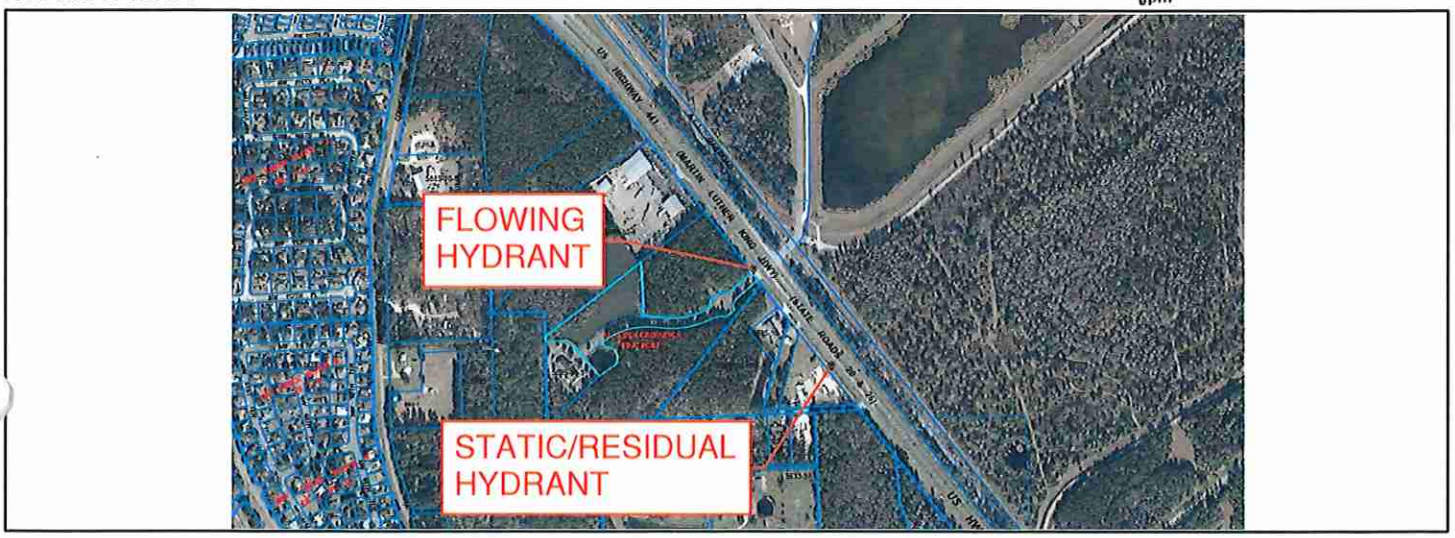
**FLOW AT 20 PSI RESIDUAL** 3,044.65

**NOTES:**

GRU Water




**HYDRANT MAP:**



Mitchell Gulledge Engineering, Inc.
210 SW 4th Avenue
Gainesville, FL 32601
352.745.3991
www.mitchellgulledge.com

Andrew Mitchell, PE, CxA, LEED AP BD+C
Craig Gulledge, PE, CxA, LEED AP BD+C

July 31, 2024

Bob Filippi, AIA
Scherer Construction
2504 NW 71st Place
Gainesville, FL 32653

Re: Utility Coordination
Gatorland Kubota
Scherer Project Number: TBD
MG Project Number: 23106

Dear Bob:

Please forward the following information for utility coordination on the new Gatorland Kubota building.

| | Retail |
|---|---|
| Electrical Service Size (Amps) | 400 A |
| Electrical Service Configuration | 208Y/120 V, 3 Phase |
| Electrical Demand (VA) | 125,000 |
| DCW (Max GPM) | 40 |
| DCW Size (in) | 2 |
| Cooling (Estimated Tons) | 15 |
| Waste Size (in) | 4 |
| Estimated Sprinkler System Flow (GPM) | N/A |
| Fire Protection Service Size (in) | N/A |

We propose a set of two 2" conduits with pull string from telecom room to a hand hole near the roadway for telecom service.

A new reduced pressure backflow preventer for the domestic water services and a new domestic water meter will be located outside of the building.

All air handling unit condensate will be collected and will discharge into the storm system.

Please contact us if you have any questions or concerns.

Sincerely,

Andrew Mitchell, PE, CxA, LEED AP BD+C
Principal

# SUWANNEE RIVER
## WATER MANAGEMENT DISTRICT

March 6, 2025

Mark Waldorff
Gatorland Kubota Equipment Company Inc
4502 Nw 13th St
Gainesville, FL,32609-1727

Subject: Environmental Resource Permit (ERP) No Permit Required, ERP-001-249432-1, Gatorland Kubota Sales and Service

Dear Mark Waldorff,

The subject proposed activity does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on or before March 4, by Mitchell Mason, P.E., of CHW, an NV5 Company. The project proposes the construction of 3.37 acres of impervious surfaces on a total project area of 6.30 acres. The stormwater runoff from this activity was authorized under the master permit ERP-001-207202-2 issued on December 1, 2006, which allowed a maximum impervious area of 15.48 acres. The design engineer has certified that the proposed activity does not exceed the allowable conditions of the master system. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted and certified by Mitchell Mason, P.E., of CHW, an NV5 Company, on or before March 4, 2025, and in accordance with ERP Applicant's Handbook Volume I (AHVI), Section 3.1.2(c), Florida Administrative Code (F.A.C.).

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (https://www.flrules.org/Gateway/reference.asp?No=Ref-02530), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (https://www.flrules.org/Gateway/reference.asp?No=Ref-02531).

In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.020(2), F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.
Sincerely,

Marcus Beck, E.I.
Engineer I
Division of Resource Management

January 9, 2026

City of Alachua Planning and Zoning
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Gatorland Kubota Site Plan
Application #PSP24-0012

Dear Staff:

The *Gatorland Kubota* Sales and Service project consists of constructing a ±12,550 S.F. retail and equipment service building with outdoor storage and parking areas to be constructed on a ± 6.3-acre site. The project site is located on *Alachua County Tax Parcel 05885-010-011.* The project proposes adding ±3.60 acres of impervious or semi-impervious area to the site.

The master stormwater plan was originally modified and permitted in 2005 and modified in 2006 under ERP 202702-2. The master stormwater system was designed and constructed to accommodate 15.48 acres of impervious area, of which only 8.01 ac. has been constructed to date. Therefore, the pond currently has excess capacity for another 7.47 ac. of impervious area. Refer to the table below for existing and proposed impervious allotments.

| | |
|---|---|
| SMF Watershed Area | 22.33 ac. |
| Existing Impervious Area | 8.01 ac. |
| Total Allowable Impervious Area | 15.48 ac. |
| Proposed Impervious Area | 3.53 ac. |
| Remaining Allotted Impervious Area | 3.94 ac. |

Exhibits showing the proposed impervious areas and the calculations for the most recent modification of the master permit are included with this submittal. The *Gatorland Kubota* site will discharge runoff into the existing SMF facility through an onsite stormwater pipe conveyance system. Detailed calculations demonstrate that adequate pipe conveyance is provided and is attached to this letter.

We trust that you find the above information and enclosed package complete and sufficient to receive approval and issuance of the requested minor modification permit. Should you have any questions or require any additional information to complete your review, please feel free to contact me a (352) 331-1976 or via email at travis.hastay@nv5.com

Sincerely,
NV5

Travis Hastay
Director of Engineering, Land Development



# Figure 1

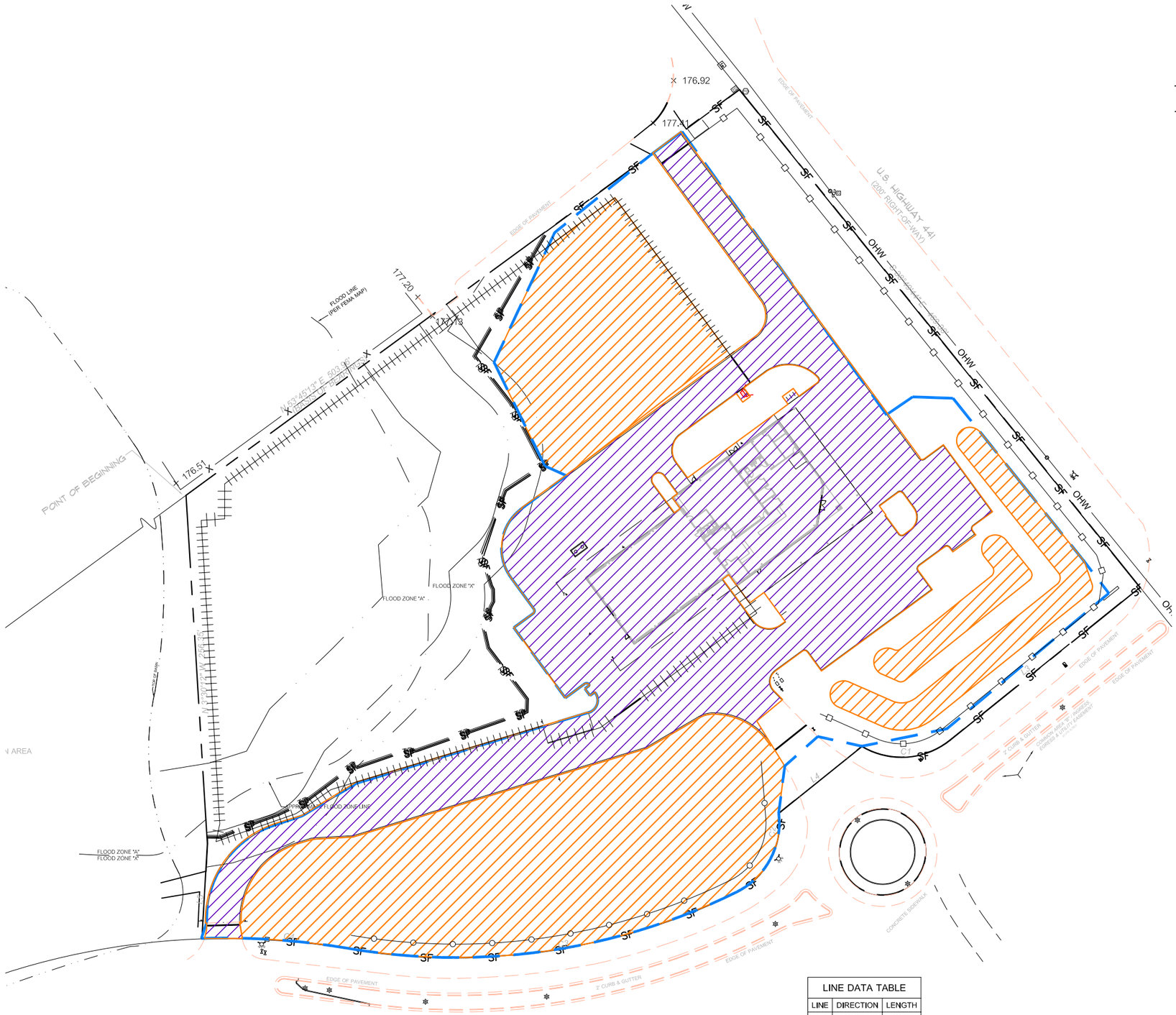
Proposed Impervious Map

# LEGEND

***POST-DEVELOPMENT WATERSHED #1:***

***PROPOSED ONSITE IMPERVIOUS AREA:***

***PROPOSED ONSITE SEMI- IMPERVIOUS AREA:***




| LINE DATA TABLE | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L1 (R) | N 38°49'44" W | 280.00' |
| L2 (R) | N 38°50'43" W | 280.00' |
| L3(R) | S 51°10'56" W | 179.09' |
| L4(R) | S 51°10'56" W | 78.12' |
| L5(R) | N 3°17'41" W | 69.94' |


11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com


NV5

SCALE: 1"=80'

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

CONSTRUCTION/BID DEVISIONS:

SUBMITTALS:

CLIENT: NV5

PROJECT: GATORLAND KUBOTA SALES AND SERVICES, ALACHUA, FLORIDA

SHEET TITLE: 1

TECHNICIAN:

DESIGNED:

QUALITY CONTROL:

PROJECT NUMBER: 23-0745

SHEET NO: 11

# Figure 2

Pipe Calculations

N|V|5

Project Number: 23-0745
Project Name: Kubota Equipment
Calculated by:GCS
Checked by: KLJ
Date: 10/23/2025

## Pipe Calculations

| Structure No. | | Invert Elev. | | Length | Slope | Dia. | C | Tc | i | A | A | Q (cfs) Actual | | Q Full | Pipe A | V - Full Flow | Pipe R | Minor Loss | Minor Loss | Loss | HGL | | ToG/ EoP | F.B. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| From | To | U.S. | D.S. | (ft) | (ft/foot) | (in) | | (min) | (in/hr) | (sf) | (ac) | Inc | Cumul | (cfs) | (sq-ft) | (fps) | (ft) | Coeff. | (ft) | (ft) | U.S. | D.S. | | (in) |
| S-14 | S-9 | 174.94 | 174.48 | 154 | 0.0030 | 15 | 0.95 | 10 | 6.1 | 4,500 | 0.10 | 0.6 | 0.6 | 3.82 | 1.2 | 3.1 | 0.31 | 0.5 | 0.00 | 0.01 | 175.86 | 175.84 | 178.97 | 37 |
| S-11 | S-10 | 174.94 | 174.73 | 70 | 0.0030 | 15 | 0.80 | 10 | 6.1 | 15,500 | 0.36 | 1.7 | 1.7 | 3.83 | 1.2 | 3.1 | 0.31 | 0.5 | 0.02 | 0.04 | 175.95 | 175.89 | 179.29 | 40 |
| S-10 | S-9 | 174.73 | 174.48 | 84 | 0.0030 | 18 | 0.95 | 10 | 6.1 | 3,500 | 0.08 | 0.5 | 2.2 | 6.21 | 1.8 | 3.5 | 0.38 | 0.6 | 0.01 | 0.03 | 175.89 | 175.84 | 182.01 | 73 |
| S-9 | S-8 | 174.48 | 173.83 | 218 | 0.0030 | 18 | 0.95 | 10 | 6.1 | 8,000 | 0.18 | 1.1 | 3.9 | 6.21 | 1.8 | 3.5 | 0.38 | 0.9 | 0.07 | 0.25 | 175.84 | 175.53 | 181.65 | 70 |
| S-8 | S-7 | 173.83 | 173.42 | 134 | 0.0031 | 18 | 0.95 | 10 | 6.1 | 11,250 | 0.26 | 1.5 | 5.4 | 6.29 | 1.8 | 3.6 | 0.38 | 0.8 | 0.11 | 0.30 | 175.53 | 175.12 | 181.38 | 70 |
| S-7 | S-4 | 173.42 | 173.30 | 42 | 0.0029 | 24 | 0.95 | 10 | 6.1 | 3,500 | 0.08 | 0.5 | 5.8 | 13.10 | 3.1 | 4.2 | 0.50 | 0.5 | 0.03 | 0.02 | 175.12 | 175.07 | 182.42 | 88 |
| S-12 | S-13 | 174.24 | 174.06 | 60 | 0.0030 | 15 | 0.95 | 10 | 6.1 | 9,500 | 0.22 | 1.3 | 1.3 | 3.83 | 1.2 | 3.1 | 0.31 | 0.5 | 0.01 | 0.02 | 175.65 | 175.62 | 181.16 | 66 |
| S-13 | S-6 | 174.06 | 173.72 | 114 | 0.0030 | 15 | 0.70 | 10 | 6.1 | 11,500 | 0.26 | 1.1 | 2.4 | 3.82 | 1.2 | 3.1 | 0.31 | 0.6 | 0.04 | 0.13 | 175.62 | 175.45 | 181.00 | 65 |
| CO-1 | CO-2 | 176.40 | 175.58 | 83 | 0.0099 | 8 | 0.95 | 10 | 6.1 | 4,200 | 0.10 | 0.6 | 0.6 | 1.30 | 0.3 | 3.7 | 0.17 | 0.5 | 0.02 | 0.15 | 176.73 | 176.56 | 182.93 | 74 |
| CO-2 | CO-3 | 175.58 | 174.60 | 99 | 0.0099 | 8 | 0.95 | 10 | 6.1 | 4,200 | 0.10 | 0.6 | 1.1 | 1.30 | 0.3 | 3.7 | 0.17 | 0.8 | 0.13 | 0.72 | 176.56 | 175.72 | 182.65 | 73 |
| CO-3 | S-6 | 174.60 | 173.72 | 88 | 0.0100 | 12 | 0.95 | 10 | 6.1 | 5,400 | 0.12 | 0.7 | 1.8 | 3.86 | 0.8 | 4.9 | 0.25 | 0.8 | 0.07 | 0.20 | 175.72 | 175.45 | 182.91 | 86 |
| S-6 | S-5 | 173.72 | 173.62 | 34 | 0.0029 | 15 | 0.80 | 10 | 6.1 | 9,300 | 0.21 | 1.0 | 2.9 | 3.80 | 1.2 | 3.1 | 0.31 | 0.6 | 0.05 | 0.06 | 175.45 | 175.35 | 179.25 | 46 |
| S-5 | S-4 | 173.62 | 173.30 | 109 | 0.0029 | 18 | 0.95 | 10 | 6.1 | 16,500 | 0.38 | 2.2 | 5.1 | 6.17 | 1.8 | 3.5 | 0.38 | 0.5 | 0.06 | 0.22 | 175.35 | 175.07 | 179.69 | 52 |
| S-4 | S-3 | 173.30 | 172.52 | 260 | 0.0030 | 24 | 0.95 | 10 | 6.1 | 0 | 0.00 | 0.0 | 10.9 | 13.42 | 3.1 | 4.3 | 0.50 | 0.8 | 0.15 | 0.51 | 175.07 | 174.40 | 181.89 | 82 |
| S-3 | S-2 | 172.52 | 172.35 | 60 | 0.0028 | 24 | 0.95 | 10 | 6.1 | 9,500 | 0.22 | 1.3 | 12.2 | 13.05 | 3.1 | 4.2 | 0.50 | 0.6 | 0.14 | 0.15 | 174.40 | 174.12 | 178.39 | 48 |
| S-EX10 | S-2 | 173.93 | 173.54 | 56 | 0.0070 | 18 | 0.95 | 10 | 6.1 | 12,000 | 0.28 | 1.6 | 1.6 | 9.50 | 1.8 | 5.4 | 0.38 | 0.5 | 0.01 | 0.01 | 174.14 | 174.12 | 176.97 | 34 |
| S-2 | S-1 | 172.35 | 171.61 | 67 | 0.0110 | 24 | 0.95 | 10 | 6.1 | 0 | 0.00 | 0.0 | 13.8 | 25.76 | 3.1 | 8.2 | 0.50 | 1.0 | 0.30 | 0.21 | 174.12 | 173.61 | 178.62 | 54 |

**Notes**

1. ToG = Top of Grate/EoP = Edge of Pavement
2. FB = Free Board
3. Rainfall intensity is based on the FDOT Zone 5 Rainfall Intensity-Duration-Frequency curve for the 3 YR - 10 min storm event (6.1 inches/hr)
4. The tailwater condition in the pond was set at the crown of the downstream pipe.

# Figure 3

Master Drainage Calculations

Causseaux & Ellington, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
Email: mailbox@cel-civil.com
http://www.cel-civil.com

Project Number: 06-0566
Project Name: White Cap / Plumbing Supply
Calculated by: CAG 12/7/2006
Checked by: RJW 12/7/2006
Sheet: Drainage Calcs

## Curve Number Calculations - WS1

**Pre-Development**

| | | |
|---|---|---|
| Total Area: | 1,339,470 s.f. | 30.75 ac. |
| CN= | 78 | |

**Post-Development**

| | | |
|---|---|---|
| Total Area: | 1,316,946 s.f. | 30.23 ac. |
| Meadow-Continuous Grass | | |
| Type D: | 429,842 s.f. | 9.87 ac. |
| Impervious | | |
| SMF Total: | 212,744 s.f. | 4.88 ac. |
| *ATM (under const.)* | *106,722 s.f.* | |
| *White Cap (proposed)* | *106,022 s.f.* | |
| Bldg. & Pvmnt. Total: | 674,360 s.f. | 15.48 ac. |
| *ATM (under const.)* | 436,600 s.f. | |
| *White Cap (proposed)* | 238,760 s.f. | |
| CN= | 92 | |

Meadow-continuous grass, protected from grazing and generally mowed for hay:

| A | B | C | D |
|---|---|---|---|
| 30 | 58 | 71 | 78 |

Stormwater Management Facility (SMF)

| A | B | C | D |
|---|---|---|---|
| 100 | 100 | 100 | 100 |

Impervious areas
Paved parking lots, roofs, driveways, etc. (excluding R/W):

| A | B | C | D |
|---|---|---|---|
| 98 | 98 | 98 | 98 |

Alloted Impervious Area

## SRWMD WQTV Calculations

Runoff from 1" of Rainfall over the Post-Development Drainage Area (WQTV = C*P*A)

| | | |
|---|---|---|
| C = | 0.71 | |
| P = | 1 in. | |
| A = | 1,316,946 s.f. | |
| WQTV = | 77,919 c.f. | or |

## SJRWMD WQTV Calculations

2.5" of Water over the Post-Development Impervious Area

| | |
|---|---|
| Area = | 674,360 s.f. |
| P = | 2.5 in. |
| **WQTV =** | **140,492 c.f.** |

## Ponds 3.2 Length and Width Calculations

| | | | |
|---|---|---|---|
| Volume = | 588,233 c.f. | Length = | 1259 ft. |
| Area = | 212,744 s.f. | | |
| Perimeter = | 2830 ft. | Width = | 156 ft. |
| Height = | 3 ft. | | |

Causseaux & Ellington, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
Email: mailbox@cel-civil.com
http://www.cel-civil.com

Project Number: 06-0566
Project Name: White Cap / Plumbing Supply
Calculated by: CAG 12/7/2006
Checked by: RJW 12/7/2006
Sheet: Stage Store

## Stage Storage & Residence Time - WS1

| Elev. (FT) | Area (SF) | Volume (CF) | Volume (AC-FT) | |
|---|---|---|---|---|
| 170 | 148,819 | 0 | 0.000 | |
| 170.5 | 151,271 | 75,020 | 1.722 | |
| 171 | 153,730 | 227,270 | 5.217 | |
| 171.5 | 156,216 | 228,757 | 5.252 | |
| 172 | 158,701 | 307,486 | 7.059 | |
| 172.5 | 163,748 | 388,098 | 8.910 | |
| 173 | 168,794 | 471,234 | 10.818 | |
| 173.5 | 174,242 | 556,993 | 12.787 | |
| 174 | 179,690 | 645,476 | 14.818 | <— SHWT @ 174.00 & PPV |
| 174 | 179,690 | 0 | 0.000 | |
| 174.1 | 180,771 | 18,023 | 0.414 | |
| 174.2 | 181,851 | 36,154 | 0.830 | |
| 174.3 | 182,932 | 54,393 | 1.249 | |
| 174.4 | 184,013 | 72,741 | 1.670 | |
| 174.5 | 185,094 | 91,196 | 2.094 | |
| 174.6 | 186,174 | 109,759 | 2.520 | |
| 174.7 | 187,255 | 128,431 | 2.948 | |
| 174.8 | 188,336 | 147,210 | 3.379 | <— WQTV = 174.76 140492 c.f. |
| 174.9 | 189,416 | 166,098 | 3.813 | |
| 175 | 190,497 | 185,094 | 4.249 | |
| 175.1 | 191,599 | 204,198 | 4.688 | |
| 175.2 | 192,701 | 223,413 | 5.129 | |
| 175.3 | 193,804 | 242,739 | 5.573 | |
| 175.4 | 194,906 | 262,174 | 6.019 | |
| 175.5 | 196,008 | 281,720 | 6.467 | |
| 175.6 | 197,110 | 301,376 | 6.919 | |
| 175.7 | 198,212 | 321,142 | 7.372 | |
| 175.8 | 199,315 | 341,018 | 7.829 | |
| 175.9 | 200,417 | 361,005 | 8.288 | |
| 176 | 201,519 | 381,102 | 8.749 | |
| 176.1 | 202,642 | 401,310 | 9.213 | |
| 176.2 | 203,764 | 421,630 | 9.679 | |
| 176.3 | 204,887 | 442,062 | 10.148 | |
| 176.4 | 206,009 | 462,607 | 10.620 | |
| 176.5 | 207,132 | 483,264 | 11.094 | |
| 176.6 | 208,254 | 504,033 | 11.571 | |
| 176.7 | 209,377 | 524,915 | 12.050 | |
| 176.8 | 210,499 | 545,909 | 12.532 | |
| 176.9 | 211,622 | 567,015 | 13.017 | <— DHW = 176.86 100 yr - 8 hr |
| 177 | 212,744 | 588,233 | 13.504 | |

**Residence Time**

| | | |
|---|---|---|
| PPV = | 14.818 | ac-ft |
| DA = | 30.23 | ac |
| C = | 0.71 | |
| R = | 28 | in |
| WS = | 153 | days |
| CF = | 12 | in/ft |

$$RT = \frac{(PPV)(WS)(CF)}{(C)(DA)(R)}$$

RT = 45.3

RT = 21 days —> no littoral zone required

**Mean Depth**

D = Vcontrol/Acontrol  2 < D < 8

D = 645,476 c.f. / 179,690 s.f.

D = 3.59 ft.

Causseaux & Ellington, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
Email: mailbox@cel-civil.com
http://www.cel-civil.com



## Time of Concentration

Pre-developed Conditions

Sheet Flow

| Tt (min) | Surface Description | n (Manning) | L (ft) | P (in) | s (ft/ft) |
|---|---|---|---|---|---|
| 54.89 | Light Woods | 0.4 | 200 | 4.5 | 0.005 |

Shallow Concentrated Flow

| Tt (min) | Surface Description | L (ft) | Avg. Velocity (ft/s) |
|---|---|---|---|
| 8.89 | Unpaved | 800 | 1.5 |

Tc = **64 min**

Post-developed Conditions

Sheet Flow

| Tt (min) | Surface Description | n (Manning) | L (ft) | P (in) | s (ft/ft) |
|---|---|---|---|---|---|
| 0.66 | Roof and Asphalt | 0.011 | 40 | 4.4 | 0.01 |

Shallow Concentrated Flow

| Tt (min) | Surface Description | L (ft) | Avg. Velocity (ft/s) |
|---|---|---|---|
| 8.73 | Paved | 1100 | 2.1 |

Tc = **9 min**
*(10 min was used in claculations)*

# Drainage Analysis

The pre-development condition of the project site consists of a ±30.75 acre watershed as illustrated in Figure 3. Run-off from the pre-development watershed sheet flows from the east to the west over grassland and brush in good condition until it reaches the project boundary where it flows into a low quality wetland. The wetland stages up and ultimately discharges to Turkey Creek northwest of the project site.

The post-development condition of the project area consists of the same ±30.23 acre watershed as pre-development conditions as illustrated in Figure 4. Run-off from the post-development watershed flows over the commercial site and into catch basins. Once collected by the catch basins, the run-off flows through storm pipes into the wet detention SMF's located on the western portion of the property. The detention facilities are connected by an equalizing pipe that runs underneath the roadway in the previously permitted site, assuring that the water elevation in the two ponds is uniform at all times. Because of this, the two SMFs were treated as one large pond in the stormwater analysis. The SMF discharges to the west into a wetland that ultimately discharges into Turkey Creek.

The SMF is designed to provide detention of the WQTV and all 100-year storms up to and including the 240-hour event. These storm events were analyzed to ensure the peak stage from each event does not exceed the top of the facility and the post-development peak discharge rates do not exceed the pre-development peak discharge rates. Also, the proposed SMF has been designed to provide recovery of half of the WQTV within 24-30 hours after the critical storm.

The modified SMF is sized to treat runoff from a total of 15.48 acres of impervious area. The previously permitted system consists of 2.53 acres of impervious with 7.47 acres of future impervious development. The proposed development consists of 5.48 acres of impervious area.

Appendix B contains details and calculations, as well as a section for PONDS routing results. PONDS recovery analysis, and general drainage calculations.

Current SMF is sized to accommodate 15.48 acres of impervious area, with 8.01 acres currently constructed

**Runoff Characteristics**

The pre-development weighted curve number was calculated to be 78. The po
curve number was calculated to be 92. The pre-development time of concentration for the project site was calculated to be 64 minutes. The post-development time of concentration for the project site was calculated to be 9 minutes; however, a value of 10 minutes was used for the PONDS modeling.

**Water Quality Treatment Volume**

The SJRWMD requirement for wet detention systems is storage of the greater of 1 inch of run-off from the drainage area or 2.5 inches of run-off from the impervious area. Also, half of the WQTV should be recovered within 24-30 hours. The requirement of 2.5 inches of runoff over the proposed impervious area was calculated to be greater than the 1.0 inch over the entire drainage area. The required WQTV for the drainage area was calculated to be 140,492 $ft^3$. Detailed calculations are provided in Appendix B.

RECEIVED
DEC 0 8 2006
3
ORIGINAL
ERP05-0542M

Post Development Discharge rates are less than Pre-Development Discharge rates for all modeled storms

### Runoff (RO) Volume Control

The SJRWMD and the City of Alachua require that post-development runoff rates cannot exceed pre-development runoff rates for the 100-year critical storm events. The following table shows peak stage and discharge rates as well as recovery time for all storms analyzed.

| | WQTV | 100 Year 1 Hour | 100 Year 2 Hour | 100 Year 4 Hour | 100 Year 8 Hour | 100 Year 24 Hour | 100 Year 72 Hour | 100 Year 168 Hour | 100 Year 240 Hour |
|---|---|---|---|---|---|---|---|---|---|
| Peak Discharge Rate (cfs) | | | | | | | | | |
| Pre | N/A | 44.90 | 46.78 | 51.29 | 53.21 | 25.39 | 19.92 | 14.22 | 18.66 |
| Post | N/A | 2.54 | 6.40 | 19.71 | 24.61 | 19.13 | 18.54 | 13.94 | 18.57 |
| Stage | 174.76 | 175.94 | 176.37 | 176.77 | 176.86 | 176.75 | 176.74 | 176.64 | 176.74 |
| Recovery Time (hours) | 8" @ 72 hours | 13" @ 30 days | 13" @ 30 days | 13" @ 30 days | 13" @ 30 days | 13" @ 30 days | 14" @ 30 days | 14" @ 30 days | 14" @ 30 days |

Recovery time meets SRWMD standards

## Operation and Maintenance Requirements

Proposed operation and maintenance and soil erosion and sediment control practices are outlined in the following paragraphs.

### Surfacewater Management Facilities

The man-made surfacewater facilities shall be maintained free of sediments and debris. Areas shall be inspected on a routine basis and nuisance plants shall be removed a minimum of twice annually. Grassed areas shall be mowed a minimum of 6 times per year. The natural systems shall be least disturbed as possible. Minimal maintenance is required for the natural and undisturbed areas. All basins shall be inspected monthly. Monthly documentation shall be noted based upon the inspection findings.

### Erosion Control

The system shall be regularly inspected and maintained by the permittee to insure that all erosion is controlled and soil is stabilized to prevent sediment discharge to waters of the state.

### Culverts, Pipes and Structures

All structures within the system shall be regularly inspected and maintained on a regular basis by the permittee to insure that they do not become clogged or choked with vegetative or aquatic growth to such an extent as to render them inoperable.

### Inspection Reporting

Annual inspection reports, prepared by a properly licensed professional engineer, should be submitted to the water management district. The engineer shall inspect the site and report on the status and

ERP05-0542M

## Summary and Conclusions

The proposed drainage system meets the Suwannee River Water Management District and City of Alachua criteria for WQTV, rate attenuation, and recovery requirements as follows:

- The proposed SMF meets the rate attenuation for the 100-year critical storm events, therefore meeting the requirements of both the SRWMD and the City of Alachua.
- A PPV residence time of 45.3 days has been provided.
- A PPV mean depth of 3.59 feet has been provided which meets the requirement of "between 2 and 8 feet."
- The finished floor elevation of the proposed building is at least 18 inches above the 100-year flood elevation which is greater than the SRWMD's requirement of a minimum 12 inches above the 100-year flood elevation.

Based on the information provided, the project is eligible for general permit approval by the Suwannee River Water Management District and development plan approval by the City of Alachu

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2358656

# EASEMENT

THIS EASEMENT is made this 17 day of July, 2007, by Applied Investments-Gainesville LLC ("the Grantor") and THE CITY OF ALACHUA, FLORIDA, a municipal corporation, whose address is P.O. Box 9, Alachua, Florida 32615 ("Grantee").

Know all persons by these presents that Grantor does hereby grant, bargain, sell and convey unto Grantee a non-exclusive easement for:

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2358656 3 PGS
2007 JUL 26 11:05 AM BK 3648 PG 105
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK25 Receipt#340032
Doc Stamp-Deed: 0.70

(PURPOSE)

30 FOOT WIDE PUBLIC UTILITY EASEMENT

over the lands most particularly described as:

(LEGAL DESCRIPTION)

A PARCEL OF LAND SITUATED IN SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE N.88°39'32"E. ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 33.38 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NW 59TH TERRACE (A 100 FOOT RIGHT OF WAY); THENCE N.12°26'50"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1610.47 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (A 200 FOOT RIGHT OF WAY) SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.47°37'29"E., 1704.63 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 17°34'24", AN ARC DISTANCE OF 1711.33 FEET; THENCE S.27°24'17"E., DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 78.96 FEET; THENCE S.38°50'43"E., A DISTANCE OF 498.52 FEET; THENCE S.33°53'58"W., A DISTANCE OF 134.39 FEET TO THE **POINT OF BEGINNING**, SAID POINT OF BEGINNING LOCATED ON THE NORTHERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3105, PAGE 1110 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY LINE S.33°53'58"W., A DISTANCE OF 131.20 FEET; THENCE N.56°06'02"W., A DISTANCE OF 30.00 FEET; THENCE N.33°53'58"E., A DISTANCE OF 48.12 FEET TO THE AFOREMENTIONED NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3105, PAGE 1110; THENCE N.53°45'13"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 88.33 FEET TO THE **POINT OF BEGINNING.** THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,690 SQUARE FEET, MORE OR LESS.

SEE ATTACHED SKETCH

to have and to hold unto Grantee, its successors and assigns, forever:

Grantor does further covenant with Grantee that Grantor has the right and authority to convey the easement, that Grantor is seized in fee simple of the lands encumbered by the easement, that such lands are free from all encumbrances, that Grantee shall and quietly enjoy the easement, and that Grantor warrants and will defend title to the easement against the claims of all persons whomsoever.

INSTRUMENT # 2358656
3 PGS

WITNESS:

GRANTOR: Dawn G Petrella

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 17th day of July, 2007 by Dawn G. Petrella, who is personally known to me or who has produced _____ as identification.

Victoria R. Jansen
Notary Public

(SEAL)

VICTORIA R. JANSEN
Print Name

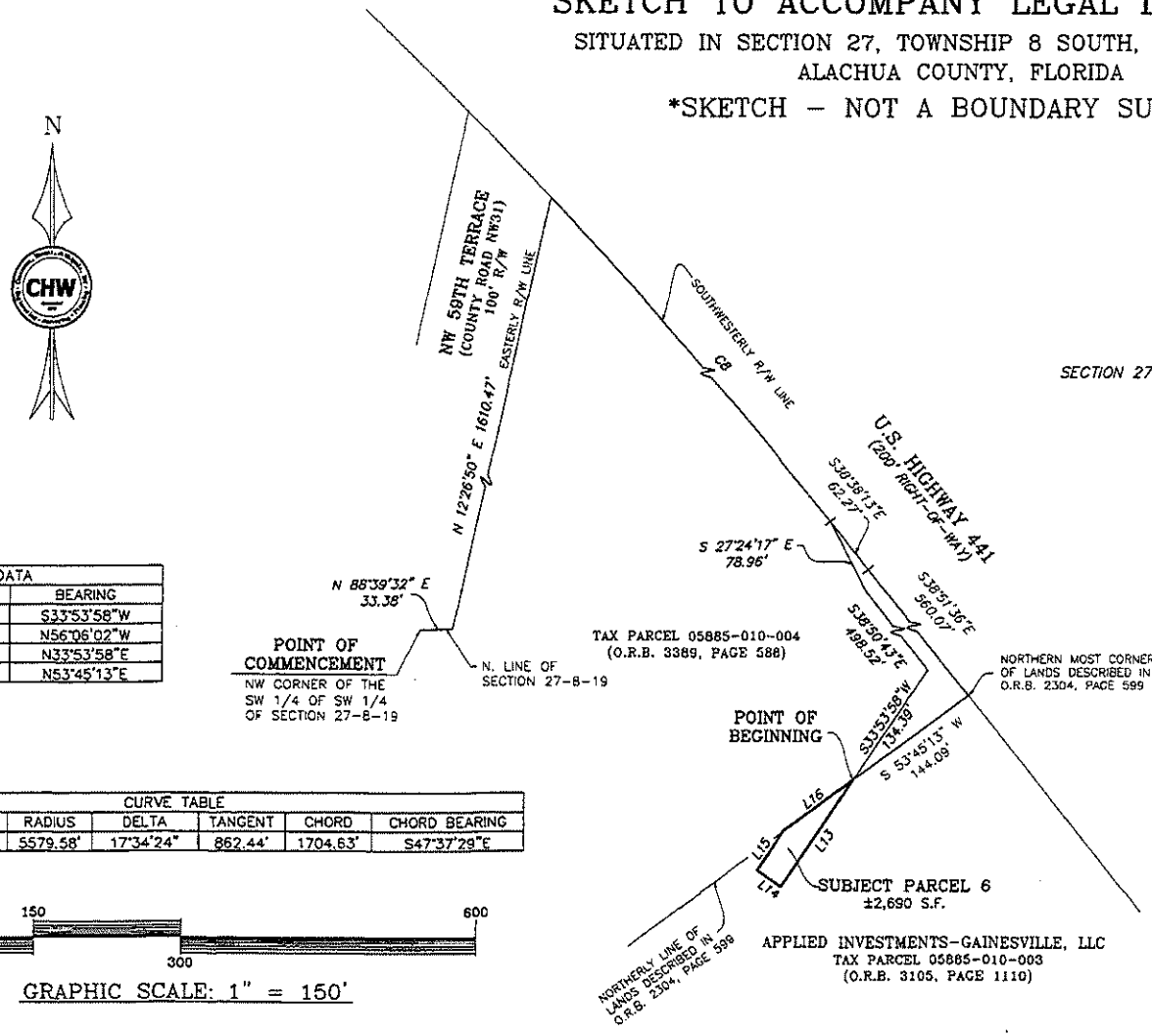
VICTORIA R. JANSEN
MY COMMISSION # DD 523924
EXPIRES: April 7, 2010
1-800-3-NOTARY FL Notary Discount Assoc. Co.

INSTRUMENT # 2358656
3 PGS

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

*SKETCH – NOT A BOUNDARY SURVEY*




| LINE DATA | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L13 | 131.20' | S33°53'58"W |
| L14 | 30.00' | N56°06'02"W |
| L15 | 48.12' | N33°53'58"E |
| L16 | 88.33' | N53°45'13"E |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
| C8 | 1711.33' | 5579.58' | 17°34'24" | 862.44' | 1704.63' | S47°37'29"E |

0 45 150 600
15 75 300

GRAPHIC SCALE: 1" = 150'

## LEGEND

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
SECTION 27-8-19 = SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST

## LEGAL DESCRIPTION:

*(SEE ATTACHED)*

## SURVEYOR'S NOTES:

1. BEARINGS HEREON ARE BASED ON A PREVIOUS SURVEY PREPARED BY THIS OFFICE UNDER PROJECT NUMBER 06-0716, DATED NOVEMBER 9, 2006.

CERTIFIED TO:
CITY OF ALACHUA
APPLIED INVESTMENTS-GAINESVILLE, LLC

Caussaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone (352) 331-1976 • Fax (352) 331-2476 • www.chw-inc.com
LC-0672

07-0403.01
1 OF 1

This map prepared by:
Certificate of Authorization No. L.B. 3672
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# CONCURRENCY IMPACT ANALYSIS

*Kubota Equipment*

23-0745

AN NV5 COMPANY

| | |
|---|---|
| **To:** | Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director |
| **From:** | Braxton Linton III, Project Planner (Danika Oliverio, Brian Snyder) |
| **Date:** | July 12th, 2024 and Revised Sept. 5, 2024 |
| **RE:** | Kubota Equipment – Concurrency Impact Analysis |

This Concurrency Analysis is submitted for Kubota Equipment Alachua. The Kubota project proposes the construction of an ±12,550 sq. ft. building inclusive of inclusive of outdoor storage area, parking, & associated utilities. The proposed site is located on US HWY 441, North of NW 111th Boulevard in Alachua, FL. The project site is ±6.3 acres located in on tax parcel # 05885-010-011. The site's Future Land Use (FLU) category is Commercial, and the Zoning District classification is Commercial, Intensive (CI).

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. Please note, building square footage, rather than building footprint area, is used for all calculations.

Roadways / Transportation

**Table 1: Projected Trip Generation**

| Trip Generation - Kubota Sales | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Land Use | ITE LU Code | Variable KSF | AM Peak | | | PM Peak | | | Daily |
| | | | Total | In | Out | Total | In | Out | Total |
| Tractor Supply Store | 810 | 12.550 | 11 | 9 | 2 | 18 | 8 | 10 | 117 |

*** The ITE does not provide calculations for the daily or AM peak trip generation for land use 810, therefore, the daily trip generation is based on the following equation using land use code 842 - Recreational Vehicle Sales (Average Rate Weekday LUC 842/Average Rate PM Peak Hour of Adjacent Street LUC 842) X Trip Generation PM Peak Hour of Adjacent Street LUC 810 = (5 / 0.77) X 18 = 117 daily trips. The AM peak trip generation is calculated using land use code 842 - Recreational Vehicle Sales (Average Rate AM Peak Hour of Adjacent Street LUC 842/Average Rate PM Peak Hour of Adjacent Street LUC 842) X Trip Generation PM Peak Hour of Adjacent Street LUC 810 = (0.46 / 0.77) X 18 = 11 daily trips.*

*Conclusion:* Approval of this application may generate **117 new daily vehicle trips**. This is not anticipated to negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Table 2.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating less than 1,000 external average daily trips (ADT) are those within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Table 2 calculates projected impacts on City of Alachua roadways.

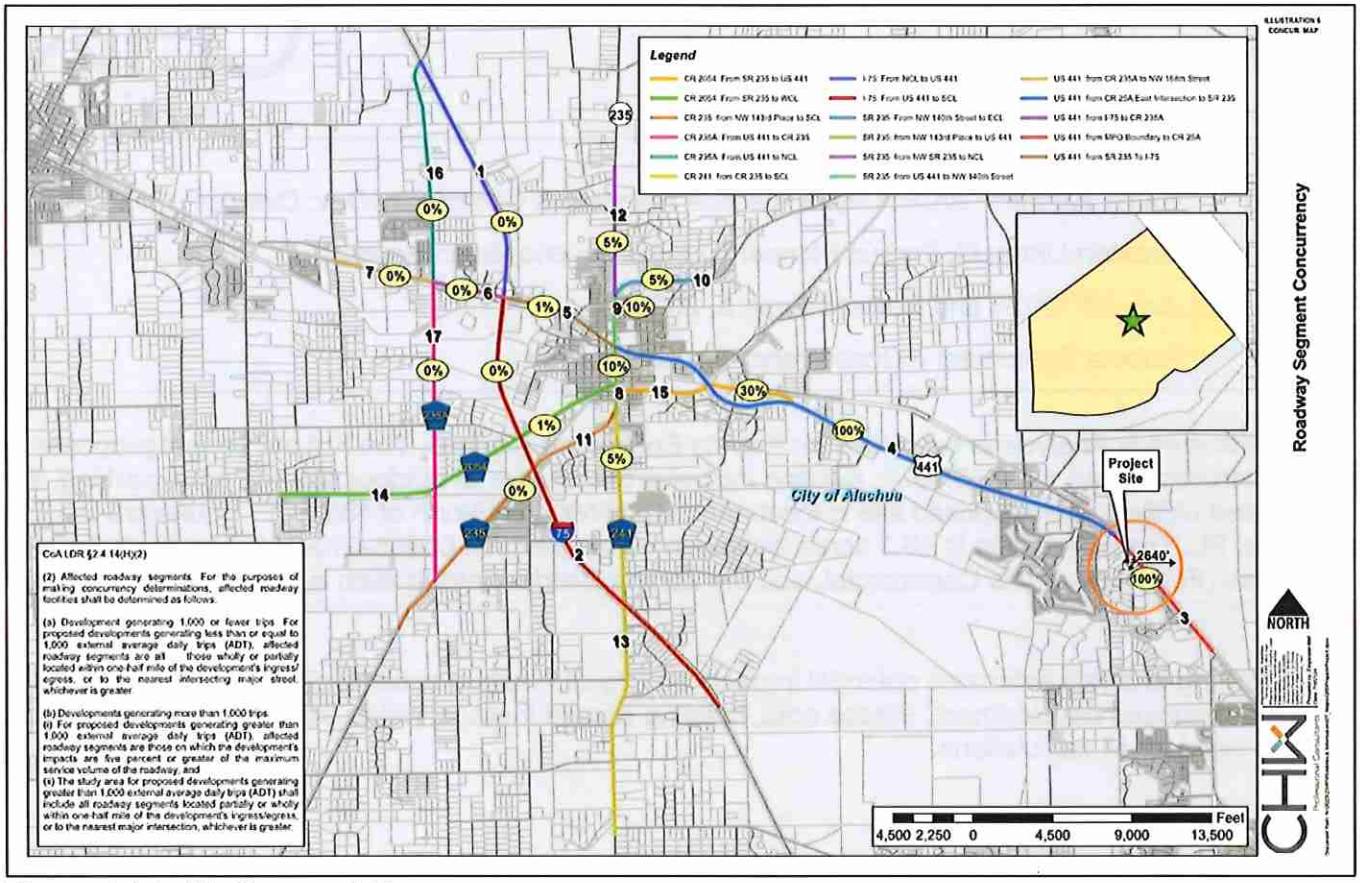



**Figure 1: Traffic Segment Map**

**Table 2: Projected Impacts on Roadway Segments**

| Traffic System Category | AADT | PM | AADT | PM |
|---|---|---|---|---|
| | Segment 3 | | Segment 4 | |
| | US Hwy 441 From MPO Boundary to CR 25A East Intersection | | US Hwy 441 From CR 25A East Intersection to SR 235 | |
| Maximum Service Volume[1] | 43,000 | 3,870 | 45,700 | 4,110 |
| Existing Traffic[1] | 22,194 | 2,127 | 19,134 | 1,767 |
| Reserved Trips[1] | 0 | 0 | 6,565 | 609 |
| Available Capacity | 20,806 | 1,743 | 20,001 | 1,734 |
| Projected Trip Generation[2] | 117 | 18 | 117 | 18 |
| **Available Capacity w/ Application approval** | **20,689** | **1,725** | **19,884** | **1,716** |

1. *Source: City of Alachua June 2024 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is as follows:*
    a. *Segment 3: 100%*
    b. *Segment 4: 100%*

*Conclusion*: Affected roadway segments include US Hwy 441 (From MPO Boundary to CR 25A East Intersection), & US Hwy 441 (From CR 25A East Intersection to SR 235). There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

**Table 3: Projected Potable Water Impact**

| System Category | Gallons Per Day (GPD) |
|---|---|
| Current Permitted Capacity[1] | 2,300,000 |
| Less actual Potable Water Flows[1] | 1,548,250 |
| Reserved Capacity[1] | 401,945 |
| Residual Capacity[1] | 349,805 |
| Percentage of Permitted Design Capacity Utilized[1] | 84.79% |
| Projected Potable Water Demand from Proposed Project[2] | 1,882 |
| **Residual Capacity after Proposed Project** | **347,923** |

1. *Source: City of Alachua June 2024 Development Monitoring Report*
2. *Formulas used: (12,550 sq. ft. / 100)* 15 gpd*
    a. *Source: 62-6.008 Florida Administrative Code (FAC)*

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

**Table 4: Projected Sanitary Sewer Impact**

| System Category | Gallons Per Day (GPD) |
|---|---|
| Treatment Plant Current Permitted Capacity[1] | 1,500,000 |
| Less actual Treatment Plant Flows[1] | 764,000 |
| Reserved Capacity[1] | 376,009 |
| Residual Capacity[1] | 359,991 |
| Percentage of Permitted Design Capacity Utilized[1] | 76% |
| Projected Potable Water Demand from Proposed Project[2] | 1,882 |
| **Residual Capacity after Proposed Project** | **358,109** |

1. *Source: City of Alachua June 2024 Development Monitoring Report*
2. *Formulas used: (12,550 sq. ft. / 100)* 15 gpd*
    a. *Source: 62-6.008 Florida Administrative Code (FAC)*

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

Solid Waste

**Table 5: Projected Solid Waste Impact**

| System Category | LBs Per Day | Tons Per Year |
|---|---|---|
| Existing Demand[1] | 44,060.00 | 8,040.95 |
| Reserved Capacity[1] | 47,884.21 | 8,738.87 |
| New River Solid Waste Facility Capacity[1] | 50 years | |
| Solid Waste Generated by Proposed Project[2] | **27.48** | **5.01** |

1. *Source: City of Alachua June 2024 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft²/day x 12,550 sq. ft.) x 365)/2,000)*
    a. *Lbs/Day to Tons/Year: (lbs/day * 0.1825)*

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

| | |
|---|---|
| **To:** | Bryan Thomas, AICP, City of Alachua Planning & Community Dev. Director |
| **From:** | Braxton Linton III, Project Planner (Revised 9/5/24, Danika Oliverio) (Revised 07/24/25, Romy Garraud) |
| **Date:** | July 12th, 2024; Revised September 5, 2024; Revised July 23, 2025) |
| **RE:** | Kubota Equipment – Comprehensive Plan Consistency Analysis |

This Comprehensive Plan Consistency Analysis is submitted for Kubota Equipment Alachua. The Kubota project proposes the construction of an ±12,550 sq. ft. building inclusive of outdoor storage area, parking, & associated utilities. The proposed site is located on US HWY 441, North of NW 111th Boulevard in Alachua, FL. The project site is ±6.3 acres located in on tax parcel # 05885-010-011. The site's Future Land Use (FLU) category is Commercial, and the Zoning District classification is Commercial, Intensive (CI).

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

Future Land Use Element

Objective 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial, and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

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. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;

14. Eating establishments

**The proposed use, a retail store with service bays, is consistent with the Commercial FLU category. This application is for the development of a ±12,550 sq. ft. with parking and access roadways. Development will be consistent with standards set forth by the Commercial FLU category and CI Zoning District.**

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial 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;

**For vehicular site access, the application proposes two full ingress/egress points on Northwest 111th Boulevard on the site's eastern boundary. Cross access will be provided on the site's western boundary as shown on the site plan.**

2. Buffering from adjacent existing/potential uses;

- **Hughes Supply (West): 5-foot-wide Type 'A' Buffer**
- **Stormwater facility (South): 7.5-foot-wide Type 'A' Buffer**

**Per City of Alachua LDR Sec. 6.2.2(D)(2)(b), parking areas must be buffered around their exterior at a minimum of 5 feet in width and an average of 7 feet in width.**

**As depicted in the application, the submitted site plan adheres to all required buffers.**

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

**City of Alachua LDR §6.7.3(A), Table 6.7-1. states that a minimum of 10% of the gross site area shall be designated as open space. The project proposes to designate more than 10% of the project site as open space.**

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

**The proposed development drains to an existing master Stormwater Management Facility (SMF) that is southwest of the project site.**

5. Placement of signage.

**All proposed signage will adhere to the policies stated in Section 6.5 of Article 6 of the City of Alachua LDR.**

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.

**All proposed lighting will adhere to the policies stated in Section 6.4 of Article 6 of the City of Alachua LDR.**

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

**The proposed on-site parking area is designed for safe onsite circulation with minimal vehicle and pedestrian conflicts. Most of the parking is located at the front and sides of the buildings. According to Section 6.1.5(C)(1) in the City of Alachua's LDR, there is a 1-space loading zone requirement due to the building's size. The loading zone is located at the rear of the building, avoiding conflict with pedestrians.**

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

**Future Land Use Element (FLUE) Policy 2.4.a states that the minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. The submitted Landscape Plans demonstrate that more than 10% of the total site area will be landscaped.**

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

**There is a FEMA flood zone area A in the southwestern corner of the site. There will be no structures or parking in the Flood zone A area. There are not any other environmental features or significant resources onsite that warrant protection.**

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

**There are no performance-based zoning requirements being proposed for this site.**

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

**The project site is ±6.3 acres. The proposed building is a ±12,550 sq. ft. structure. This yields an approximate Floor Area Ratio (FAR) of 0.045. The proposed development onsite will not exceed the permitted 0.50 FAR.**

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.

**The proposed use, a Tractor Supply Store (Institute of Transportation Engineers (ITE) Land Use Code 810) will not result in a degradation of transportation Level of Service (LOS) standards, as is demonstrated in the complementary Concurrency Impact Analysis memorandum submitted as part of this application.**

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.

**The site is composed of one soil type.**

1. **Wauchula Sand (hydro group: C/D)**

**According to the NRCS soil database, this soil type is conducive to the proposed development, which is also demonstrated on adjacent sites with similar uses and soil types.**

Community Facilities Element

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

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.

**Per the current City of Alachua Development Monitoring Report, there is residual capacity for existing Sanitary Sewer facilities. As is demonstrated in the Concurrency Impact Analysis submitted as part of this application, facility demands by the proposed nonresidential use will not exceed this residual capacity.**

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

| FACILITY TYPE | LEVEL OF SERVICE STANDARD |
|---|---|
| Solid Waste Landfill | .73 tons per capita per year |

**Per the current City of Alachua Development Monitoring Report, there is a 50-year build-out capacity for the solid waste disposal facility. As is demonstrated in the Concurrency Impact Analysis submitted as part of this application, facility demands by the proposed nonresidential use will not exceed this build-out capacity.**

Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

**Per the current City of Alachua Development Monitoring Report, there is residual capacity for existing Potable Water facilities. As is demonstrated in the Concurrency Impact Analysis submitted as part of this application, facility demands by the proposed nonresidential use will not exceed this residual capacity.**

**Taymer Properties, LLC**

101 SW 140 Terrace, Suite A Newberry, Florida 32669

Date: 12/8/25

Carson Crockett, Planner
City of Alachua Planning and Zoning
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Cross Access Easement between 05885-010-011 and 05885-010-004

Dear Staff:

Taymer Properties LLC as the property owner of parcel 05885-010-004, on behalf of itself and its successors, intend to provide a cross-access easement to the property owner of 05885-010-011, Gatorland Kubota Equipment Company Inc,. and its successors that is complaint with the City of Alachua code at the time of this letter. The cross-access easement will allow shared vehicular access between the adjacent parcels, The cross-access easement is being coordinated between property owners and will be recorded prior to the completion of construction. It is my intention to cooperate fully in establishing, document and recording the easement. The recorded cross-access easement will be provided to the city.

Please consider this letter as confirmation of my willingness to grant the required cross-access easement. Should you need additional information, I may be contacted at **brent@brentwoodcom.com**.

Thank you,

John B Taylor

Digitally signed by John B Taylor
DN: C=US, E=Brent@Brentwoodcompany.com, O=49th Ave. Partners, CN=John B Taylor
Date: 2025.12.08 08:41:20-05'00'

John Brentwood Taylor
Member
Taymer Properties, LLC

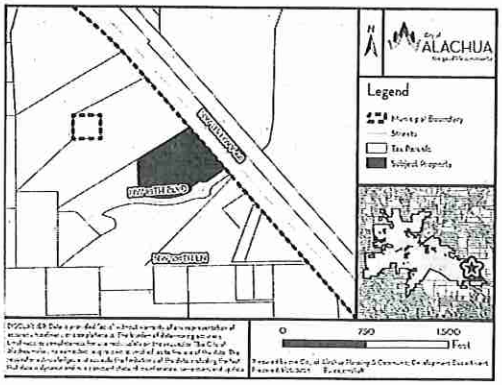
City of ALACHUA

# 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 February 10, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

**Application #: PSP24-0012 – Gatorland Kubota Site Plan Application**

A request by NV5, Inc. (Agent) on behalf of Gatorland Kubota Equipment Company, Inc. (Property Owner) for a site plan to construct a ± 12,550 square foot truck or tractor rental or sales with an accessory repair and servicing facility and associated site improvements on a ± 6.31-acre subject property generally located west of the intersection of US Highway 441 and NW 111th Boulevard (Tax Parcel 05885-010-011). Future Land Use: Commercial; Zoning: Commercial Intensive (CI).




At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials 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. one week prior to the date of hearing. 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 - January 29, 2026)

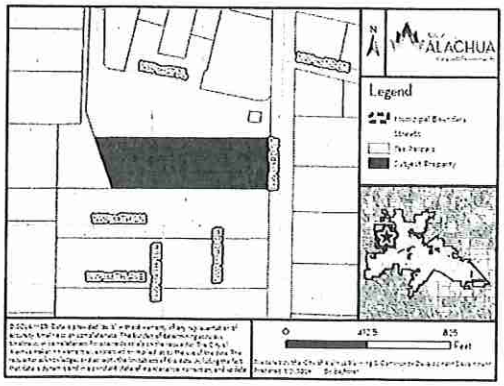
City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on February 10, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

**Application #: PSSC25-0001 – Alachua Santa Fe Crossings, Phase 2**

A request by Professional Engineering Consultants, LLC applicant and agent for Alachua 441/235, LLC c/o V3 Capital Group, LLC, property owners, for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation of a +/- 4.17– acre subject property from Agriculture to Commercial. The subject property is Alachua County Tax Parcel 03042-052-007. Existing FLU: Agriculture; Proposed FLU: Commercial.




At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials 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., one week prior to the date of hearing. 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.

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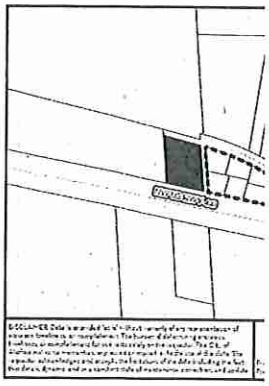
City of AL

# PUBLIC NO ENACTME ORDINANC CITY OF A FLOR

Notice is hereby given that the C Alachua will hold a public hearin p.m. The hearing will be held in t Chambers in City Hall, locate Alachua, Florida, to consider the

**ORDINAN**

**AN ORDINANCE OF TH FLORIDA, RELATING T AMENDMENT OF THE COMPREHENSIVE PLAN MAP; AMENDING THE MAP CLASSIFICATION SUBJECT PROPERTY I TO COMMUNITY COM NORTHWEST OF 164TH NW US HIGHWAY 441; T 03046-004-000; REPEALIN IN CONFLICT; PROVI AND PROVIDING AN EFF**



At the public hearing, all interest heard with respect to the applicat staff report, and any related applic public inspection at the Planning Department, 15100 NW 142nd Te regular business day between the h one week prior to the date of hea application may be sent to the follo Planning and Community Develc FL, 32616. Notice is given pursua Statutes, that, in order to appeal a hearing, you will need a record of such purpose, you may need to of the proceedings is made, whic evidence upon which the appeal is the Americans with Disabilities Ac requiring reasonable accommoda this meeting should call the City C at least 48 hours prior to the public

(Published: Alachua County T

# AFFIDAVIT FOR POSTED LAND USE SIGN

I, Courtney O'Connor, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 1/23/26 FOR THE Gatorland Kubota Site Plan Application
(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)

five
(Number of signs)

# Posted Notice Location Map
# PSP24-0012 | Gatorland Kubota

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 regular 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 55 110 220 Feet

Legend

Subject Property

Sign Locations




Prepared by the City of Alachua Planning & Community Development Department

Prepared: 1/20/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua 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 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: Gator Land Rentals
APPLICATION NO.: SUP21-004
APPLICATION TYPE: Site Plan
CURRENT ZONING: CE
NATURE/SCOPE OF PROPOSAL: Request for a site plan to develop a
truck or trailer rental or sales with accessory
and associated site improvements on 4.9 ± acres.
DATE OF PUBLIC HEARING(S): February 3, 2022 AT 6:00
LOCATION OF PUBLIC HEARING:
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: Gatorland Kubota
APPLICATION NO.: PSP24-0012
APPLICATION TYPE: Site Plan
CURRENT ZONING: CF
NATURE/SCOPE OF PROPOSAL: A request for a site plan to construct a 12,500 sq.ft. truck or tractor rental or sales w/ an accessory repair and servicing facility and associated site improvements on a 4.63 acre
DATE OF PUBLIC HEARING(S): February 10, 2026 AT 6:00pm 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


Colliers
AVAILABLE
352 420 9880
CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION


CITY OF ALACHUA


CITY OF ALACHUA

City of ALACHUA
the good life community

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JAN 2 6 2026

RODOLFO VALLADARES
CITY MANAGER

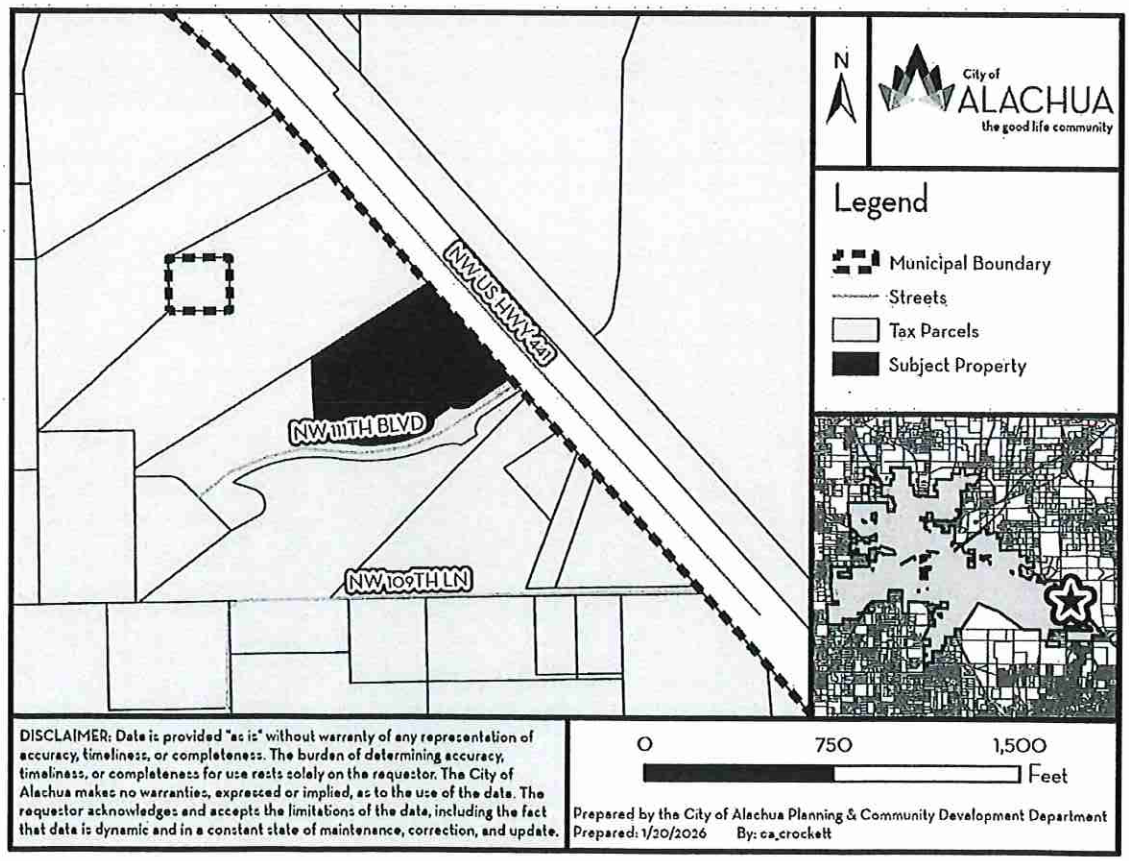
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on February 10, 2026, 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 #:** PSP24-0012 – Gatorland Kubota Site Plan Application

A request by NV5, Inc. (Agent) on behalf of Gatorland Kubota Equipment Company, Inc. (Property Owner) for a site plan to construct a ± 12,550 square foot truck or tractor rental or sales with an accessory repair and servicing facility and associated site improvements on a ± 6.31-acre subject property generally located west of the intersection of US Highway 441 and NW 111th Boulevard (Tax Parcel 05885-010-011). Future Land Use: Commercial; Zoning: Commercial Intensive (CI).



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JAN 2 6 2026

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials 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. one week prior to the date of hearing. 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.

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JAN 2 6 2026

ALACHUA CROSSINGS ASSOCIATION INC
2404 NW 93RD ST
GAINESVILLE, FL 32606

BRIGHTON BEACH HOLDINGS LLC
1 DUNLIN SQ
GREENSBORO, NC 27455

GATORLAND KUBOTA EQUIPMENT COMPANY
4502 NW 13TH ST
GAINESVILLE, FL 32609

TAYMER PROPERTIES LLC
C/O RYAN LLC
101 SW 140TH TER STE A
NEWBERRY, FL 32669

ALACHUA CROSSINGS LLC
2404 NW 93RD ST
GAINESVILLE, FL 32606

CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

GREEN, BEULAH HEIRS
% BRENDA DIANE PERRY
445 WARREN DR #1
SAN FRANCISCO, CA 94131

BRIGHTON BEACH CAR WASH LLC
1 DUNLIN SQ
GREENSBORO, NC 27455

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

PEANUT STAND INVESTMENTS LLC
3535 N MAIN ST
GAINESVILLE, FL 32609

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

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Adam Hall, AICP
PO Box 115050
Gainesville, FL 32611

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

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

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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:** February 10, 2026

**SUBJECT:** PSSC25-0001 | Alachua Santa Fe Crossings, Phase 2 - A request by Professional Engineering Consultants, LLC applicant and agent for Alachua 441/235, LLC c/o V3 Capital Group, LLC, property owners, for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation of a +/- 4.17– acre subject property from Agriculture to Commercial. The subject property is Alachua County Tax Parcel 03042-052-007. Existing FLU: Agriculture; Proposed FLU: Commercial (Legislative Hearing).

**PREPARED BY:** Bernadette Fisher

**RECOMMENDED ACTION:**

Staff recommends that Planning & Zoning Board transmit the proposed small-scale Comprehensive Plan amendment submitted by Professional Engineering Consultants, LLC, on behalf of Alachua 441/235, LLC, 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 finds the application for a small-scale Comprehenisve Plan amendment for Alachua 441/235, LLC, to be consistent with the City of Alachua Comprehenisve Plan and tranmist such findings to the City Commission with a recommendation to approve.*

## Summary

This application is a request by R. Scott Batterson, PE (applicant/agent) on behalf of Alachua 441/205, LLC (property owners) for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation from Agriculture to Commercial on a ± 4.17-acre subject property with tax parcel number 03042-052-007.

The applicant has submitted a companion application for a site-specific amendment to the Official Zoning Atlas (rezoning), which proposes to amend the zoning of the subject property from Agricultural (A) to Commercial Intensive (CI).

**Existing Future Land Use Designation**

Objective 1.1 and Policies 1.1.a – 1.1.d of the Future Land Use Element (FLUE) establish the Agriculture land use category. Objective 1.1. states that the Agriculture land use category is

established in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua. Permitted uses within the Agriculture land use category are established in Policies 1.1.a – 1.1.d of the FLUE, and include: residential uses such as single family detached dwelling units, manufactured homes, accessory dwelling units, and group living, as provided by special exception; supporting community services such as schools, houses of worship, parks and community centers; agri-business and agritourism uses such as equestrian centers and boarding facilities, agriculture production and education, animal husbandry, animal care, animal sales and services, horticulture, event facilities, nurseries, farmers markets, agricultural biotechnological start-ups or incubators, farm produce stands, agriculture support services, agri-tourism related activities, small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; and conservation subdivisions.

**Proposed Future Land Use Designation**

Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Commercial land use category, the purpose of which is "provide for general commercial uses, as well as more intense commercial and highway commercial uses." This land use is intended for large-scale, and regional commercial uses. Development in the Commercial land use category may occur as mixed-use or non-mixed-use. The following uses are allowed within the Commercial land use category: Retail sales and services; Personal services; Financial institutions; Recreation and entertainment; Tourist-related uses; Visitor accommodations; Commercial shopping centers; Auto-oriented uses; Traditional Neighborhood Planned Developments; Employment Center Planned Developments; Commercial recreation centers; Office/business parks; Limited industrial services; Eating establishments; Single family attached units; Apartments and townhomes; Duplexes and quadplexes; Single-family and multi-family residential above first floor commercial uses; Convention centers; and, Supporting community services such as schools, houses of worship, parks, and community centers. Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

## FINANCIAL IMPACT

## ADDITIONAL FINANCIAL INFORMATION

## ATTACHMENTS

1. Request for Deferral
2. Staff Report & Draft Ordinance
3. Application Materials
4. Public Notice Materials
5. Bryan S. Thomas, COA Resume

City of
ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 4, 2026

Planning & Zoning Board
City of Alachua
P.O. Box 9
Alachua, Florida 32616

**Application #: PSSC25-0001; PR25-0001**

**RE: Notice of Staff Request for Deferral**

This letter is to serve as a request from the Planning & Community Development Department to defer the applications PSSC25-0001 and PR25-0001 agenda items to a date certain, March 10, 2026. Staff reports for the items could not be completed in time for agenda publishing.

If you have any questions regarding the information above, please contact the department at (386) 418-6121.

Sincerely,

Bryan S. Thomas

Bryan S. Thomas, AICP
Planning & Community Development Director

# City of Alachua
## Planning & Community Development Department
## Staff Report

**Planning & Zoning Board Hearing Date:** February 10, 2026
**Legislative Hearing**

| | |
|---|---|
| **SUBJECT:** | A request to amend the Future Land Use Map (FLUM) |
| **APPLICANT/AGENT:** | Professional Engineering Consultants, LLC |
| **PROPERTY OWNER:** | Alachua 441/235, LLC |
| **LOCATION:** | Generally located South of US 441, west of CR 235A |
| **PARCEL ID NUMBER:** | 03042-052-007 |
| **FLUM DESIGNATION:** | Agriculture |
| **ZONING:** | Agriculture (A) |
| **OVERLAY:** | N/A |
| **ACREAGE:** | ± 4.17 |
| **PROJECT PLANNER:** | Bryan S. Thomas, AICP |
| **RECOMMENDATION:** | Staff recommends that the Planning & Zoning Board transmit the proposed Small-Scale Comprehensive Plan Amendment submitted by Professional Engineering Consultants, LLC, on behalf of Alachua 441/235, LLC 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 finds the application for a Small-Scale Comprehensive Plan Amendment for Alachua 441/235, LLC, to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve.* |

# SUMMARY

This application is a request by Professional Engineering Consultants, LLC (applicant/agent) on behalf of Alachua 441/205, LLC (property owners) for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation from Agriculture to Commercial on a ± 4.17-acre subject property with tax parcel number 03042-052-007.

The applicant has submitted a companion application for a site-specific amendment to the Official Zoning Atlas (rezoning), which proposes to amend the zoning of the subject property from Agricultural (A) to Commercial Intensive (CI).

Existing Future Land Use Designation

Objective 1.1 and Policies 1.1.a – 1.1.d of the Future Land Use Element (FLUE) establish the Agriculture land use category. Objective 1.1. states that the Agriculture land use category is established in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua. Permitted uses within the Agriculture land use category are established in Policies 1.1.a – 1.1.d of the FLUE, and include: residential uses such as single family detached dwelling units, manufactured homes, accessory dwelling units, and group living, as provided by special exception; supporting community services such as schools, houses of worship, parks and community centers; agri-business and agritourism uses such as equestrian centers and boarding facilities, agriculture production and education, animal husbandry, animal care, animal sales and services, horticulture, event facilities, nurseries, farmers markets, agricultural biotechnological start-ups or incubators, farm produce stands, agriculture support services, agri-tourism related activities, small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; and conservation subdivisions.

Proposed Future Land Use Designation

Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Commercial land use category, the purpose of which is "provide for general commercial uses, as well as more intense commercial and highway commercial uses." This land use is intended for large-scale, and regional commercial uses. Development in the Commercial land use category may occur as mixed-use or non-mixed-use. The following uses are allowed within the Commercial land use category: Retail sales and services; Personal services; Financial institutions; Recreation and entertainment; Tourist-related uses; Visitor accommodations; Commercial shopping centers; Auto-oriented uses; Traditional Neighborhood Planned Developments; Employment Center Planned Developments; Commercial recreation centers; Office/business parks; Limited industrial services; Eating establishments; Single family attached units; Apartments and townhomes; Duplexes and quadplexes; Single-family and multi-family residential above first floor commercial uses; Convention centers; and, Supporting community services such as schools, houses of worship, parks, and community centers. Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Table 1. Comparison of Existing/Proposed FLUM Designations

| | Existing FLUM Designation | Proposed FLUM Designation |
|---|---|---|
| FLUM Designation: | Agriculture | Commercial |
| Max. Gross Density: | 1 dwelling/5-acres<br>1 dwelling unit | 63 units |
| Max. Floor Area: | 0.5 Floor Area Ratio (FAR)<br>90,823 square feet | 0.85 Floor Are Ratio (FAR)*<br>154,398 square feet |
| Typical Uses: | 1. Single-family detached dwelling units;<br>2. Manufactured homes;<br>3. Accessory dwelling units;<br>4. Group living; and,<br>5. Agricultural related uses. | 1. Retail sales and services;<br>2. Personal services;<br>3. Financial institutions;<br>4. Recreation and entertainment;<br>5. Tourist-related uses;<br>6. Visitor accommodations;<br>7. Commercial shopping centers;<br>8. Auto-oriented uses;<br>9. Traditional Neighborhood Planned Developments;<br>10. Employment Center Planned Developments;<br>11. Commercial recreation centers;<br>12. Office/business parks;<br>13. Limited industrial services;<br>14. Eating establishments;<br>15. Single family attached units;<br>16. Apartments and townhomes;<br>17. Duplexes and quadplexes;<br>18. Single-family and multi-family residential above first floor commercial uses;<br>19. Convention centers; and,<br>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. |
| Net Increase/ Decrease: | Increase of 62 dwellings<br>Increase of 63,575 square feet for non-residential | |

*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.

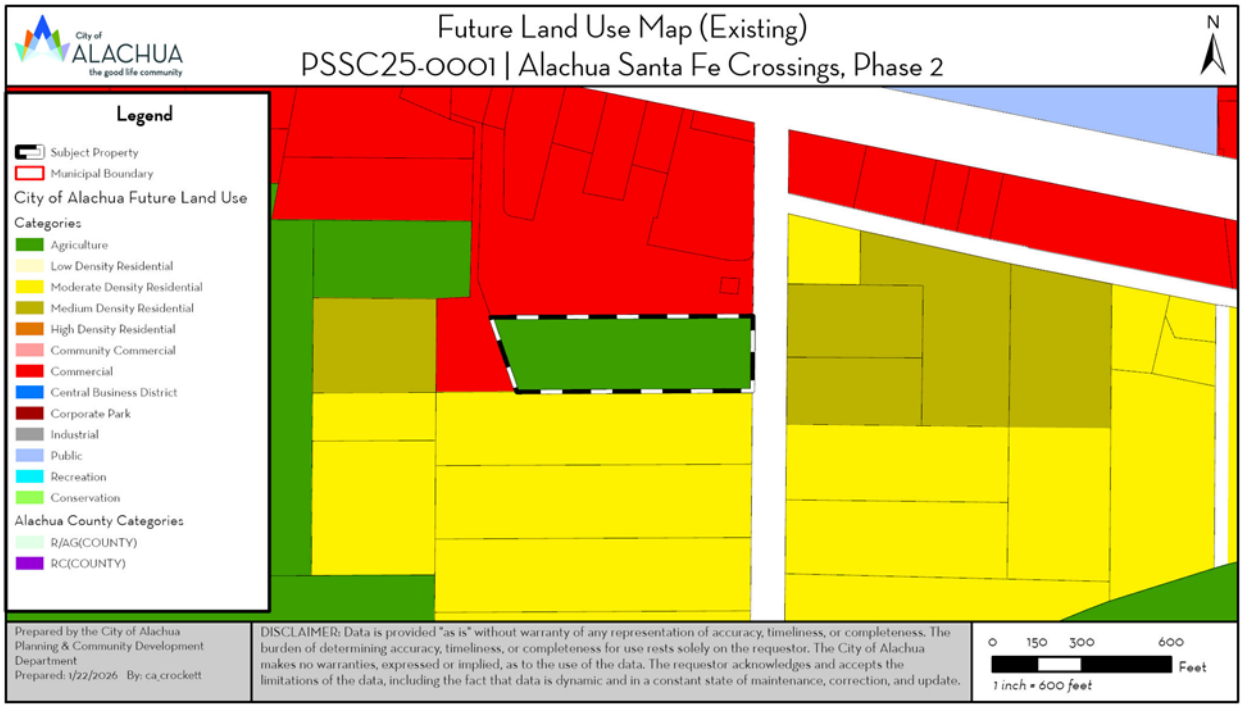



**Figure 1. Existing Future Land Use Map with Subject Property**

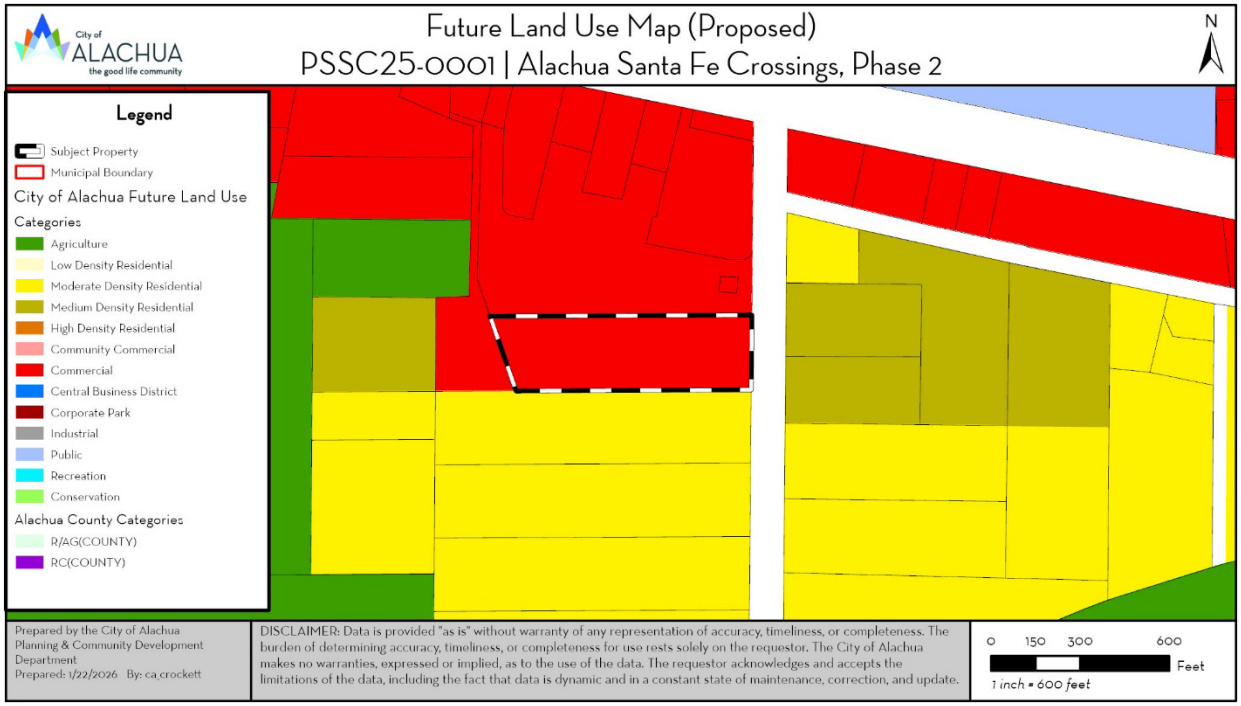



**Figure 2. Proposed Future Land Use Map with Subject Property**

## EXISTING USES

The property historically was utilized as a tree farm. There are no existing structures located on the subject property. The majority of the subject property consists of a planted pine forest. The remainder of the property is primarily driveway and utility easement.

## SURROUNDING USES

The existing uses, FLUM Designations, and zone districts of the surrounding area are identified in Table 2. Map 3 provides an overview of the vicinity of the subject property.

*NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.*

**Table 2. Surrounding Land Uses**

| Direction | Existing Use(s) | FLUM Designation(s) | Zoning District(s) |
|---|---|---|---|
| North | Vacant Lands | Commercial | Commercial Intensive (CI) |
| South | Vacant Lands | Moderate Density Res. | Planned Development Res. (PD-R) |
| East | Fire Station | Medium Density Res. | Residential Multifamily-8 (RMF-8) |
| West | Residential | Commercial | Commercial Intensive (CI) |

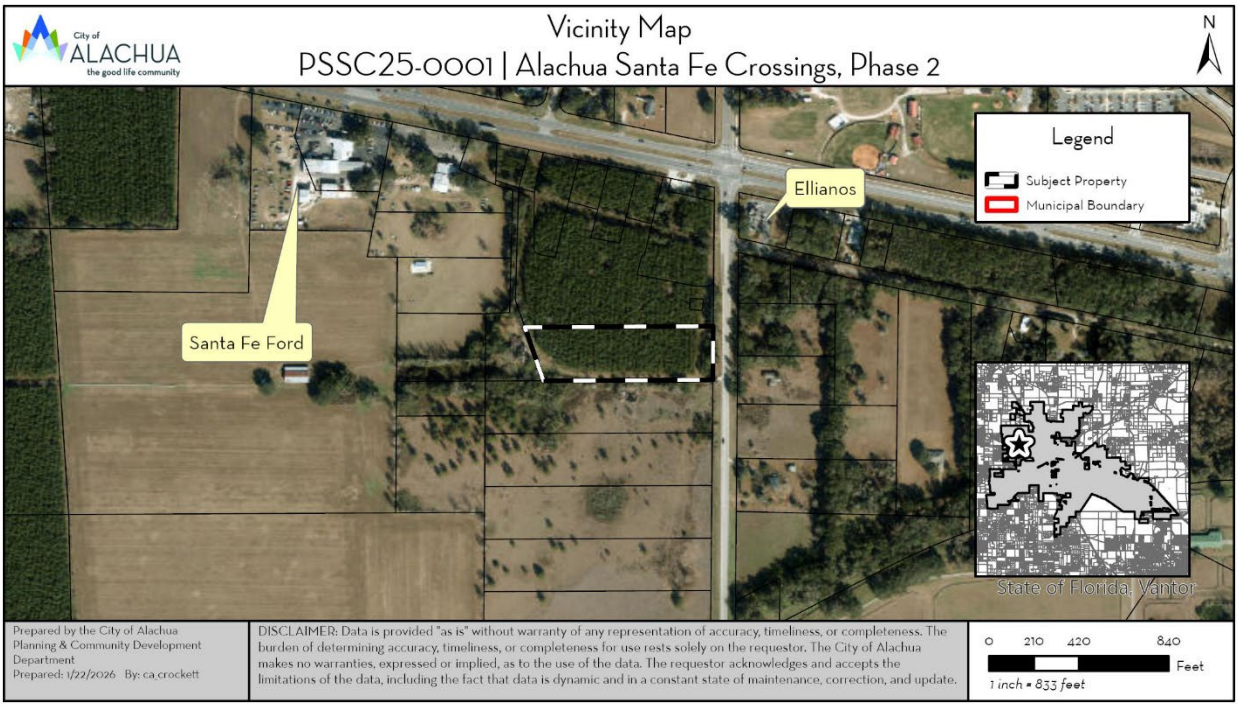



**Figure 3. Vicinity Map**

## 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. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

While not required for a small-scale Comprehensive Plan amendment, a neighborhood meeting was held on February 13, 2025 at Alachua County Library Alachua Branch 14913 NW 140 St., Alachua, FL 32615, to discuss the accompanying rezoning application. The applicant was available to answer questions. Materials submitted by the applicant indicated the meeting was attended by two members of the community, that "expressed their strong support" for the Small-Scale Future Land Use Map Amendment and Rezoning.

# 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 1.3: *Commercial & Mixed-Use*

The City shall establish three commercial and mixed-use 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, and the potential for mixed-use developments 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 while diversifying the housing stock.

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 current Agriculture Future Land Use designation is outdated and does not align with the existing commercial and residential land uses in the surrounding area. This requested amendment to the future land use map seeks to correct this inconsistency, ensuring that the Future Land Use Map (FLUM) accurately guides future development on the site. The subject property is currently bordered by properties assigned with the commercial future land use to the north and west. Given these circumstances, the proposed amendment to a Commercial designation more accurately reflects the established development pattern and character of the surrounding area than the existing Agriculture designation. This map amendment will enhance and facilitate a suitable transition from more intensive land uses towards lessening intensity in the residential areas.

The applicant asserts that the proposed future land use map amendment from Agriculture to Commercial is necessary to align the map with a more appropriate land use. In conjunction with this correction, the change would support a seamless transition between existing commercial and residential development along this corridor.

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 are in terms of drainage requirements;
5. Placement of signage;
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;
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**: At this high-level, the Future Land Use Map amendment stage, the application is being evaluated on its character, compatibility, and location, not the final built form's specific performance metrics.

Therefore, full compliance with the design and performance criteria would be premature and is not applicable until a formal development order or permit application is submitted. Compliance will be required to meet all such criteria at the appropriate later stage of the land development review process.

Objective 5.1: *Natural Features*

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

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

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

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

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

Policy 5.1.e: *Habitat*: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as

known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

**Evaluation & Findings**: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to environmental features, topography, soils, flood prone areas, wetlands, or habitat on the subject property.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Policy 9.1.a: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

**Evaluation & Findings**: The proposed site plan is located with the City's potable water and wastewater service areas and future development will connect to these City services as required.

## Transportation Element

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**: Future development on the site will be required to provide connectivity to adjacent parcels as well as to any existing adjacent sidewalks.

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 NW 173rd St/CR 235A. Furthermore, interconnectivity between adjacent uses will provide indirect access to US 441 and safe and efficient vehicular movement.

## Community Facilities Element

Objective 1.4: *Preventing Additional Nutrients in High Aquifer Recharge Areas*

The City shall prevent additional nutrients from entering high aquifer recharge areas by encouraging and supporting the connection of existing developed areas to the wastewater system. Policy 1.4.a: Within the high aquifer recharge areas, the City shall make it a priority to connect densely populated areas with onsite sewage treatment and disposal systems to the wastewater system, thereby minimizing the input of nutrients into the groundwater.

Policy 1.4.a: Within the high aquifer recharge areas, the City shall make it a priority to connect densely populated areas with onsite sewage treatment and disposal systems to the wastewater system, thereby minimizing the input of nutrients into the groundwater.

**Evaluation & Findings:** Future development on the site will be required to connect to municipal water and wastewater systems.

## 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 are two soil types found within the subject property, shown in Table 2.

**Table 2. Soil Types**

| Soil Type | Hydrologic Group | Drainage Class | Limitations | | % of Subject Property (may not total to 100% due to rounding) |
|---|---|---|---|---|---|
| | | | Dwellings Without Basements | Small Commercial Buildings | |
| Arredondo Fine Sand; 0 - 5% Slopes | A | Well Drained | Slight | Slight | ± 95% |
| Arredondo Fine Sand; 5 - 8% Slopes | A | Well Drained | Slight | Moderate, Slope | ± 5% |

**Evaluation & Findings:** The soil types present on the subject property do 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.

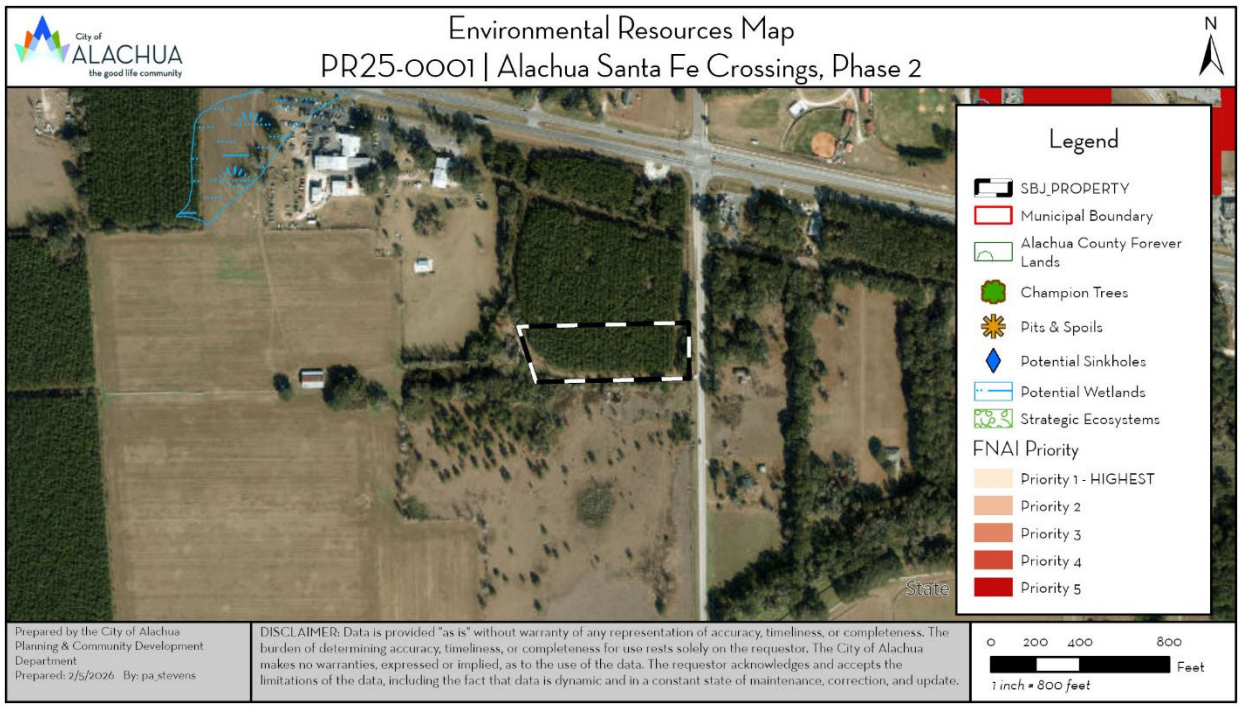



**Figure 4. Environmental Resources Map**

EXHIBIT "A"

TO

ALACHUA 441/235, LLC
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

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

# ORDINANCE 26-04

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENISVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM AGRICULTURE TO COMMERCIAL ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, an application for a small-scale Comprehensive Plan amendment ("Amendment"), as described below, to the City of Alachua Comprehensive Plan Future Land Use Map has been filed with the City; and,

**WHEREAS**, a duly advertised public hearing was conducted on the proposed Amendment on _____, 2026, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

**WHEREAS**, the City Commission held duly advertised public hearings on _____, 2026, and _____, 2026, on the proposed Amendment and provided for and received public participation; and,

**WHEREAS**, for reasons set forth in this Ordinance that is hereby adopted and incorporated herein as findings of fact, that the 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.**

## Section 1. Findings of Fact and Conclusions of Law

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

## Section 2. Comprehensive Plan Amended

The City of Alachua Comprehensive Plan Future Land Use Map is hereby amended from Agriculture to Commercial on a ± 4.17-acre subject property, consisting of tax parcel number 03042-052-007 in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein by reference.

DRAFT

**Section 3. Ordinance to be Construed Liberally**

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

**Section 4. Repealing Clause**

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

**Section 5. Providing for Severability**

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

**Section 6. Effective Date**

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

**PASSED** on first reading on the _____ of _____, 2026.

**PASSED** and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____ , 2026.

**CITY COMMISSION OF THE**
**CITY OF ALACHUA, FLORIDA**

_____
Walter Welch, Mayor
**SEAL**

**ATTEST:**

_____
Rodolfo Valladres, City Manager/Clerk

**APPROVED AS TO FORM**

_____
Scott Walker, City Attorney

DRAFT

# EXHIBIT "A"

## Legal Description:

Tax Parcel: 03042-052-007

LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

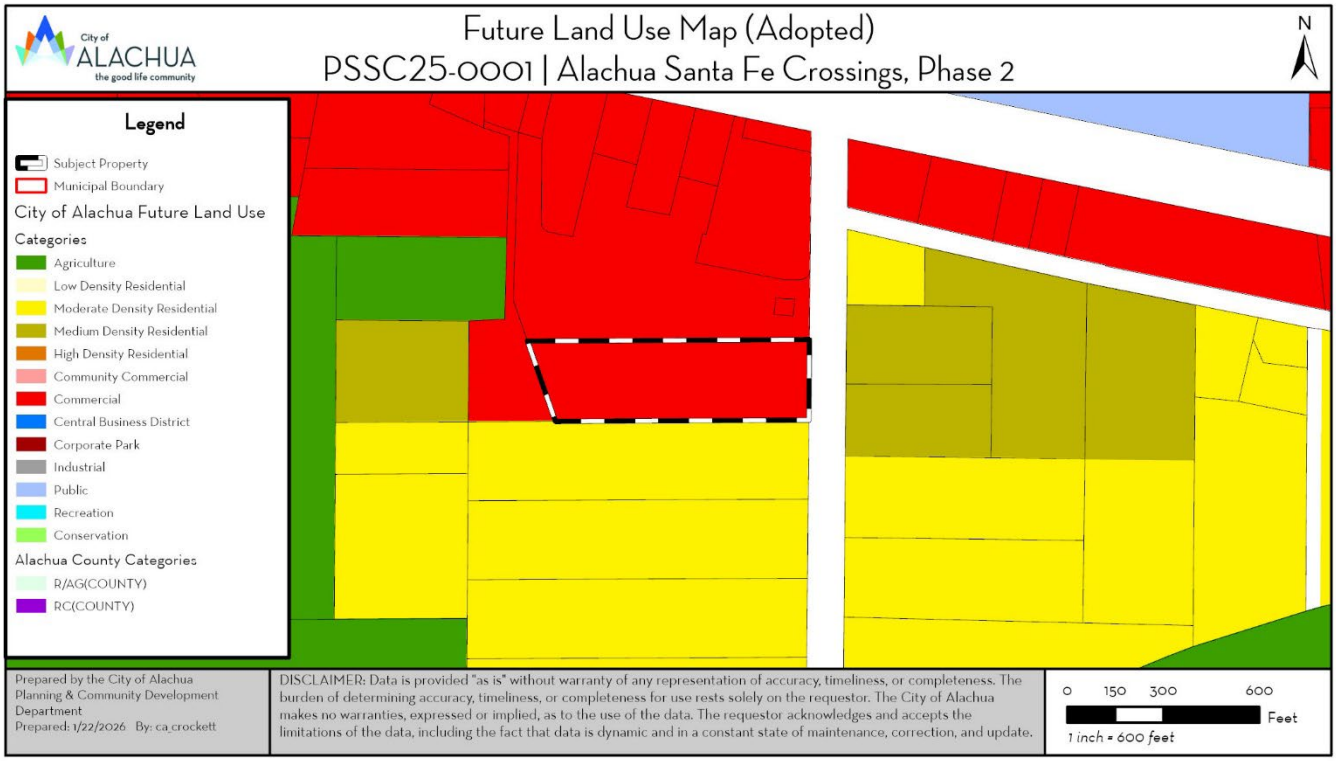
IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S 235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

DRAFT

# EXHIBIT "B"




DRAFT

City of ALACHUA
the good life community

RODOLFO VALLADARES
INTERIM CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

July 23, 2025

*Submitted electronically to* scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

**RE: Planning Assistance Team (PAT) Summary: Alachua Santa Fe Crossings, Phase 2 SSCPA and Rezoning Applications**

Dear Scott Batterson,

On June 23, 2025, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre property, comprised of Tax Parcel Number 03042-052-007 from Agricultural to Commercial and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI). A Completeness Review was performed on July 09, 2025 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed.

Please address the insufficiencies in writing and provide an indication as to how they were addressed by **5:00 PM** on **Wednesday, August 06, 2025**. A total of four (4) copies of each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **September 09, 2025 Planning & Zoning Board (PZB) Meeting**.

Please address the following insufficiencies:

**Comprehensive Plan Amendment Application:**

1. D.1, required is a statement of proposed change and maps which illustrate the proposed change. **When reviewing the referenced application, the statement was not addressed. The burden of justifying the amendment including identifying specific reasoning warranting the amendment. Therefore, a description of why the proposed change is needed, including any**

**change in circumstances to the property area in which the property is located that warrants the Future Land Use Map Amendment designation.**

2. D.2(II), the response to the criteria reads, "This parcel is surrounded by urban public infrastructure, major roadways, adequately sized wet and dry utilities with capacities, and nearby urban support services e.g. new fire station adjacent to east". **Though this point has a response, it is in broad terms, which does not consummate the proposed Future Land Use Map Amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services. Please address, giving specifics on how the propose Future Land Use Map Amendment will promote the efficiency and cost effectiveness of the public infrastructure and services.**

3. D.2(III), the response to the criteria reads, "Development to the north of the subject property provides for significant improvements to pedestrian facilities that previously did not exist. The proposed amendment will bring further connectivity south along CR 235A as it is developed with commercial uses, which also permit a mix of densities, supporting housing options. The connectivity will bridge existing commercial uses along the Hwy 441 commercial corridor with future residential development in the area. **This response does not identify supportive specifics in regards to promoting walkability and connected communities, provisions for compact development and a mix of uses at densities and intensities supporting a range of housing, and multimodal transportation system. Please correct the response to give specifics as it relates to the criteria for subject property and the surrounding area.**

4. D.2(IV), the response to the criterion reads, "The proposed amendment will promote conservation of water and energy by intensifying development along the Hwy 441 commercial corridor, where the City has robust infrastructure of water, wastewater and electric. By promoting compactness along this commercial corridor, it further discourages sprawl development that is costly to provide water and energy services. **This response will need to be qualitative, this is prevalent to describing why and how this proposed Future Land Use Map Amendment will positively promote conservation of water and energy. Please provide a response specific to the land use map amendment request and its promotion of conservation of water and energy.**

5. D.2(V), response reads, "By promoting commercial development along the Hwy 441 corridor, the preservation of agriculture areas and activities of the community can be achieved." **Please provide specifics on the agricultural areas that will be preserved as a result of allowing this Future Land Use Map Amendment request.**

6. D.2(VI), the response to this standard read, "The proposed amendment will allow for uses consistent with commercial activities. The City Land Development Regulations provide for open space requirements, including the use of stormwater management facilities." **This response does not address preservation of open space, natural lands or public open space relative to this subject property in review. Please correct response.**

7. D.2(VII), the response to this standard read, "Given the proposed residential units to the south (Alachua West residential subdivision), the west (Farmlands Subdivision Phase 1), the north Briarwood Phase 2 and 3) and the east (Tomoka Hills et al.) plus the surrounding

existing densities, the proposed commercial land use and zoning is not only justified but needed. The proposed amendment will ensure the nonresidential needs of this area are met." **Please explain precisely how this proposed Future Land Use Map Amendment "will ensure the nonresidential need of this area are met".**

8. D.2(VIII), the response to this point of criteria read, "N/A". **This response requires corrections that include supportive information on how the proposed Future Land Use Map Amendment will provide remediation to existing or planned forms of urban sprawl in the immediate area.**

9. D.3, Concurrency Impact Analysis, includes a response that reads, "The Phase 2 parcel proposes to defer any City required studies, until a development program is finalized concurrent with Site Plan application. The City of Alachua Comprehensive Plan establishes concurrency standards that ensure that the city is able to provide public facilities to new developments without constraining adopted local level of service. The following assessment examines how this application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, recreation, and public-school facilities. The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program." **What specific policies, objectives, goals and quantitative data are in place to validate the information presented? Please provide information related to this Future Land Map Amendment. Additionally, it appears that the actual use of the property has not yet been identified. Though the request may move forward, it would be beneficial to have a verifiable response on how each of the relative factors are in public interest and what benefit to the public will accrue from this map amendment. Without this valid justification, the staff is unable to validate a positive recommendation.**

10. D.4, Needs Analysis demonstrating the necessity, the responsive statement reads, "Commercial uses shall be limited to an intensity of less than or equal to...0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre...this would provide for an allowable 136,234 SF of commercial intensity, which is not economically or physically able to fit given the zoning yard design parameters such as height restrictions" **This statement is regarding zoning, therefore this is not the appropriate forum because the main purpose of this application is demonstrate evidence that supports the requested Future Land Use Map Amendment that the City of Alachua's staff can recommend for approval.**

11. D.5, Analysis of Consistency **with the City of Alachua Comprehensive Plan was shown twice, but only identified once. Additionally, each element, objective, policy chosen to support the Future Land Use Map Amendment request was not addressed individually. Therefore, this point of information must be corrected.**

**Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application:**

1. D.1, the response to this principle reads, "This application proposes via Small-Scale Comprehensive Plan Amendment and concurrent Rezoning to change the property's Future Land Use designation from Agricultural to Commercial and Zoning Atlas from Agricultural "A" to the Commercial Intensive "CI" zoning district" **Please correct this statement to reflect this is the Zoning Atlas Amendment Application request accompanying a Future Land Use Map Amendment. The current reading does not correlate with this application request.**

2. D.3, Concurrency Impact Analysis, **what specific policies, objectives, goals and quantitative data are in place to validate the information presented? Please provide information related to this Zoning Map Amendment request. Additionally, it appears that the actual use of the property has not yet been identified. Though the request may move forward, in means of receiving a positive recommendation it will benefit to have a verifiable response to how each of the relative factors are in public interest and what benefit to the public will accrue from this map amendment. Without this valid justification, the staff is unable to validate a positive recommendation.**

3. D.4, Analysis of Consistency with City of Alachua Comprehensive Plan, response included in the application reads, "The proposed small-scale comprehensive plan amendment is consistent with the Goals, Objectives, and Policies (GOPS) identified below and are provided to established a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs that the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs are provided below." **This response is related to a Future Land Use Map Amendment, not the requested Zoning Map Amendment. The Future Land Use is a component of the Comprehensive Plan, which offers guidance. Whereas Zoning governs how real property can and cannot be used in certain geographic areas. Therefore, this response will need to updated to reflect details related to the Zoning Map Amendment.**

   **Additionally, there is a statement at the end that reads, "**The location of this proposed site plan is consistent with the City's commercial areas and the use is consistent with the list of uses allowed by this policy.**" At this time, there are no site plans under review for the subject property, please revise this statement.**

4. D.5, Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, the responses are as follows:

   i. Consistent with Comprehensive Plan, the response provided reads, "The proposed site plan aligns with the goals, objectives, and policies set forth in the Comprehensive Plan. It supports planned land use, promotes sustainable development, and enhances the surrounding area in accordance with established guidelines. By incorporating key principles such as efficient land utilization, environmental stewardship, and community connectivity, the site plan effectively furthers the vision and framework outlined in the Comprehensive Plan." **This statement refers to a site plan, which has not been submitted. At this time, the action sought in the application is to amend adopted Zoning Atlas; therefore, this an invalid statement that shall be revised. Additionally, details specific to**

**the subject site in regards to how the Future Land Use Map Amendment requested is consistent with the City of Alachua's adopted Comprehensive Plan.**

ii. Consistent with Ordinances, the response reads, "The proposed amendment is fully compliant with all applicable provisions of Alachua's Land Development Regulations (LDRs) and the City Code of Ordinances. It does not conflict with any established regulatory framework, ensuring alignment with local land use, zoning requirements, and municipal policies. The amendment maintains consistency with the city's planning goals while adhering to all legal standards and development guidelines. **This response acknowledges the proposed amendment is fully compliant, but it does not provide specifics that demonstrate support for this statement. Please provide more site specific and related details.**

iii. Logical Development Pattern, the response states, "The proposed amendment promotes a logical and orderly development pattern, ensuring a cohesive and well-integrated approach to land use. It aligns with the established planning framework and is consistent with the character and purpose of the surrounding developments. By maintaining conformity with adjacent land uses, the amendment enhances continuity and supports a balanced growth strategy that respects both existing infrastructure and future development objectives. **Please explain how this proposed Future Land Use Map Amendment promotes logical and orderly development patterns precise to the subject property; to give an understanding of why approving this request is important and beneficial to the City.**

iv. Pre-Mature Development, response reads, "The proposed amendment does not result in premature development in undeveloped or rural areas. Instead, it supports a well-timed and appropriate expansion that aligns with the evolving character of the surrounding area. With the construction of WaWa and ongoing development of neighboring properties, the site is primed and ready for growth. The amendment enhances the existing development momentum, ensuring compatibility with infrastructure and the community's forward-looking vision while fostering sustainable and strategic land use." **The response presented does not give a full spectrum of why this requested Zoning Map Amendment is not premature. The only specific reference is WaWa, please give more details.**

v. Incompatible with Adjacent Lands, the response states, "The current land use designation of the subject property as Agricultural (AG) does not align with the adjacent lands designated as Commercial Intensive (CI). The surrounding area has evolved to support high-intensity commercial development, creating land use pattern that is no longer consistent with agricultural zoning. The proposed amendment seeks to bring the site into alignment with the existing commercial framework, ensuring computability with neighboring properties and facilitating a cohesive development pattern that supports the area's growth and economic vitality." **Please specify how the surrounding area has evolved to support high-intensity commercial development.**

vi. Adverse Effect on Local Character, the statement reads, " The proposed amendment will seamlessly integrate into the existing development landscape, reinforcing the area's ongoing transformation. By aligning the site with neighboring properties and modern land use trends, this change fosters a cohesive and well-balanced expansion. Rather than introducing disruptive elements, it contributes to a more unified and efficient land use pattern, allowing the area to evolve in a manner that complements existing infrastructure and enhances economic opportunities. This amendment supports sustainable growth and ensures the site remains a valuable asset to the surrounding community." **Please explain how the proposed Future Land Use Map Amendment for this subject property will not adversely affect the character of the general area including aspects of traffic, intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances. With knowledge of what development type is being sought for this property that will assist in giving more details. The supporting details should include emphasis on how this request will not become adversary to the surrounding area, but more in concert with the existing development trend that has been established and other relevant information.**

vii. Not Deviate from Pattern of Development, response shown in the application packet reads, " The proposed amendment aligns seamlessly with the established and evolving development pattern of the area. The site's transition to Commercial Intensive (CI) zoning ensures consistency with surrounding properties, reinforcing a unified land use framework." **This statement reads good, but it does not give further details to support what development pattern has been established; please expound on what type or types of commercial. Also, the suggestion of the area's development pattern evolving; please explain how in details related to the subject property.**

viii. Encourage Sprawl, the reply states, "This parcel is an agriculturally designated "island" surrounded by more intense and dense Future Land Uses and existing and proposed urban development sufficient to support its change to commercial." **Please give examples of what uses surround this property that is more intense and denser that adequately support the Zoning Map Amendment being requested.**

ix. Spot Zoning, the reply reads, "By transitioning from Agricultural (AG) to Commercial Intensive (CI), the site will align with adjacent properties that already feature CI zoning." **Please describe where these suggested properties are located in relation to the subject property.**

x. Public Facilities, in response, stated is, " The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program. Please see the most current City provided "Development Monitoring Report" typically updated on a monthly basis by Carson J. Crockett." **This response does not address how the proposed Zoning Map Amendment will not result in development in a location where there are no plans by the City to provide public facilities. The information presented, must be site specific and include verifiable data. Please update this response.**

xi. No Adverse Effect on the Environment, the response reads, "Note that no wetlands or protected habitats exist." **Please present a map or data that supports this statement.**

If you have any questions regarding the information above, please contact me at (386) 418-6125 or via email at be_fisher@cityofalachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

November 12, 2025

*Submitted electronically to* scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

**RE: Completeness Review: Alachua Santa Fe Crossings, Phase 2 Small-Scale Comprehensive Plan Amendment (SSCPA) and Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications**

Dear Scott Batterson,

On October 30, 2025, the City of Alachua Planning & Community Development Department received your updated application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre subject property from Agriculture to Commercial. Additionally, the Rezoning application proposes to amend the Official Zoning Atlas designation from Agricultural (A) to Commercial Intensive (CI) for the same 4.17 ± acre property, identified as Tax Parcel Number 03042-052-007.

In accordance with Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds the applications are complete.

An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at the Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions concerning the above information, please contact me at (386) 418-6125 or via email at be_fisher@cityofalachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
INTERIM CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

July 09, 2025

*Submitted electronically to* scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

**Application #: PSSC25-0001; PR25-0001**

**RE: Completeness Review for Alachua Santa Fe Crossings, Phase 2 Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications**

Dear Scott Batterson,

On June 23, 2025, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre property, comprised of Tax Parcel Number 03042-052-007 from Agricultural (AG) to Commercial (COMM) and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI).

According to Section 2.26 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Division has reviewed the aforementioned application for completeness and finds the applications are complete.

This letter is based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting.

If you have any questions regarding the information above, please contact me at (386) 418-6125 or be_fisher@cityofalachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

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

# City of Alachua
# Comprehensive Plan Amendment Application

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

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

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

## A. PROJECT

1. Project Name: Alachua Santa Fe Crossings Phase 2 (ASFCP2)
2. Address of Subject Property: Unassigned Location (South of Phase 1 = 16304 NW US Hwy 441, Alachua, FL 32615)
3. Parcel ID Number(s): 03042-052-007
4. Existing Use of Property: Vacant / Planted Pines
5. Existing Future Land Use Map Designation: A (Agricultural)
6. Proposed Future Land Use Map Designation: COMM (Commercial)
7. Acreage: 4.17 Acres

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☑ Agent
2. Name of Applicant(s) or Contact Person(s): R. Scott Batterson, PE Title: Director of Development
   Company (if applicable): ALACHUA 441/235 LLC c/o V 3 CAPITAL GROUP LLC
   Mailing address: 496 S Hunt Club Blvd
   City: Apopka State: Florida ZIP: 32703
   Telephone: (407) 579-9808 FAX: ( ) N/A e-mail: scott@v3capital.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): ALACHUA 441/235 LLC c/o Trey Vick ( JOHN C VICK, III) Manager
   Mailing Address: 496 S Hunt Club Blvd
   City: Apopka State: Florida ZIP: 32703

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

## C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

## D. ATTACHMENTS

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

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

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

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

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

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

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

7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

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

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

***All 12 attachments are required for a complete application.*** **A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

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

Signature of Applicant

Signature of Co-applicant

R. Scott Batterson
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Seminole

The foregoing application is acknowledged before me this 14 day of May, 2025 by R. Scott Batterson

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

NOTARY SEAL

CAROLYN B. STANLEY
Notary Public - State of Florida
Commission # HH 160903
My Comm. Expires Sep 4, 2025
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

**A. PROPERTY INFORMATION**

Address of Subject Property: Unassigned Location (South of Phase 1 – 16304 NW US Hwy 441, Alachua, FL 32615)

Parcel ID Number(s): 03042-052-007

Acreage: 4.17

**B. PERSON PROVIDING AGENT AUTHORIZATION**

Name: Trey Vick ( JOHN C VICK, III) Title: Manager

Company (if applicable): ALACHUA 441/235 LLC c/o V 3 CAPITAL GROUP LLC

Mailing Address: 496 S Hunt Club Blvd

City: Apopka State: Florida ZIP: 32703

Telephone: (407) 848-1663 FAX: _____ e-mail: trey@v3capital.com

**C. AUTHORIZED AGENT**

Name: R. Scott Batterson, PE Title: Director of Development

Company (if applicable): V 3 CAPITAL GROUP LLC c/o PEC-Professional Engineering Consults, LLC

Mailing address: 496 S Hunt Club Blvd

City: Apopka State: Florida ZIP: 32703

Telephone: (407) 579-9808 FAX: _____ e-mail: scott@v3capital.com

**D. REQUESTED ACTION:**

Small Scale Comprehensive Plan Amendment, Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application, & ALL entitlement/permitting approvals

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

John C. Vick III (Trey Vick)

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of ~~Alachua~~ Seminole

The foregoing application is acknowledged before me this 29 day of April, 2025 by John C. Vick III, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

CAROLYN B. STANLEY
Notary Public - State of Florida
Commission # HH 160903
My Comm. Expires Sep 4, 2025
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

PEC

*PROFESSIONAL ENGINEERING CONSULTANTS, LLC*

June 20, 2025

To:
The City of Alachua c/o Carson J. Crockett
Office of Planning and Community Development
15100 NW 142nd Terrace Alachua, FL 32615

Submitted via email:
ca_crockett@cityofalachua.org
(386) 418-6121

**c/o: ALACHUA 441/235 LLC (Owner) c/o V 3 CAPITAL GROUP LLC**
**R. Scott Batterson, PE (Owner's Authorized Agent) scott@v3capital.com**

**Re: Alachua Santa Fe Crossings Phase 2 (ASFCP2)**
**Proposed Small-Scale Comprehensive Plan Amendment with concurrent Rezoning**

PEC - Professional Engineering Consultants, LLC **has** provided the additional supporting information below as required in the City's application for Comprehensive Plan Amendments items D 1 – 12.

**ATTACHMENTS**

*1. Statement of proposed change and map which illustrates the proposed change:*

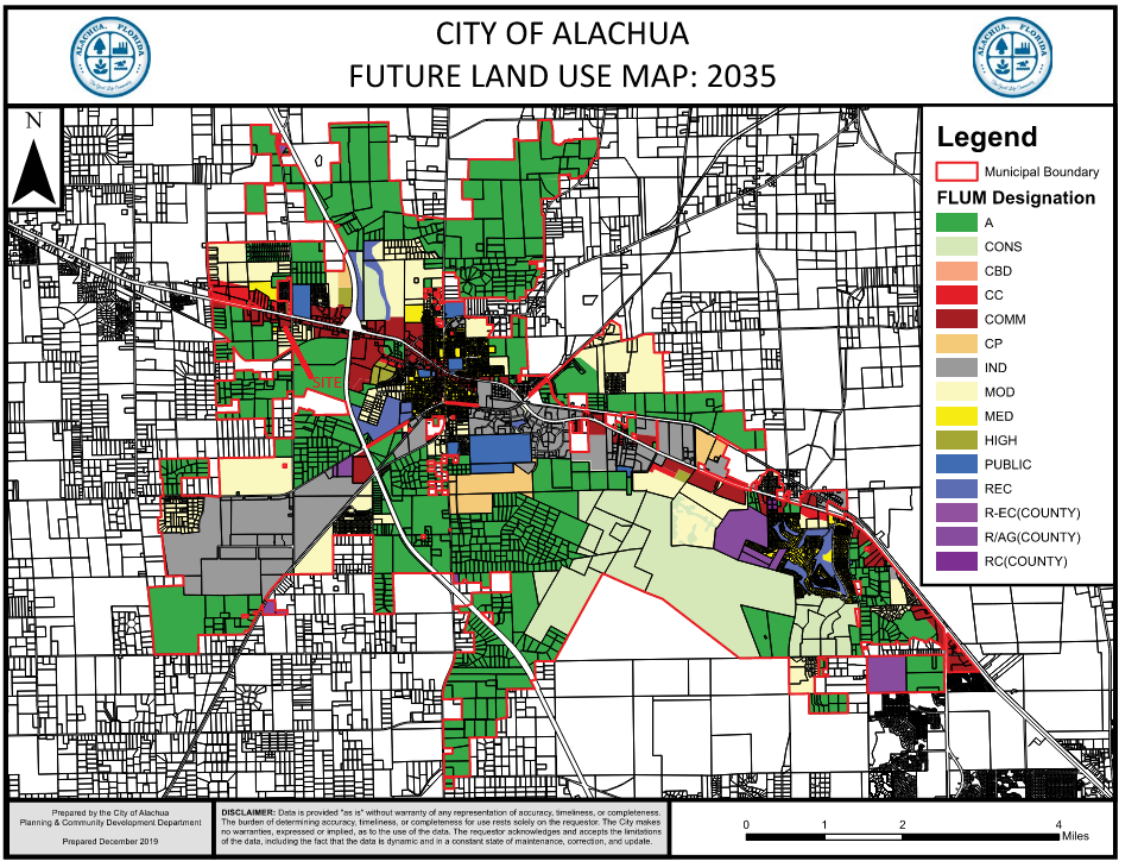
This application proposes via Small-Scale Comprehensive Plan Amendment and concurrent Rezoning to change the property's Future Land Use designation from Agricultural to Commercial and Zoning Atlas from Agricultural "A" to the Commercial Intensive "CI" zoning district, on approximately 4.17 +/- acres. The property is identified as Tax Parcel No. 03042-052-007 within the jurisdictional authority of the City of Alachua. The parcel is currently designated as vacant and is being used for planted pines.

CITY OF ALACHUA PROPOSED PROJECT VICINITY / LOCATION MAP:




LOCATION MAP
N.T.S.

CITY OF ALACHUA FUTURE LAND USE MAP: 2035



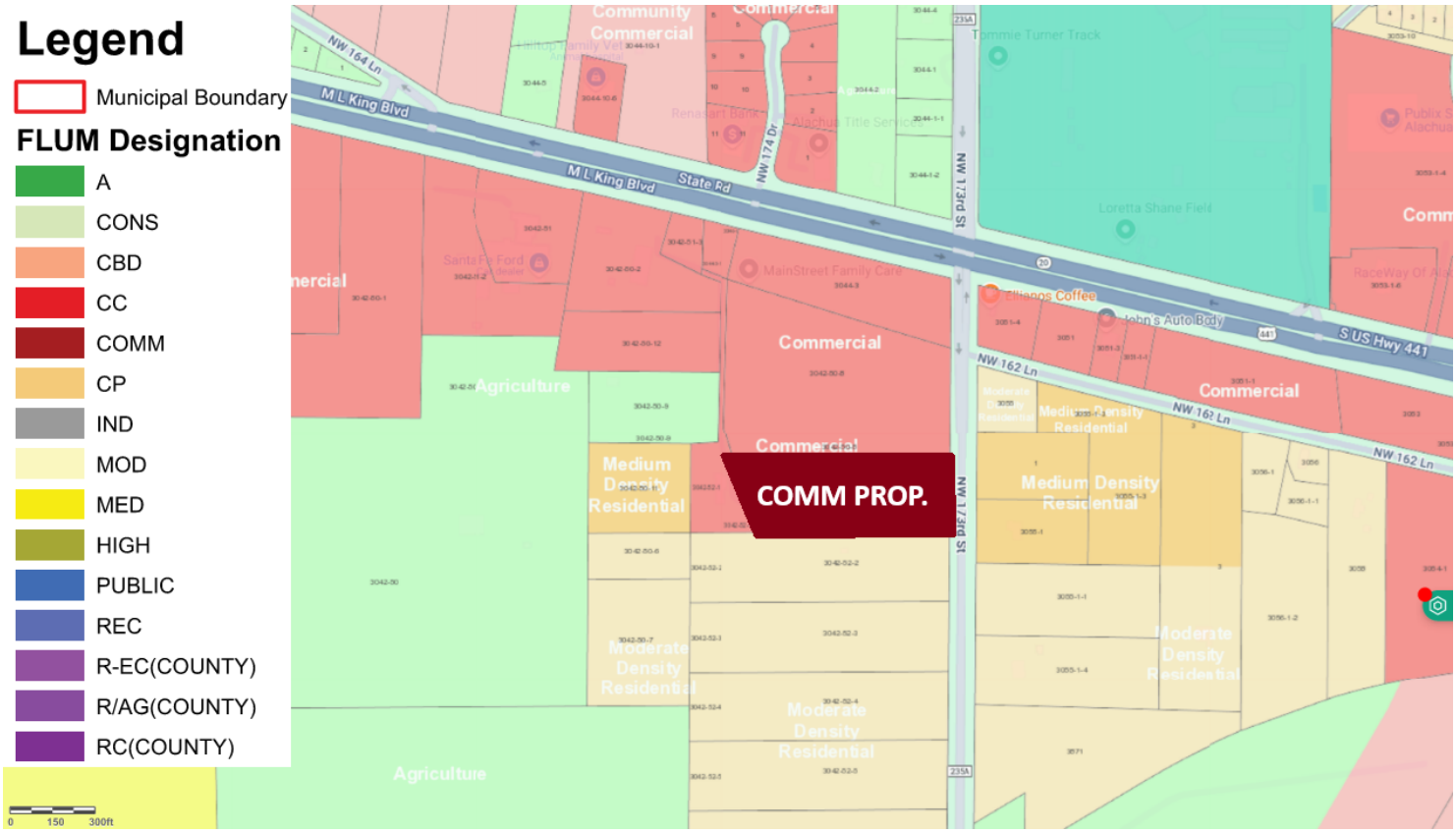
CITY OF ALACHUA FUTURE LAND USE MAP: 2035 EXISTING FLU = A




CITY OF ALACHUA ZONING MAP: 2035 EXISTING ZONING = A



CITY OF ALACHUA FUTURE LAND USE MAP: 2035 PROPOSED FLU = COMM




CITY OF ALACHUA ZONING MAP: 2035 PROPOSED ZONING = CI



*2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:*

*a. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;*

There are no natural resources impacted by the proposed amendments.

*b. Promotes the efficient and cost- effective provision or extension of public infrastructure and services;*

This parcel is surrounded by urban public infrastructure, major roadways, adequately sized wet and dry utilities with capacities, and nearby urban support services e.g. new fire station adjacent to east.

*c. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;*

Development to the north of the subject property provides for significant improvements to pedestrian facilities that previously did not exist. The proposed amendment will bring further connectivity south along CR 235A as it is developed with commercial uses, which also permit a mix of densities and intensities, supporting housing options. The connectivity will bridge existing commercial uses along the Hwy 441 commercial corridor with future residential development in the area.

*d. Promotes conservation of water and energy;*

The proposed amendment will promote conservation of water and energy by intensifying development along the Hwy 441 commercial corridor, where the City has robust infrastructure of water, wastewater and electric. By promoting compactness along this commercial corridor, it further discourages sprawl development that is costly to provide water and energy services.

*e. Preserves agricultural areas and activities;*

By promoting commercial development along the Hwy 441 corridor, the preservation of agriculture areas and activities of the community can be achieved.

*f. Preserves open space and natural lands and provides for public open space and recreation needs;*

The proposed amendment will allow for uses consistent with commercial activities. The City Land Development Regulations provide for open space requirements, including the use of stormwater management facilities.

*g. Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,*

Given the proposed residential units to the south (Alachua West residential subdivision), the west (Farmlands Subdivision Phase 1 ), the north (Briarwood Phases 2 and 3 ) and the east (Tomoka Hills et al.) plus the surrounding existing densities, the proposed commercial land use and zoning is not only justified but needed. The proposed amendment will ensure the nonresidential needs of this area are met.

*h. Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.*

N/A

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

The Phase 2 parcel proposes to defer any City required studies, until a development program is finalized concurrent with Site Plan application. The City of Alachua Comprehensive Plan establishes concurrency standards that ensure that the city is able to provide public facilities to new developments without constraining adopted local levels of service. The following assessment examines how this application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, recreation, and public-school facilities. The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program.

Transportation Mobility
The City of Alachua Comprehensive Plan Transportation Element Objective 1.1 establishes level of service standards (LOS) for all roadways.

Concurrency Assessment:
The proposed project will generate trips and distributions based on the yet-to-be-determined development program. Based on the most recent attached, the City LOS will be maintained.

Owner/Applicant will provide an update to the previously approved phase 1 Santa Fe Crossings traffic study performed by KHA, per City approved methodology, at the time of site permit application.

Potable Water
The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.5 establishes Potable Water LOS.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. Concurrency will be evaluated at the site plan development stage.

Wastewater
The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.2 establishes LOS for Wastewater.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. Concurrency will be evaluated at the site plan development stage.

Solid Waste
The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.3 establishes LOS for Solid Waste.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program in tons per day. Based on the most recent attached, the City LOS will be maintained.

Stormwater

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.4 establishes LOS for Stormwater. The policy establishes the standard as follows, "A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses. The level of service standard for water quality treatment shall be treatment for the "first one inch" of runoff, and shall be in compliance with the design and performance standards established in Rules 40C42.025, and 40C-42.035, Florida Administrative Code, to ensure that the receiving water quality standards of Rule 62.302.500, Florida Administrative Code, are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Rule 62-302, Florida Administrative Code. These standards shall apply to all new development and redevelopment."

Concurrency Assessment: Any development of the subject property will be designed to maintain the City LOS with a master stormwater system to be designed to meet a 100-year critical duration rainfall and other stormwater regulatory requirements of the City and Suwannee River Water Management District.

Recreation

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.6 establishes LOS for recreation based on the residents to be served.

Concurrency Assessment: As this is an application for a Future Land Use amendment and Zoning amendment to commercial, there is no impact to residential recreational facilities.

Public School Facilities

The City of Alachua Comprehensive Plan Policy 1.2.a.7 establishes LOS for public school facilities based on number of students and available capacity for educational facilities.

Concurrency Assessment: As this is an application for a Future Land Use amendment and Zoning amendment to commercial, there is no impact to public school facilities.

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

The subject property has a needs analysis based on the development pattern existing within the area and community. The City's Hwy 441 corridor has been designated for commercial development by the City Comprehensive Plan. This is evidenced by the Future Land Use Map, which provides a variety of commercial designations along the corridor. The subject property is located along existing commercially designated lands, which are along this commercial corridor. To discourage strip development, it is prudent to amend the subject property to promote a cohesive commercial corridor that promotes interconnectivity.

**Commercial uses shall be limited to an intensity of less than or equal to…0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre…this would provide for an allowable 136,234 SF of commercial intensity, which is not economically or physically able to fit given the zoning yard design parameters such as height restrictions.**

**Further detailed Analysis of Consistency with the COMPREHENSIVE PLAN are below:**

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's proposed 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 1.3: Commercial

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. 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.

Objectives

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.

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.

**Note that none exist onsite.**

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
**Note that no wetlands exist.**

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. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.
**Note that no protected habits exist.**

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: Based on the best available data, there are no significant environmental resources that would limit or impact development consistent with the commercial designation.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system. Furthermore, the subject property will be interconnected with the lands to the north that have access to Hwy 441, which is an arterial roadway. The subject property will have direct access to CR 235A, which is designated as a collector roadway.

Objective 9.1: Connections to Water and Wastewater Systems
The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.
Policy 9.1: 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.

Analysis of Consistency with Goal 9 and Policy 9.1: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

## 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.

Analysis of Consistency with Objective 1.1: The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. At the time of development, traffic impact analysis will be evaluated.

## Community Facilities Element

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

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Objective 1.2.a: The subject property is within the wastewater service area of the City.

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

| FACILITY TYPE | LEVEL OF SERVICE STANDARD |
|---|---|
| Solid Waste Landfill | .73 tons per capita per year |

The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. At the time of development a project-specific application will be evaluated for level of service compliance.

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

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

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

*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.)*

The proposed small scale comprehensive plan amendment is consistent with the Goals, Objectives, and Policies (GOPs) identified below and are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs that the application is consistent with that are not identified

within this report. An evaluation and findings of consistency with the identified GOPs are 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.

Comprehensive Plan Consistency: The location of this project is consistent with the Future Land Use Map and executes the development of economic commercials uses.

### 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.

Comprehensive Plan Consistency: The location of this use in an area that is intended to contribute to the provision of a broad range of commercial uses including retail sales and services, particularly along the Hwy 441 corridor, which the City has designated for commercial uses

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.

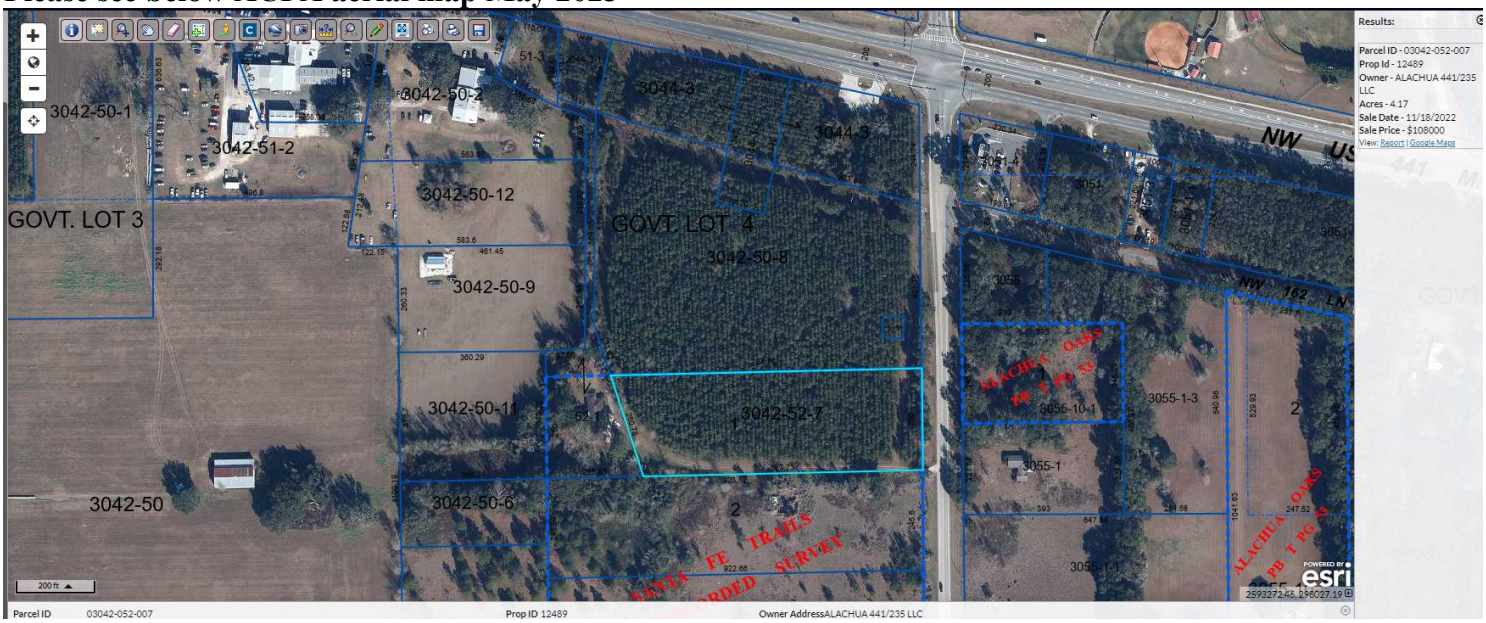
The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. 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.

Comprehensive Plan Consistency: The location of this proposed site plan is consistent with the City's commercial areas and the use is consistent with the list of uses allowed by this policy.

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

**Please see below ACPA aerial map May 2023**



*7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).*

**Please see below ACPA map properties within 400' "buffer":**




**Please see below completed labels contents in file:**

M3 ALACHUA LLC c/o PETER MCDANIEL
(03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003)
1276 MINNESOTA AVE
WINTER PARK, FL 32789

WAITCUS JOHN J TRUSTEE
(03042-050-009, 03042-050-012)
7453 SW 116TH TER
GAINESVILLE, FL 32608

WAITCUS HENRIETTA TRUSTEE
03042-050-011
7453 SW 116TH TER
GAINESVILLE, FL 32608

WAITCUS GREGORY MICHAEL SR TRU
(03042-052-001)
15218 NW 258TH PL
ALACHUA, FL 32615

TOMOKA HILLS FARMS INC
(03055-001-001, 03055-001-003, 03055-010-001)
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

TOMOKA HILLS FARMS INC
ATTN: LEGAL COMPLIANCE
(03055-001-001, 03055-001-003, 03055-010-001)
P.O. BOX 147018
GAINESVILLE, FL 32614-7018

SINGH LAKHVIR
(03055-000-000)
PO BOX 2092
ALACHUA, FL 32616

ACKLEY ROBERT L & MARY J
(03055-001-004)
15817 NW 173RD ST
ALACHUA, FL 32615

Alachua County c/o **Rafael Rincon**
(03055-001-00)
PO BOX 2877
GAINESVILLE, FL 32602

PALMETTO ALACHUA-US 441 LLC
c/o Jeff Lazenby
(03044-003-002)
632 E Main St, Suite 301
Lakeland, FL 33801

City of Alachua c/o Michael Carrillo
(03042-050-081)
P.O. Box 9
Alachua, FL 32616

City of Alachua c/o
Mike DaRoza City Manager
(Public Notification Neighborhood Meetings)
PO Box 9
Alachua FL 32615

Alachua County
c/o Michele Lieberman, City Manager
(Public Notification Neighborhood Meetings)
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Antoinette Endelicato
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Gainesville FL 32653

University of Florida c/o
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Gainesville FL 32611

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

The proposed amendment is excluded from public schools as it proposes only commercial intensities.

*9. Legal description with tax parcel number.*

The subject property parcel ID # is 03042-052-007

LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST,

ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING. CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

*10. Proof of ownership.*

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3457916 5 PG(S)
11/18/2022 2:13 PM
BOOK 5052 PAGE 2102
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1117019
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $17,115.70
Intang. Tax: $0.00

This Document Prepared By and Return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, FL 32616

**Parcel ID Number: 03042-050-008 & 03042-052-007 & 03044-003-000**

# Special Warranty Deed

**This Indenture,** Made this 18th day of **November, 2022** A.D., **Between ASHOK PATEL AND SHEILA PATEL, HUSBAND AND WIFE** of the County of **Alachua**, State of **Florida**, **grantors**, and **ALACHUA 441/235, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose address is: **496 S. Hunt Club Blvd, Apopka, FL 32703** of the County of **Orange**, State of **Florida**, **grantee**.

**Witnesseth** that the GRANTORS for and in consideration of the sum of **TEN DOLLARS ($10)** DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Alachua**, State of **Florida** to wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO THE FOLLOWING:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
C. Taxes for the year 2023 and subsequent years.

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

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

**And** the grantors hereby covenant with said grantee that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**In Witness Whereof**, the grantors have hereunto set their hands and seals the day and year first above written.

**Signed, sealed and delivered in our presence:**

**Printed Name: Darryl J. Tompkins**
Witness

**Printed Name: Sandra E. Howe**
Witness

**Ashok Patel**
Address: 6036 NW 112th Place, Alachua, FL 32615

**Sheila Patel**
Address: 6036 NW 112th Place, Alachua, FL 32615

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3457917 8 PG(S)
11/18/2022 2:13 PM
BOOK 5052 PAGE 2107
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1117019
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $756.00
Intang. Tax: $0.00

Return to:
Name: PAUL "JJ" JOHNSON, ESQUIRE
Address: Fishback Dominick LLP
1947 Lee Road
Winter Park, Florida 32789

This Instrument Prepared by:
PAUL "JJ" JOHNSON, ESQUIRE
Address: Fishback Dominick LLP
1947 Lee Road
Winter Park, Florida 32789

Parcel Identification No. 03044 003 000
03042 050 008
03042 052 007

# WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of November, 2022, by, PARKER LAND CO., a Florida corporation, whose address is 6119 NW 47th Place, Gainesville, FL 32653, hereinafter referred to as the Grantor, to ALACHUA 441/235, LLC, a Florida limited liability company, whose address is 496 S. Hunt Club Blvd., Apopka, FL 32703, hereinafter called the Grantee.

## W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Alachua County, Florida, to-wit:

All rights, title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on and under, or that may be produced from that certain tracts or parcels of land described as follows:

See attached Exhibit "A"

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.

*11. Proof of payment of taxes.*

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

**2024 PAID REAL ESTATE**
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

| ACCOUNT NUMBER | PROPERTY ADDRESS | MILLAGE CODE |
|---|---|---|
| 03042 052 007 | UNASSIGNED LOCATION RE | 1700 |

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

**EXEMPTIONS:**

SCAN TO PAY ONLINE

**AD VALOREM TAXES**

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION(S) | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| COUNTY GENERAL | 7.6180 | 499,524 | 0 | 499,524 | 3,805.37 |
| LIBRARY GENERAL | 1.0000 | 499,524 | 0 | 499,524 | 499.52 |
| SCHOOL CAP PROJECT | 1.5000 | 499,524 | 0 | 499,524 | 749.29 |
| SCHOOL DISCRNRY & CN | 0.7480 | 499,524 | 0 | 499,524 | 373.64 |
| SCHOOL GENERAL | 3.0130 | 499,524 | 0 | 499,524 | 1,505.07 |
| SCHOOL VOTED | 1.0000 | 499,524 | 0 | 499,524 | 499.52 |
| CHILDREN'S TRUST | 0.4500 | 499,524 | 0 | 499,524 | 224.79 |
| SUWANNEE RIVER WATER MGT DIST | 0.2936 | 499,524 | 0 | 499,524 | 146.66 |
| CITY OF ALACHUA | 5.9500 | 499,524 | 0 | 499,524 | 2,972.17 |
| TOTAL MILLAGE | 21.5726 | | | AD VALOREM TAXES | $10,776.03 |

Please Retain this Portion for your Records. Receipt Available Online.

**LEGAL DESCRIPTION**

COM SE COR SEC W 50.01 FT N 611.26 FT POB W 687.23 FT N 19 DEG W 260.78 FT E 764
See Additional Legal on Tax Roll

**NON-AD VALOREM ASSESSMENTS**

| LEVYING AUTHORITY | UNIT | RATE | AMOUNT |
|---|---|---|---|
| 550 COUNTY FIRE SERVICES | 1.000 | Varies | 90.69 |
| NON-AD VALOREM ASSESSMENTS | | | $90.69 |

PAY ONLY ONE AMOUNT.

| COMBINED TAXES AND ASSESSMENTS | $10,866.72 |
|---|---|

| IF PAID BY | Nov 30, 2024 | | | | |
|---|---|---|---|---|---|
| PLEASE PAY | $0.00 | | | | |

**JOHN POWER, CFC**
ALACHUA COUNTY TAX COLLECTOR

**2024 PAID REAL ESTATE**
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

| ACCOUNT NUMBER | PROPERTY ADDRESS |
|---|---|
| 03042 052 007 | UNASSIGNED LOCATION RE |

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

**PAY ONLY ONE AMOUNT**

| IF PAID BY | PLEASE PAY |
|---|---|
| ☐ Nov 30, 2024 | $0.00 |
| ☐ | |
| ☐ | |
| ☐ | |
| ☐ | |

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 24-0038308 $10,432.05 Paid 11/25/2024

*12. Fee. Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.*

Check is attached to the application.

Should you have any questions regarding the contents of this report or if we can be of further assistance, please do not hesitate to contact us at your convenience.

Sincerely,



R. Scott Batterson PE, LEED AP BD+C
PEC - Professional Engineering Consultants, LLC
Principal & Managing Member
Florida Licensed Professional Engineer # 60853
Florida Certificate of Authorization # 28959
304 Santiago Drive
Winter Park, FL 32789
sbatterson@pec-fl.com
www.pec-fl.com
(407) 579-9808

The injured deputy was

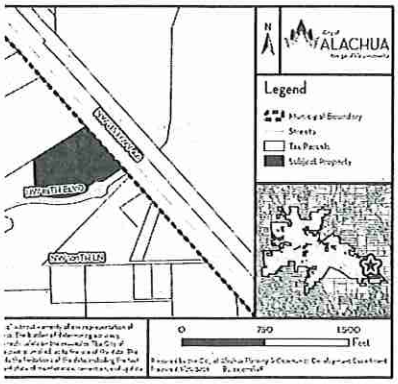
City of ALACHUA

# )TICE OF PUBLIC :EARING BEFORE E PLANNING AND :ONING BOARD )F THE CITY OF ACHUA, FLORIDA

:eby given that the Planning and Zoning Board of lachua will hold a public hearing on February 10, p.m. The hearing will be held in the James A. Lewis Chambers in City Hall, located 15100 NW 142nd ıua, Florida, to consider the following:

**#: PSP24-0012 – Gatorland Kubota Site Plan**

NV5, Inc. (Agent) on behalf of Gatorland Kubota ompany, Inc. (Property Owner) for a site plan to 12,550 square foot truck or tractor rental or sales ssory repair and servicing facility and associated ıents on a ± 6.31-acre subject property generally of the intersection of US Highway 441 and NW ard (Tax Parcel 05885-010-011). Future Land Use: Zoning: Commercial Intensive (CI).




hearing, all interested parties may appear and be ;pect to the application. Copies of the application, nd any related materials are available for public the Planning and Community Development 5100 NW 142nd Terrace, Alachua, Florida, on any ;s day between the hours of 7:30 a.m. to 6:00 p.m. r to the date of hearing. Written comments on the ıy be sent to the following address: City of Alachua, Community Development, P.O. Box 9, Alachua, )tice is given pursuant to Section 286.0105, Florida in order to appeal any decision made at the public will need a record of the proceedings, and that, for you may need to ensure that a verbatim record dings is made, which includes the testimony and which the appeal is to be based. In accordance with with Disabilities Act, any persons with a disability onable accommodation in order to participate in hould call the City Clerk at (386) 418-6100 x 1501 ırs prior to the public hearing.

ıed: Alachua County Today - January 29, 2026)

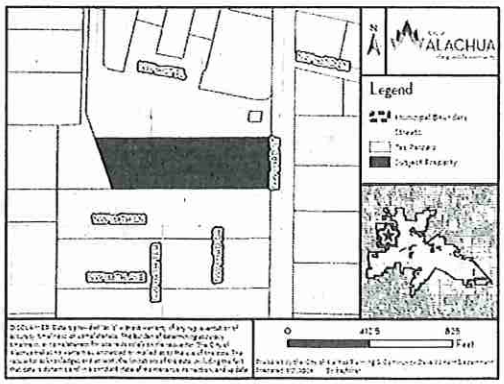
City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on February 10, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

**Application #: PSSC25-0001 – Alachua Santa Fe Crossings, Phase 2**

A request by Professional Engineering Consultants, LLC applicant and agent for Alachua 441/235, LLC c/o V3 Capital Group, LLC, property owners, for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation of a +/- 4.17– acre subject property from Agriculture to Commercial. The subject property is Alachua County Tax Parcel 03042-052-007. Existing FLU: Agriculture; Proposed FLU: Commercial.




At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials 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., one week prior to the date of hearing. 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 - January 29, 2026)

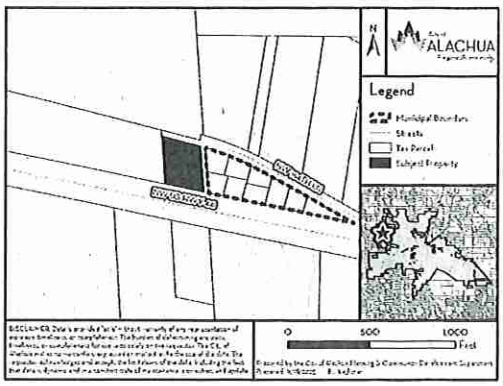
City of ALACHUA

# PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 09, 2026 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:

**ORDINANCE 26-02**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A +/- 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials 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., one week prior to the date of hearing. 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 - January 29, 2026)

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

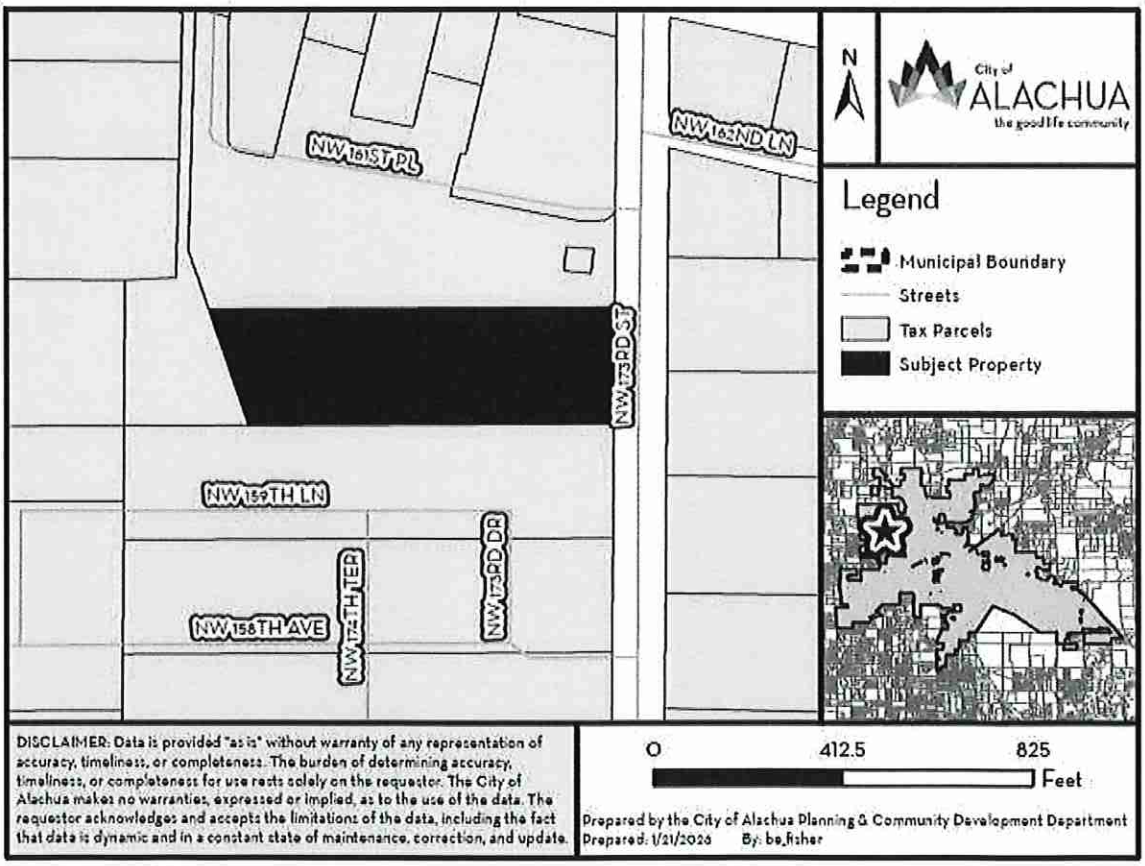
PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

MAILED
JAN 2 6 2026

# 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 February 10, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by Professional Engineering Consultants, LLC applicant and agent for Alachua 441/235, LLC c/o V3 Capital Group, LLC, property owners, for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation of a ±4.17– acre subject property from Agriculture to Commercial. The subject property is Alachua County Tax Parcel 03042-052-007. Existing FLU: Agriculture; Proposed FLU: Commercial.




PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

MAILED
JAN 2 6 2026

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials 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., one week prior to the date of hearing. 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.

MAILED
JAN 2 6 2026

Alachua County
PO Box 2877
Gainesville, FL 32602-2877
Parcel ID: (03055-001-000)

Waitcus Henrietta Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-011, 03042-050-002, 03042-051-003)

M3 Alachua LLC
1276 Minnesota Ave
Winter Park, FL 32789-4833
Parcel ID: (03042-052-002, 03042-050-006, 03042-052-003, 03042-050-007)

Singh Lakhvir
PO Box 2092
Alachua, FL 32616
Parcel ID: (03055-000-000)

Moser, Jeffrey A & Patricia A
PO Box 520
Alachua, FL 32616-0520
Parcel ID: (03044-020-001)

Waitcus Gregory Michael SR Trustee
15218 NW 258TH PL
Alachua, FL 32615
Parcel ID: (03042-052-001)

Waitcus John J Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-012)

Cornerstone Alachua LLC
426 SW Commerce Dr Ste 130
Lake City, FL 32025
Parcel ID: (03051-004-000)

Tomoka Hills Farms Inc
1301 Dixiana Domino Rd
Lexington, KY 40511
Parcel ID: (03055-010-001, 03055-001-001, 03055-001-003)

HeritageBank of the South
PO Box 709
Tupelo, MS 38802
Parcel ID: (03044-020-011)

Waitcus John J Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-009)

M & L 441 LLC
1113 Old Popo Point
St Johns, FL 32259
Parcel ID: (03051-000-000)

RUC Alachua LLC
3800 Colonnade Pkwy
Birmingham, AL 32543
Parcel ID: (03044-003-001)

City of Alachua
15100 NW 142nd Ter
Alachua, FL 32615
Parcel ID: (03042-050-081)

Palmetto Alachua-US 441 LC
632 E Main St Ste 301
Lakeland, FL 33801
Parcel ID: (03044-003-002)

Ackley Robert L & Mary J
15817 NW 173rd ST
Alachua, FL 32615
Parcel ID: (03055-001-004)

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

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

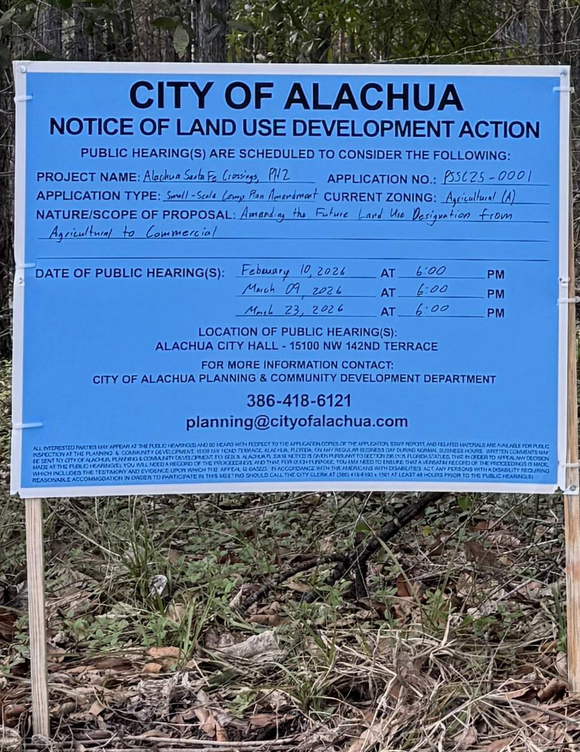
Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

ASFC BATTERSON TEST PRINT

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653



CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: Alachua Santa Fe Crossings PH2 APPLICATION NO.: PSSCPA-0001
APPLICATION TYPE: Small-Scale Comp Plan Amendment CURRENT ZONING: Agricultural (A)
NATURE/SCOPE OF PROPOSAL: Amending the Future Land Use Designation from Agricultural to Commercial
DATE OF PUBLIC HEARING(S): February 10, 2026 AT 6:00 PM
March 09, 2026 AT 6:00 PM
March 23, 2026 AT 6:00 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 DEPARTMENT, 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. PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THIS 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: Alachua Santa Fe Crossings PH2 APPLICATION NO.: PR25-0001
APPLICATION TYPE: Rezoning CURRENT ZONING: Agricultural (A)
NATURE/SCOPE OF PROPOSAL: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on ± 6.17 acre subject property from Agricultural (A) to Commercial Intensive (CI)
DATE OF PUBLIC HEARING(S): February 10, 2026 AT 6:00 PM
March 10, 2026 AT 6:00 PM
March 23, 2026 AT 6:00 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 DEPARTMENT, 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 STATUTES, 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).

# AFFIDAVIT FOR POSTED LAND USE SIGN

I, Ben McAllister Batterson, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 1/26/26 FOR THE Alachua Santa Fe Crossings, Ph 2 (Future Land Use)
(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.

MBatt
(Signature)

1
(Number of signs)



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)

Board Agenda
**Item**

**MEETING DATE:** February 10, 2026

**SUBJECT:** PR25-0001 | Alachua Santa Fe Crossings, Phase 2 - A request by Professional Engineering Consultants, LLC applicant and agent for Alachua 441/235, LLC c/o V3 Capital Group, LLC, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning). The proposed amendment would change the zoning district of a +/- 4.17– acre subject property from Agricultural (A) to Commercial Intensive (CI). The subject property is Alachua County Tax Parcel 03042-052-007. Existing Zoning: Agricultural; Proposed Zoning: Commercial Intensive (CI) (Quasi-Judicial Hearing).

**PREPARED BY:** Bryan Thomas

**RECOMMENDED ACTION:**

Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for Alachua 441/235, 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 finds the application for a Site-Specific Amendment to the Official Zoning Atlas for Alachua 441/235, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with City's Land Development Regulations and transmits the application to the City Commission with a recommendation to approve.*

## Summary

This application is a request by Professional Engineering Consultants, LLC (applicant/agent) on behalf of Alachua 441/205, LLC (property owners) for consideration of site-specific amendment to the City of Alachua Official Zoning Atlas (rezoning). The proposed amendment would change the zone district from Agricultural (A) to Commercial Intensive (CI) on a ± 4.17-acre subject property assigned tax parcel number 03042-052-007.

The applicant has submitted a companion application for a small-scale comprehensive plan amendment, which proposes to amend the future land use designation of the subject property from Agriculture to Commercial.

## FINANCIAL IMPACT

## ADDITIONAL FINANCIAL INFORMATION

## ATTACHMENTS

1. Request for Deferral
2. Staff Report & Draft Ordinance
3. Application Materials
4. Public Notice Materials
5. Bryan S. Thomas Resume

City of
ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 4, 2026

Planning & Zoning Board
City of Alachua
P.O. Box 9
Alachua, Florida 32616

**Application #: PSSC25-0001; PR25-0001**

**RE: Notice of Staff Request for Deferral**

This letter is to serve as a request from the Planning & Community Development Department to defer the applications PSSC25-0001 and PR25-0001 agenda items to a date certain, March 10, 2026. Staff reports for the items could not be completed in time for agenda publishing.

If you have any questions regarding the information above, please contact the department at (386) 418-6121.

Sincerely,

Bryan S. Thomas

Bryan S. Thomas, AICP
Planning & Community Development Director

# City of Alachua

## Planning & Community Development Department

## Staff Report

**Planning & Zoning Board Hearing Date:** February 10, 2026
**Quasi-Judicial Hearing** **Application #: PR25-0001**

| | |
|---|---|
| **SUBJECT:** | A request to amend the |
| **APPLICANT/AGENT:** | Professional Engineering Consultants, LLC |
| **PROPERTY OWNER:** | Alachua 441/235, LLC |
| **LOCATION:** | Generally located South of US 441, west of CR 235A |
| **PARCEL ID NUMBER:** | 03042-052-007 |
| **FLUM DESIGNATION:** | Agriculture (proposed Commercial) |
| **ZONING:** | Agriculture (A) |
| **OVERLAY:** | N/A |
| **ACREAGE:** | ± 4.17 |
| **PROJECT PLANNER:** | Bryan S. Thomas, AICP |
| **RECOMMENDATION:** | Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for Alachua 441/235, 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 finds the application for a Site-Specific Amendment to the Official Zoning Atlas for Alachua 441/235, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with City's Land Development Regulations and transmits the application to the City Commission with a recommendation to approve.* |

# SUMMARY

This application is a request by Professional Engineering Consultants, LLC (applicant/agent) on behalf of Alachua 441/205, LLC (property owners) for consideration of site-specific amendment to the City of Alachua Official Zoning Atlas (rezoning). The proposed amendment would change the zone district from Agricultural (A) to Commercial Intensive (CI) on a ± 4.17-acre subject property assigned tax parcel number 03042-052-007.

The applicant has submitted a companion application for a small-scale comprehensive plan amendment, which proposes to amend the future land use designation of the subject property from Agriculture to Commercial.

## Existing Zone District

Agricultural (A) is a zone district that is intended to preserve agricultural lands, protect natural resources , and foster rural character by allowing farming, forestry, resource-based recreation, and limited, low-density residential uses, while encouraging efficient use of land and protecting the environment from urban sprawl, aligning with the City's Future Land Use goals. The subject property is currently zoned for Agricultural (A), which does not permit the type of development activity proposed by the applicant.

## Proposed Zone District

Section 3.5.1 of the City's Land Development Regulations establishes the general purposes of the business zone districts, with Section 3.5.2(C) establishing the specific purposes for the Community Commercial (CC) district.

3.5.2(E) *CI, Commercial Intensive District.* The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. Higher density residential uses and affordable housing may be developed in conjunction with nonresidential uses. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange. The maximum residential density allowed is 15 dwelling units an acre.

Table 1. Comparison of Existing/Proposed FLUM Designations

| | Existing FLUM Designation | Proposed FLUM Designation |
|---|---|---|
| FLUM Designation: | Agriculture | Commercial |
| Max. Gross Density: | 1 dwelling/5-acres<br>1 dwelling unit | 63 units |
| Max. Floor Area: | 0.5 Floor Area Ratio (FAR)<br>90,823 square feet | 0.85 Floor Are Ratio (FAR)*<br>154,398 square feet |
| Typical Uses: | 1. Single-family detached dwelling units;<br>2. Manufactured homes;<br>3. Accessory dwelling units;<br>4. Group living; and,<br>5. Agricultural related uses. | 1. Retail sales and services;<br>2. Personal services;<br>3. Financial institutions;<br>4. Recreation and entertainment;<br>5. Tourist-related uses;<br>6. Visitor accommodations;<br>7. Commercial shopping centers;<br>8. Auto-oriented uses;<br>9. Traditional Neighborhood Planned Developments;<br>10. Employment Center Planned Developments;<br>11. Commercial recreation centers;<br>12. Office/business parks;<br>13. Limited industrial services;<br>14. Eating establishments;<br>15. Single family attached units;<br>16. Apartments and townhomes;<br>17. Duplexes and quadplexes;<br>18. Single-family and multi-family residential above first floor commercial uses;<br>19. Convention centers; and,<br>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. |
| Net Increase/ Decrease: | Increase of 62 dwellings<br>Increase of 63,575 square feet for non-residential | |

*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.

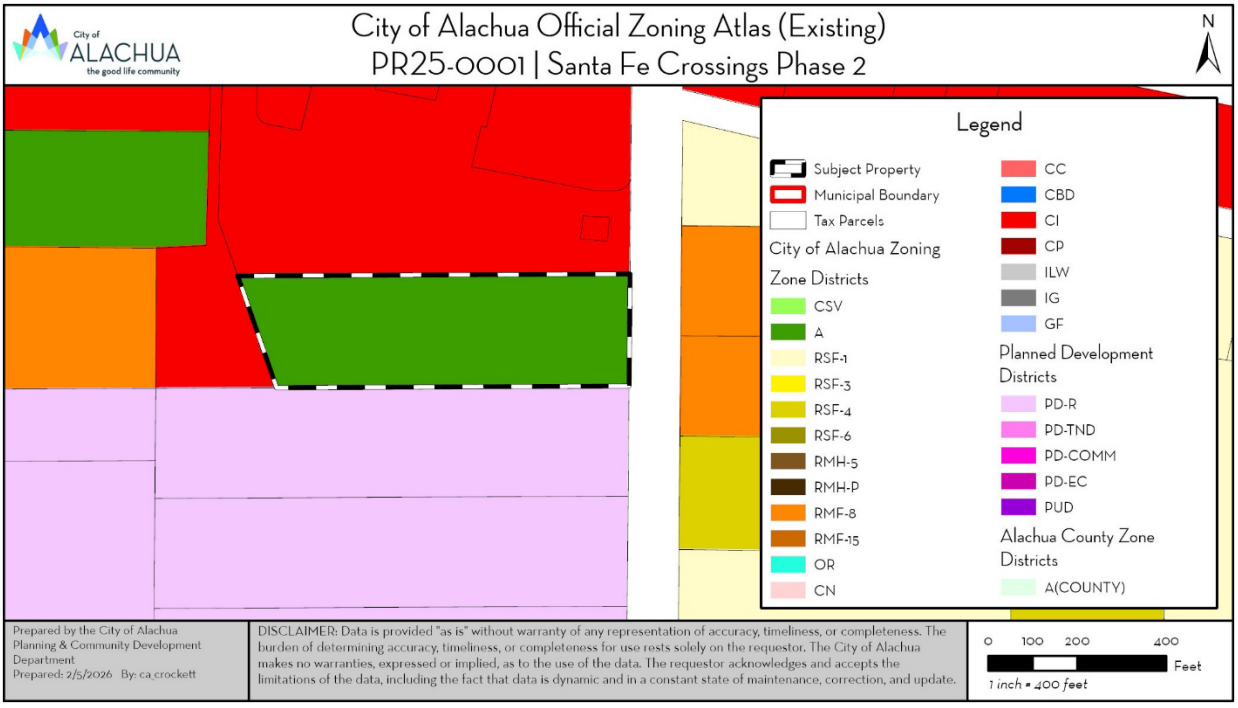



**Figure 1. Existing Official Zoning Atlas with Subject Property**

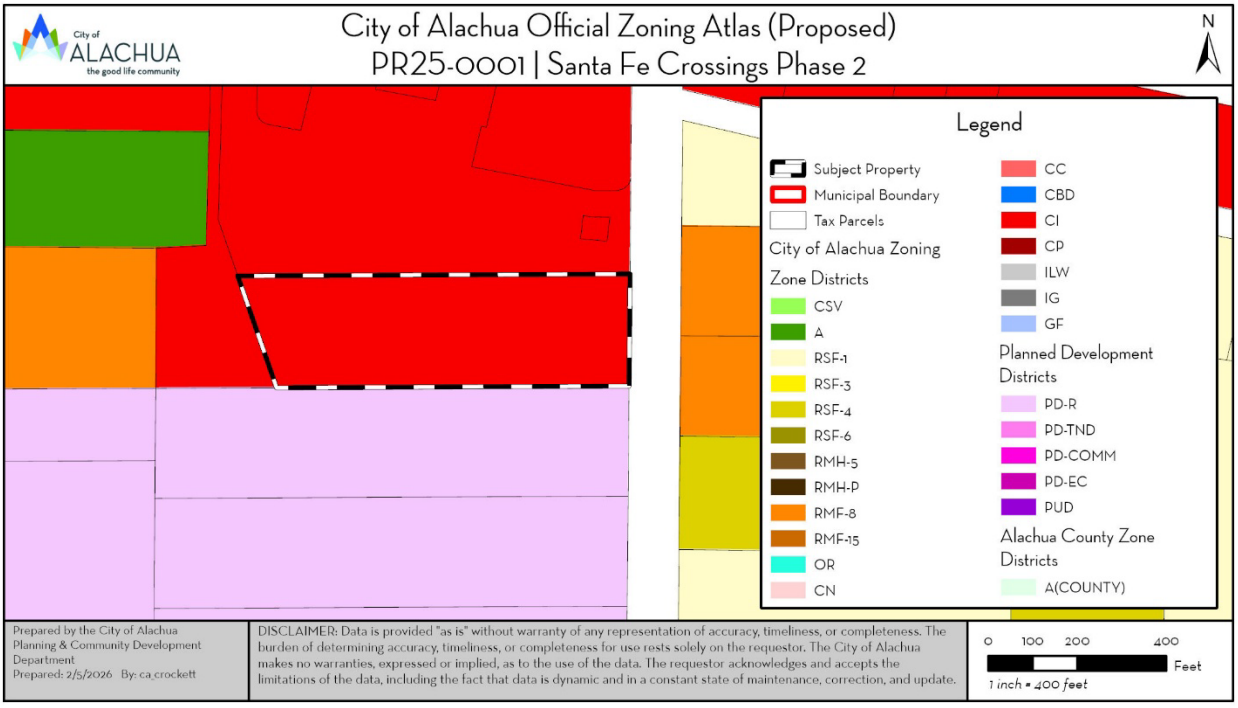



**Figure 2. Proposed Future Land Use Map with Subject Property**

## EXISTING USES

The subject property is currently in planted pine trees, and has a utility easement across the eastern frontage with CR 235.

## SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 2. Figure 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

**Table 2. Surrounding Land Uses**

| Direction | Existing Use(s) | FLUM Designation(s) | Zoning District(s) |
|---|---|---|---|
| North | Vacant Lands | Commercial | Commercial Intensive (CI) |
| South | Vacant Lands | Moderate Density Res. | Planned Development Res. (PD-R) |
| East | Fire Station | Medium Density Res. | Residential Multifamily-8 (RMF-8) |
| West | Residential | Commercial | Commercial Intensive (CI) |

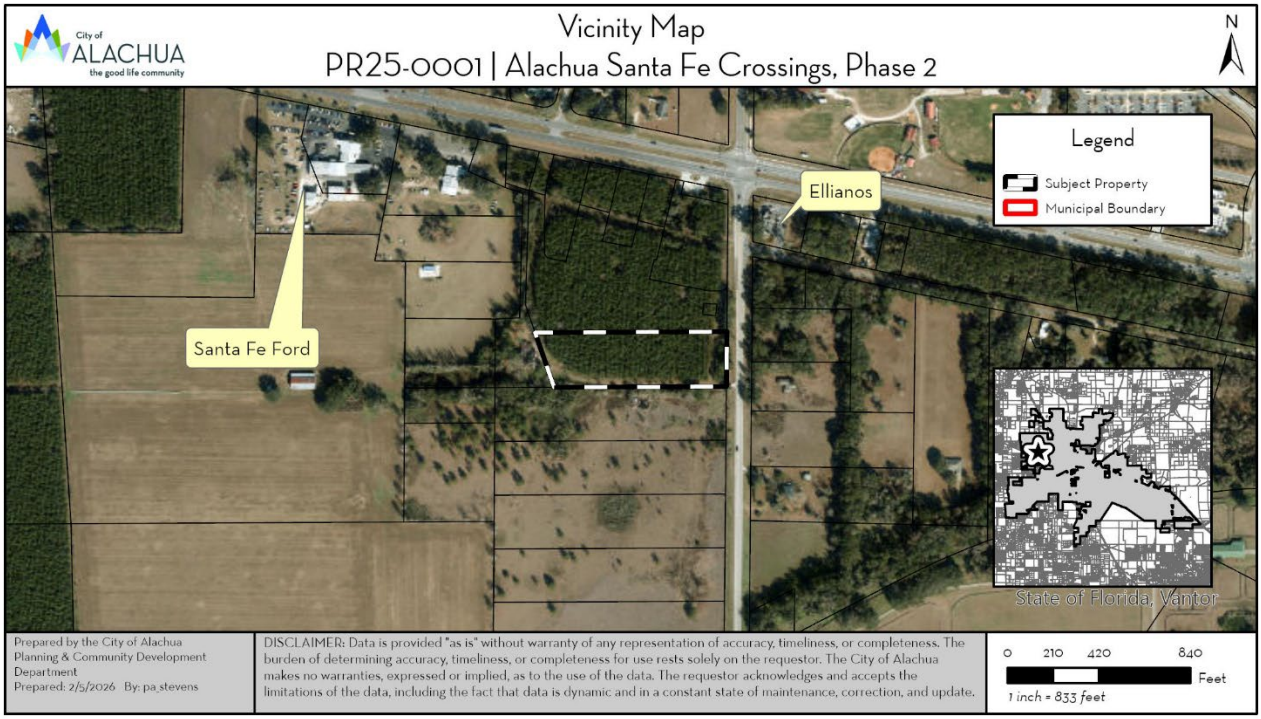



**Figure 3. Vicinity Map**

# 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. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation. Neighborhood meetings are required for rezoning applications.

A neighborhood meeting was held on February 13, 2025 at Alachua County Library Alachua Branch 14913 NW 140 St., Alachua, FL 32615, to discuss the accompanying rezoning application. The applicant was available to answer questions. Materials submitted by the applicant indicated the meeting was attended by two members of the community, that "expressed their strong support" for the Small-Scale Future Land Use Map Amendment and Rezoning.

# 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 1.3: *Commercial & Mixed-Use*

The City shall establish three commercial and mixed-use 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, and the potential for mixed-use developments 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 while diversifying the housing stock.

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 current Agriculture Future Land Use designation is outdated and does not align with the existing commercial and residential land uses in the surrounding area. This requested amendment to the future land use map seeks to correct this inconsistency, ensuring that the Future Land Use Map (FLUM) accurately guides future development on the site. The subject property is currently bordered by properties assigned with the commercial future land use to the north and west. Given these circumstances, the proposed amendment to a Commercial designation more accurately reflects the established development pattern and character of the surrounding area than the existing Agriculture designation. This map amendment will enhance and facilitate a suitable transition from more intensive land uses towards lessening intensity in the residential areas.

The applicant asserts that the proposed future land use map amendment from Agriculture to Commercial is necessary to align the map with a more appropriate land use. In conjunction with this correction, the change would support a seamless transition between existing commercial and residential development along this corridor.

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 are in terms of drainage requirements;

5. Placement of signage;

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;

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**: At this high-level, the Future Land Use Map amendment stage, the application is being evaluated on its character, compatibility, and location, not the final built form's specific performance metrics.

Therefore, full compliance with the design and performance criteria would be premature and is not applicable until a formal development order or permit application is submitted. Compliance will be required to meet all such criteria at the appropriate later stage of the land development review process.

Objective 5.1: *Natural Features*

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

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

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

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

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

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

**Evaluation & Findings**: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to environmental features, topography, soils, flood prone areas, wetlands, or habitat on the subject property.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Policy 9.1.a: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

**Evaluation & Findings**: The proposed site plan is located with the City's potable water and wastewater service areas and future development will connect to these City services as required.

## Transportation Element

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**: Future development on the site will be required to provide connectivity to adjacent parcels as well as to any existing adjacent sidewalks.

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 NW 173rd St/CR 235A. Furthermore, interconnectivity between adjacent uses will provide indirect access to US 441 and safe and efficient vehicular movement.

## Community Facilities Element

Objective 1.4: Preventing Additional Nutrients in High Aquifer Recharge Areas

The City shall prevent additional nutrients from entering high aquifer recharge areas by encouraging and supporting the connection of existing developed areas to the wastewater system. Policy 1.4.a: Within the high aquifer recharge areas, the City shall make it a priority to connect densely populated areas with onsite sewage treatment and disposal systems to the wastewater system, thereby minimizing the input of nutrients into the groundwater.

Policy 1.4.a: Within the high aquifer recharge areas, the City shall make it a priority to connect densely populated areas with onsite sewage treatment and disposal systems to the wastewater system, thereby minimizing the input of nutrients into the groundwater.

**Evaluation & Findings: Evaluation & Findings:** Future development on the site will be required to connect to municipal water and wastewater systems.

## 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 are two 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 | ± 95% |
| Arredondo Fine Sand; 5 - 8% Slopes | A | Well Drained | Slight | Moderate, Slope | ± 5% |

**Evaluation & Findings:** The soil types present on the subject property do 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.

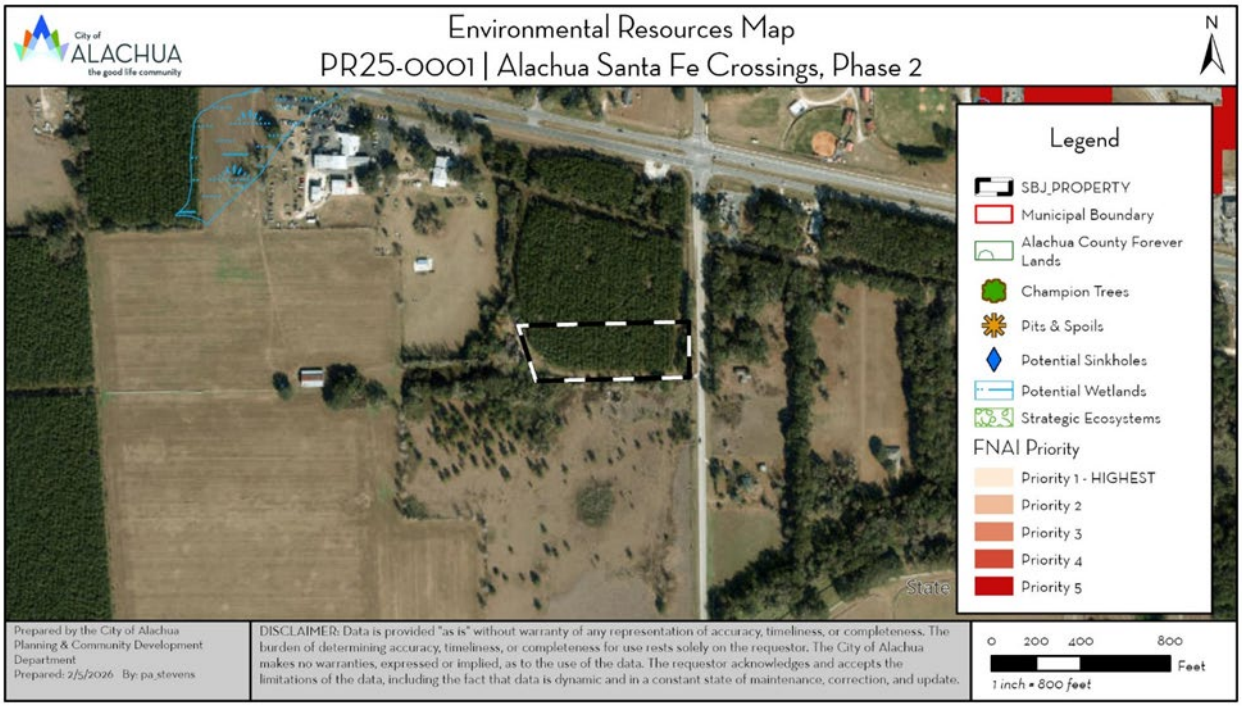



**Figure 4. Environmental Resources Map**

# FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

## Site-Specific Amendments to the Official Zoning Atlas (Rezoning) Standards

Section 2.4.25(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all site-specific amendments to the official zoning atlas 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 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 City of Alachua Comprehensive Plan is provided within this report. The application has been found to be consistent with the goals, objectives, and policies of the 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.

**Evaluation & Findings:** An analysis of the application's compliance with the City of Alachua Land Development Regulations is provided within this report. The proposed amendment is not in conflict with any applicable requirements of the City's Code of Ordinances.

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

**Evaluation & Findings:** The proposed amendment would provide consistency with the zoning pattern established around the subject parcel. The amendment will provide for a logical continuation of business uses compatible with adjacent properties.

Additionally, the subject property is located along County Road 235A, near the intersection with U.S. Highway 441, which is an arterial roadway. The establishing purpose of the Commercial Intensive (CI) zoning district in accordance with Section 3.5.2(E) of the City's Land Development Regulations states that the, "CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange."

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

**Evaluation & Findings:** The subject property is located within an urbanized area of the City, proximate to existing nonresidential uses. Lands adjacent to the south is zoned for a planned residential community, while land to the north is already zoned CI and contains pre-existing business. Future development of the subject property would not create premature development in an undeveloped or rural area.

(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 classification of adjacent lands.

**Evaluation & Findings:** The proposed amendment would complete a Commercial Intensive zone district by joining zoning with parcels north of the subject property, while eliminating an incompatible agricultural island.

The established purpose of the Community Intensive (CI) district is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location.

(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:** The Community Intensive (CI) zoning district is described as being "typically located along major arterials or at the intersection of an arterial and highway." The subject property is situated on the west side of CR 235A, just south of the intersection with US Highway 441, which is classified as a principal arterial roadway.

The proposed amendment is anticipated to avoid generating excessive traffic, density, or intensity of use, and it will avoid impacting building height, bulk, noise, lighting, or other physical effects or nuisances.

(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 zoning districts) of the area where the proposed amendment is located.

**Evaluation & Findings:** The proposed amendment primarily permits business uses, aligning with the Community Intensive (CI) zoning district, which is designated for commercial activities. To the north and west, the zoning includes Commercial Intensive (CI), while to the south, it is adjacent to Planned Development - Residential (PD-R), both of which allow similar uses as those proposed in the amendment.

(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-family dimensional development.

**Evaluation & Findings:** The proposed amendment has been assessed in relation to policy 1.3.f of the City's Comprehensive Plan, specifically within the Future Land Use Element. Furthermore, the associated small-scale comprehensive plan map amendment application has been analyzed against the 13 primary urban sprawl indicators and the 8 urban form criteria outlined in Section 163.3177(6)(a)9.a of the Florida Statutes, with the findings detailed in the application's staff report. Staff has determined that the proposed amendment does 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 district (spot zoning).

**Evaluation & Findings:** The proposed amendment will remove a spot zoning condition that evolved over time as parcels around it were rezoned. The proposed amendment

will remove an isolated zoning district that is disconnected from adjacent and surrounding zoning districts.

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

**Evaluation & Findings:** The subject property is situated within the Community Potable Water Service Area and the Community Wastewater Service Area. Any future development on this property will be required to connect to these services.

(k) **No adverse effect on the environment.** The proposed amendment would not result in any 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:** An analysis of environmental conditions has been included in this report. The proposed amendment would not lead to any significantly adverse impacts on environmental features. Furthermore, any future development of the subject property must adhere to the environmental protections outlined in the City of Alachua Comprehensive Plan and Land Development Regulations.

## 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.

Note that the analysis was completed with an assumed use of retail sales and services, with a floor area ratio (FAR) of 0.75. An FAR of 0.75 is the maximum non-mixed-use development potential of the subject property in the CI zone district. Although this represents a maximum development scenario, the likelihood of the subject property being developed to this extent is minimal once all development parameters including parking, landscaping and stormwater are accounted for.

## Traffic Impact

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

| Segment Number[2] | Segment Description | Lanes | Functional Classification | Area Type | LOS |
|---|---|---|---|---|---|
| 6 | U.S. Hwy 441 From I-75 to CR 235A | 4/D | Principle Arterial | Urban | D |
| 7 | U.S. Hwy 441 From CR235A to NW 188th Street | 4/D | Principal Arterial | Urban | D |
| 16 | CR 235A From U.S. Hwy 441 to North City Limit | 2/U | Major Collector | Comm | D |
| 17 | CR 235A From U.S. Hwy 441 to CR 235 | 2/U | Major Collector | Comm | D |

1 City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and those segments on which the development's impacts are five percent or greater of the Maximum Service Volume (MSV) of the roadway segment. [Section 2.4.14(H)(2)(b)of the LDRs].

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

| Traffic System Category | Segment 6 US 441 | | Segment 7 US 441 | | Segment 16 CR 235A | | Segment 17 CR235A | |
|---|---|---|---|---|---|---|---|---|
| | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour | AADT | Peak Hour |
| Maximum Service Volume[1] | 39,000 | 3,510 | 43,000 | 3,870 | 15,120 | 1,359 | 15,120 | 1,359 |
| Existing Traffic[2] | 34,000 | 2,819 | 25,000 | 2,241 | 2,080 | 185 | 6,048 | 536 |
| Reserved Trips[3] | 4,645 | 355 | 4,431 | 419 | 1,471 | 144 | 6,098 | 643 |
| Available Capacity[3] | 355 | 244 | 13,569 | 1,210 | 11,569 | 1,030 | 2,974 | 180 |
| Increase/Decrease in Trips Generated by Development[4] | 2,017 | 223 | 2,017 | 223 | 504 | 56 | 5,042 | 557 |
| Residual Capacity | (1,662) | 21 | 11,552 | 987 | 11,065 | 974 | (2,068) | (377) |
| Residual Percentage of Permitted Design Capacity Utilized | 104.26% | 99.40% | 73.13% | 74.50% | 26.82% | 28.33% | 113.68% | 127.96% |

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 January 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition, ITE Code 820; Trip Distribution: Segment 6 – 40%; Segment 7 – 40%; Segment 16 – 10%; Segment 17 – 100%.

**Evaluation & Findings:** The expected impacts of the application will not adversely affect the level of service of road segments 7 and 16. The analysis does show that the application could adversely impact the level of service of road segments 6 and 17. As required by Section 2.4.14 of the City's Land Development Regulations, if the development does not have de minimis

impacts, and the concurrency requirements are not met, the deficiencies will have to be addressed in the final development order prior to a certificate of concurrency compliance being issued. Accordingly, any application for development on the site will have its concurrency reevaluated, and any deficiency in roadway segments 6 and 17 will need to be addressed prior to receiving a final development order. This application does not constitute a final development order and concurrency will not be reserved.

## Potable Water Impacts

**Table 5. Potable Water Impacts**

| System Category | Gallons Per Day |
|---|---|
| Current Permitted Capacity[1] | 3,000,000 |
| Less Actual Potable Water Flows[1] | 1,565,500 |
| Reserved Capacity[2] | 426,864 |
| Available Capacity | 1,007,636 |
| | |
| Increase/Decrease in Potable Water Demand from Application | 13,623 |
| | |
| Residual Capacity | 994,013 |
| Residual Percentage of Permitted Design Capacity Utilized | 66.87% |

1 City of Alachua Public Services Department, December 2025
2 City of Alachua January 2026 Development Monitoring Report
3 Source: Chapter 62-6.008, Florida Administrative Code. (Shopping Center Formula: 0.1 gpd/sq ft)

**Evaluation & Findings:** It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's potable water system will be reevaluated at the site plan or preliminary plat review stage.

## Sanitary Sewer Impacts

### Table 6. Sanitary Sewer Impacts

| System Category | Gallons Per Day |
|---|---|
| Current Permitted Capacity[1] | 1,500,000 |
| Less Actual Treatment Flows[1] | 813,000 |
| Reserved Capacity[2] | 396, 935 |
| Available Capacity | 290,065 |
| | |
| Increase/Decrease in Sanitary Sewer Demand from Application | 13,623 |
| | |
| Residual Capacity | 276,442 |
| Residual Percentage of Permitted Design Capacity Utilized | 81.57% |

1 City of Alachua Public Services Department, December 2025
2 City of Alachua January 2026 Development Monitoring Report
3 Source: Chapter 62-6.008, Florida Administrative Code. (Shopping Center Formula: 0.1 gpd/sq ft)

**Evaluation & Findings:** It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's wastewater system will be reevaluated at the site plan or preliminary plat review stage.

## Solid Waste Impacts

### Table 7. Solid Waste Impacts

| System Category | Pounds Per Day | Tons Per Year |
|---|---|---|
| Existing Demand[1] | 45,184.00 | 8,246.08 |
| Reserved Capacity[2] | 30,294.66 | 5,528.78 |
| | | |
| Increase/Decrease in Demand Generated by Application[3] | 1,635.00 | 298.00 |
| New River Solid Waste Facility Anticipated Capacity[4] | 30+ Years | |

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2024); Policy 2.1.a, Community Facilities Element. Formula: 11,296 Persons x 0.73 tons per year.
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Per Sincero and Sincero (1936). Environmental Engineering: A Design Approach. *Princeton Hall, New Jersey.* Formula: 12lbs/day per 1,000 square feet x 3,200 square feet
4 New River Solid Waste Association, April 2025

**Evaluation & Findings:** The proposed site plan application is not anticipated to adversely impact the level of service of solid waste facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will be reserved.

## Recreation Facilities

The proposed 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.

# EXHIBIT "A"
# TO
# ALACHUA 441/235, LLC
# REZONING
# STAFF REPORT

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

# ORDINANCE 26-05

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI) ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; 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; and,

**WHEREAS**, a duly advertised quasi-judicial public hearing was conducted on the proposed Amendment on _____, 2026, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

**WHEREAS**, the City Commission held duly advertised quasi-judicial public hearings on _____, 2026, and _____, 2026, on the proposed Amendment and provided for and received public participation; and,

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

**WHEREAS**, for reasons set forth in this Ordinance that is hereby adopted and incorporated herein as findings of fact, that the 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.**

## Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan and 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 City of Alachua Official Zoning Atlas is hereby amended from Agricultural (A) to Commercial Intensive (CI) on a ± 4.17-acre subject property, consisting of tax parcel number 03042-052-007 in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein by reference.

**Section 3. Ordinance to be Construed Liberally**

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

**Section 4. Repealing Clause**

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

**Section 5. Providing for Severability**

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

**Section 6. Effective Date**

This Ordinance shall be effective upon its passage and adoption on the second and final reading. The effective date of this amendment shall be concurrent with the effective date of Ordinance 26-04. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

**PASSED** on first reading on the _____ of _____, 2026.

**PASSED** and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____ , 2026.

**CITY COMMISSION OF THE**
**CITY OF ALACHUA, FLORIDA**

_____
Walter Welch, Mayor
**SEAL**

**ATTEST:**

_____
Rodolfo Valladres, City Manager/Clerk

**APPROVED AS TO FORM**

_____
Scott Walker, City Attorney

DRAFT

# EXHIBIT "A"

## Legal Description:

Tax Parcel: 03042-052-007

LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

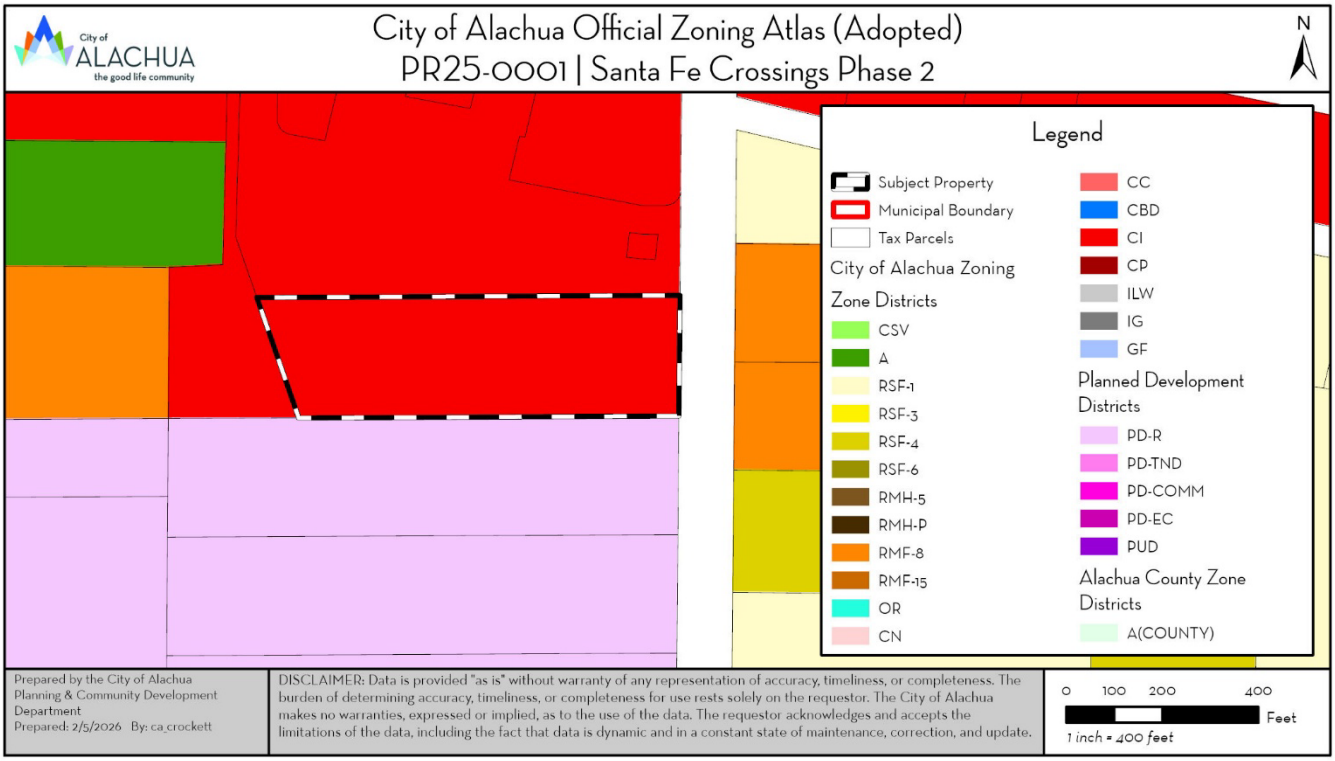
IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S 235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

DRAFT

# EXHIBIT "B"




DRAFT

City of ALACHUA
the good life community

RODOLFO VALLADARES
INTERIM CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

July 09, 2025

*Submitted electronically to* scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

**Application #: PSSC25-0001; PR25-0001**

**RE: Completeness Review for Alachua Santa Fe Crossings, Phase 2 Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications**

Dear Scott Batterson,

On June 23, 2025, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre property, comprised of Tax Parcel Number 03042-052-007 from Agricultural (AG) to Commercial (COMM) and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI).

According to Section 2.26 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Division has reviewed the aforementioned application for completeness and finds the applications are complete.

This letter is based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting.

If you have any questions regarding the information above, please contact me at (386) 418-6125 or be_fisher@cityofalachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

November 12, 2025

*Submitted electronically to* scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

**RE: Completeness Review: Alachua Santa Fe Crossings, Phase 2 Small-Scale Comprehensive Plan Amendment (SSCPA) and Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications**

Dear Scott Batterson,

On October 30, 2025, the City of Alachua Planning & Community Development Department received your updated application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre subject property from Agriculture to Commercial. Additionally, the Rezoning application proposes to amend the Official Zoning Atlas designation from Agricultural (A) to Commercial Intensive (CI) for the same 4.17 ± acre property, identified as Tax Parcel Number 03042-052-007.

In accordance with Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds the applications are complete.

An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at the Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions concerning the above information, please contact me at (386) 418-6125 or via email at be_fisher@cityofalachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
INTERIM CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

July 23, 2025

*Submitted electronically to* scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

**RE: Planning Assistance Team (PAT) Summary: Alachua Santa Fe Crossings, Phase 2 SSCPA and Rezoning Applications**

Dear Scott Batterson,

On June 23, 2025, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre property, comprised of Tax Parcel Number 03042-052-007 from Agricultural to Commercial and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI). A Completeness Review was performed on July 09, 2025 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed.

Please address the insufficiencies in writing and provide an indication as to how they were addressed by **5:00 PM** on **Wednesday, August 06, 2025**. A total of four (4) copies of each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **September 09, 2025 Planning & Zoning Board (PZB) Meeting**.

Please address the following insufficiencies:

**Comprehensive Plan Amendment Application:**

1. D.1, required is a statement of proposed change and maps which illustrate the proposed change. **When reviewing the referenced application, the statement was not addressed. The burden of justifying the amendment including identifying specific reasoning warranting the amendment. Therefore, a description of why the proposed change is needed, including any**

**change in circumstances to the property area in which the property is located that warrants the Future Land Use Map Amendment designation.**

2. D.2(II), the response to the criteria reads, "This parcel is surrounded by urban public infrastructure, major roadways, adequately sized wet and dry utilities with capacities, and nearby urban support services e.g. new fire station adjacent to east". **Though this point has a response, it is in broad terms, which does not consummate the proposed Future Land Use Map Amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services. Please address, giving specifics on how the propose Future Land Use Map Amendment will promote the efficiency and cost effectiveness of the public infrastructure and services.**

3. D.2(III), the response to the criteria reads, "Development to the north of the subject property provides for significant improvements to pedestrian facilities that previously did not exist. The proposed amendment will bring further connectivity south along CR 235A as it is developed with commercial uses, which also permit a mix of densities, supporting housing options. The connectivity will bridge existing commercial uses along the Hwy 441 commercial corridor with future residential development in the area. **This response does not identify supportive specifics in regards to promoting walkability and connected communities, provisions for compact development and a mix of uses at densities and intensities supporting a range of housing, and multimodal transportation system. Please correct the response to give specifics as it relates to the criteria for subject property and the surrounding area.**

4. D.2(IV), the response to the criterion reads, "The proposed amendment will promote conservation of water and energy by intensifying development along the Hwy 441 commercial corridor, where the City has robust infrastructure of water, wastewater and electric. By promoting compactness along this commercial corridor, it further discourages sprawl development that is costly to provide water and energy services. **This response will need to be qualitative, this is prevalent to describing why and how this proposed Future Land Use Map Amendment will positively promote conservation of water and energy. Please provide a response specific to the land use map amendment request and its promotion of conservation of water and energy.**

5. D.2(V), response reads, "By promoting commercial development along the Hwy 441 corridor, the preservation of agriculture areas and activities of the community can be achieved." **Please provide specifics on the agricultural areas that will be preserved as a result of allowing this Future Land Use Map Amendment request.**

6. D.2(VI), the response to this standard read, "The proposed amendment will allow for uses consistent with commercial activities. The City Land Development Regulations provide for open space requirements, including the use of stormwater management facilities." **This response does not address preservation of open space, natural lands or public open space relative to this subject property in review. Please correct response.**

7. D.2(VII), the response to this standard read, "Given the proposed residential units to the south (Alachua West residential subdivision), the west (Farmlands Subdivision Phase 1), the north Briarwood Phase 2 and 3) and the east (Tomoka Hills et al.) plus the surrounding

existing densities, the proposed commercial land use and zoning is not only justified but needed. The proposed amendment will ensure the nonresidential needs of this area are met." **Please explain precisely how this proposed Future Land Use Map Amendment "will ensure the nonresidential need of this area are met".**

8. D.2(VIII), the response to this point of criteria read, "N/A". **This response requires corrections that include supportive information on how the proposed Future Land Use Map Amendment will provide remediation to existing or planned forms of urban sprawl in the immediate area.**

9. D.3, Concurrency Impact Analysis, includes a response that reads, "The Phase 2 parcel proposes to defer any City required studies, until a development program is finalized concurrent with Site Plan application. The City of Alachua Comprehensive Plan establishes concurrency standards that ensure that the city is able to provide public facilities to new developments without constraining adopted local level of service. The following assessment examines how this application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, recreation, and public-school facilities. The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program." **What specific policies, objectives, goals and quantitative data are in place to validate the information presented? Please provide information related to this Future Land Map Amendment. Additionally, it appears that the actual use of the property has not yet been identified. Though the request may move forward, it would be beneficial to have a verifiable response on how each of the relative factors are in public interest and what benefit to the public will accrue from this map amendment. Without this valid justification, the staff is unable to validate a positive recommendation.**

10. D.4, Needs Analysis demonstrating the necessity, the responsive statement reads, "Commercial uses shall be limited to an intensity of less than or equal to…0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre…this would provide for an allowable 136,234 SF of commercial intensity, which is not economically or physically able to fit given the zoning yard design parameters such as height restrictions" **This statement is regarding zoning, therefore this is not the appropriate forum because the main purpose of this application is demonstrate evidence that supports the requested Future Land Use Map Amendment that the City of Alachua's staff can recommend for approval.**

11. D.5, Analysis of Consistency **with the City of Alachua Comprehensive Plan was shown twice, but only identified once. Additionally, each element, objective, policy chosen to support the Future Land Use Map Amendment request was not addressed individually. Therefore, this point of information must be corrected.**

**Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application:**

1. D.1, the response to this principle reads, "This application proposes via Small-Scale Comprehensive Plan Amendment and concurrent Rezoning to change the property's Future Land Use designation from Agricultural to Commercial and Zoning Atlas from Agricultural "A" to the Commercial Intensive "CI" zoning district" **Please correct this statement to reflect this is the Zoning Atlas Amendment Application request accompanying a Future Land Use Map Amendment. The current reading does not correlate with this application request.**

2. D.3, Concurrency Impact Analysis, **what specific policies, objectives, goals and quantitative data are in place to validate the information presented? Please provide information related to this Zoning Map Amendment request. Additionally, it appears that the actual use of the property has not yet been identified. Though the request may move forward, in means of receiving a positive recommendation it will benefit to have a verifiable response to how each of the relative factors are in public interest and what benefit to the public will accrue from this map amendment. Without this valid justification, the staff is unable to validate a positive recommendation.**

3. D.4, Analysis of Consistency with City of Alachua Comprehensive Plan, response included in the application reads, "The proposed small-scale comprehensive plan amendment is consistent with the Goals, Objectives, and Policies (GOPS) identified below and are provided to established a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs that the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs are provided below." **This response is related to a Future Land Use Map Amendment, not the requested Zoning Map Amendment. The Future Land Use is a component of the Comprehensive Plan, which offers guidance. Whereas Zoning governs how real property can and cannot be used in certain geographic areas. Therefore, this response will need to updated to reflect details related to the Zoning Map Amendment.**

   **Additionally, there is a statement at the end that reads, "**The location of this proposed site plan is consistent with the City's commercial areas and the use is consistent with the list of uses allowed by this policy.**" At this time, there are no site plans under review for the subject property, please revise this statement.**

4. D.5, Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, the responses are as follows:

   i. Consistent with Comprehensive Plan, the response provided reads, "The proposed site plan aligns with the goals, objectives, and policies set forth in the Comprehensive Plan. It supports planned land use, promotes sustainable development, and enhances the surrounding area in accordance with established guidelines. By incorporating key principles such as efficient land utilization, environmental stewardship, and community connectivity, the site plan effectively furthers the vision and framework outlined in the Comprehensive Plan." **This statement refers to a site plan, which has not been submitted. At this time, the action sought in the application is to amend adopted Zoning Atlas; therefore, this an invalid statement that shall be revised. Additionally, details specific to**

**the subject site in regards to how the Future Land Use Map Amendment requested is consistent with the City of Alachua's adopted Comprehensive Plan.**

ii. Consistent with Ordinances, the response reads, "The proposed amendment is fully compliant with all applicable provisions of Alachua's Land Development Regulations (LDRs) and the City Code of Ordinances. It does not conflict with any established regulatory framework, ensuring alignment with local land use, zoning requirements, and municipal policies. The amendment maintains consistency with the city's planning goals while adhering to all legal standards and development guidelines. **This response acknowledges the proposed amendment is fully compliant, but it does not provide specifics that demonstrate support for this statement. Please provide more site specific and related details.**

iii. Logical Development Pattern, the response states, "The proposed amendment promotes a logical and orderly development pattern, ensuring a cohesive and well-integrated approach to land use. It aligns with the established planning framework and is consistent with the character and purpose of the surrounding developments. By maintaining conformity with adjacent land uses, the amendment enhances continuity and supports a balanced growth strategy that respects both existing infrastructure and future development objectives. **Please explain how this proposed Future Land Use Map Amendment promotes logical and orderly development patterns precise to the subject property; to give an understanding of why approving this request is important and beneficial to the City.**

iv. Pre-Mature Development, response reads, "The proposed amendment does not result in premature development in undeveloped or rural areas. Instead, it supports a well-timed and appropriate expansion that aligns with the evolving character of the surrounding area. With the construction of WaWa and ongoing development of neighboring properties, the site is primed and ready for growth. The amendment enhances the existing development momentum, ensuring compatibility with infrastructure and the community's forward-looking vision while fostering sustainable and strategic land use." **The response presented does not give a full spectrum of why this requested Zoning Map Amendment is not premature. The only specific reference is WaWa, please give more details.**

v. Incompatible with Adjacent Lands, the response states, "The current land use designation of the subject property as Agricultural (AG) does not align with the adjacent lands designated as Commercial Intensive (CI). The surrounding area has evolved to support high-intensity commercial development, creating land use pattern that is no longer consistent with agricultural zoning. The proposed amendment seeks to bring the site into alignment with the existing commercial framework, ensuring computability with neighboring properties and facilitating a cohesive development pattern that supports the area's growth and economic vitality." **Please specify how the surrounding area has evolved to support high-intensity commercial development.**

vi. Adverse Effect on Local Character, the statement reads, " The proposed amendment will seamlessly integrate into the existing development landscape, reinforcing the area's ongoing transformation. By aligning the site with neighboring properties and modern land use trends, this change fosters a cohesive and well-balanced expansion. Rather than introducing disruptive elements, it contributes to a more unified and efficient land use pattern, allowing the area to evolve in a manner that complements existing infrastructure and enhances economic opportunities. This amendment supports sustainable growth and ensures the site remains a valuable asset to the surrounding community." **Please explain how the proposed Future Land Use Map Amendment for this subject property will not adversely affect the character of the general area including aspects of traffic, intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances. With knowledge of what development type is being sought for this property that will assist in giving more details. The supporting details should include emphasis on how this request will not become adversary to the surrounding area, but more in concert with the existing development trend that has been established and other relevant information.**

vii. Not Deviate from Pattern of Development, response shown in the application packet reads, " The proposed amendment aligns seamlessly with the established and evolving development pattern of the area. The site's transition to Commercial Intensive (CI) zoning ensures consistency with surrounding properties, reinforcing a unified land use framework." **This statement reads good, but it does not give further details to support what development pattern has been established; please expound on what type or types of commercial. Also, the suggestion of the area's development pattern evolving; please explain how in details related to the subject property.**

viii. Encourage Sprawl, the reply states, "This parcel is an agriculturally designated "island" surrounded by more intense and dense Future Land Uses and existing and proposed urban development sufficient to support its change to commercial." **Please give examples of what uses surround this property that is more intense and denser that adequately support the Zoning Map Amendment being requested.**

ix. Spot Zoning, the reply reads, "By transitioning from Agricultural (AG) to Commercial Intensive (CI), the site will align with adjacent properties that already feature CI zoning." **Please describe where these suggested properties are located in relation to the subject property.**

x. Public Facilities, in response, stated is, " The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program. Please see the most current City provided "Development Monitoring Report" typically updated on a monthly basis by Carson J. Crockett." **This response does not address how the proposed Zoning Map Amendment will not result in development in a location where there are no plans by the City to provide public facilities. The information presented, must be site specific and include verifiable data. Please update this response.**

xi. No Adverse Effect on the Environment, the response reads, "Note that no wetlands or protected habitats exist." **Please present a map or data that supports this statement.**

If you have any questions regarding the information above, please contact me at (386) 418-6125 or via email at be_fisher@cityofalachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

# Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

## A. PROJECT

1. Project Name: Alachua Santa Fe Crossings Phase 2 (ASFCP2)
2. Address of Subject Property: Unassigned Location (South of Phase 1 = 16304 NW US Hwy 441, Alachua, FL 32615)
3. Parcel ID Number(s): 03042-052-007
4. Existing Use of Property: Vacant / Planted Pines
5. Future Land Use Map Designation : A (Agricultural)
6. Existing Zoning Designation: A Agricultural
7. Proposed Zoning Designation: CI Commercial Intensive
8. Acreage: 4.17

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): R. Scott Batterson, PE Title: Director of Development
   Company (if applicable): ALACHUA 441/235 LLC c/o V 3 CAPITAL GROUP LLC
   Mailing address: 496 S Hunt Club Blvd
   City: Apopka State: Florida ZIP: 32703
   Telephone: ( ) (407) 579-9808 FAX: ( ) N/A e-mail: scott@v3capital.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): ALACHUA 441/235 LLC c/o Trey Vick ( JOHN C VICK, III) Manager
   Mailing Address: 496 S Hunt Club Blvd
   City: Apopka State: Florida ZIP: 32703

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

## C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

## D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. 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.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

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

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

   iii. *Logical Development Pattern*
   The proposed amendment would result in a logical and orderly development pattern.

   iv. *Pre-Mature Development*
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. *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.

   vi. *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.

   vii. *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.

   viii. *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.

   ix. *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).

   x. *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, storm water 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.

   xi. *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, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

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 Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   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. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

**All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

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

Signature of Applicant

Signature of Co-applicant

R. Scott Batterson
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of ~~Alachua~~ Seminole

The foregoing application is acknowledged before me this 29 day of April, 2025, by R. Scott Batterson, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

CAROLYN B. STANLEY
Notary Public - State of Florida
Commission # HH 160903
My Comm. Expires Sep 4, 2025
Bonded through National Notary Assn.

City of ALACHUA

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

**A. PROPERTY INFORMATION**

Address of Subject Property: Unassigned Location (South of Phase 1 – 16304 NW US Hwy 441, Alachua, FL 32615)

Parcel ID Number(s): 03042-052-007

Acreage: 4.17

**B. PERSON PROVIDING AGENT AUTHORIZATION**

Name: Trey Vick ( JOHN C VICK, III) Title: Manager

Company (if applicable): ALACHUA 441/235 LLC c/o V 3 CAPITAL GROUP LLC

Mailing Address: 496 S Hunt Club Blvd

City: Apopka State: Florida ZIP: 32703

Telephone: (407) 848-1663 FAX: _____ e-mail: trey@v3capital.com

**C. AUTHORIZED AGENT**

Name: R. Scott Batterson, PE Title: Director of Development

Company (if applicable): V 3 CAPITAL GROUP LLC c/o PEC-Professional Engineering Consults, LLC

Mailing address: 496 S Hunt Club Blvd

City: Apopka State: Florida ZIP: 32703

Telephone: (407) 579-9808 FAX: _____ e-mail: scott@v3capital.com

**D. REQUESTED ACTION:**

Small Scale Comprehensive Plan Amendment, Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application, & ALL entitlement/permitting approvals

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

John C. Vick III (Trey Vick)

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of ~~Alachua~~ Seminole

The foregoing application is acknowledged before me this 29 day of April, 2025 by John C. Vick III, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

CAROLYN B. STANLEY
Notary Public - State of Florida
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Signature of Notary Public, State of Florida

PEC

*PROFESSIONAL ENGINEERING CONSULTANTS, LLC*

June 20, 2025

To:
The City of Alachua c/o Carson J. Crockett
Office of Planning and Community Development
15100 NW 142nd Terrace Alachua, FL 32615

Submitted via email:
ca_crockett@cityofalachua.org
(386) 418-6121

**c/o: ALACHUA 441/235 LLC (Owner) c/o V 3 CAPITAL GROUP LLC**
**R. Scott Batterson, PE (Owner's Authorized Agent) scott@v3capital.com**

**Re: Alachua Santa Fe Crossings Phase 2 (ASFCP2)**
**Proposed Small-Scale Comprehensive Plan Amendment with concurrent Rezoning**

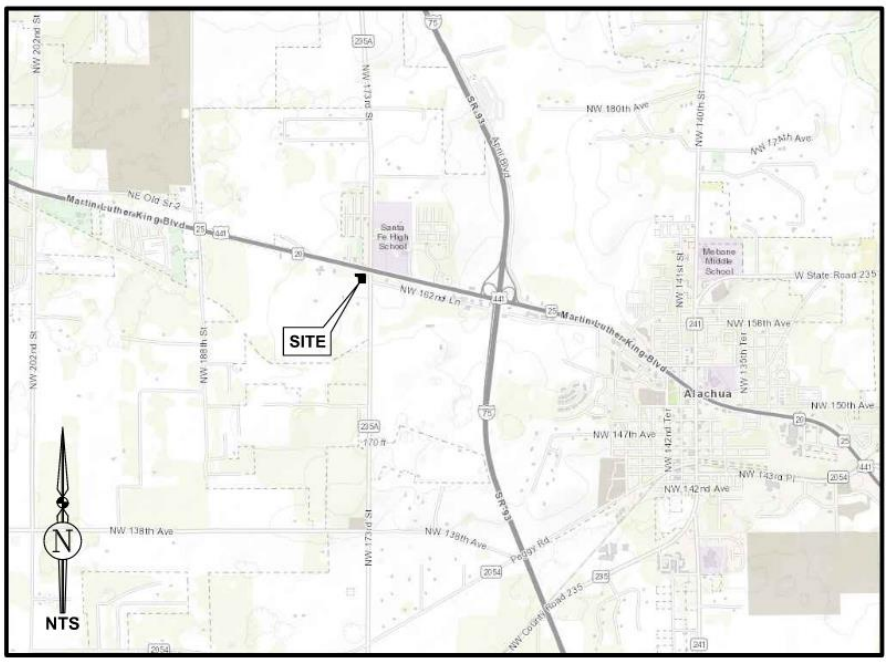
PEC - Professional Engineering Consultants, LLC **has** provided the additional supporting information below as required in the City's application for Comprehensive Plan Amendments items D 1 – 12.

## *ATTACHMENTS*

1. *Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties*

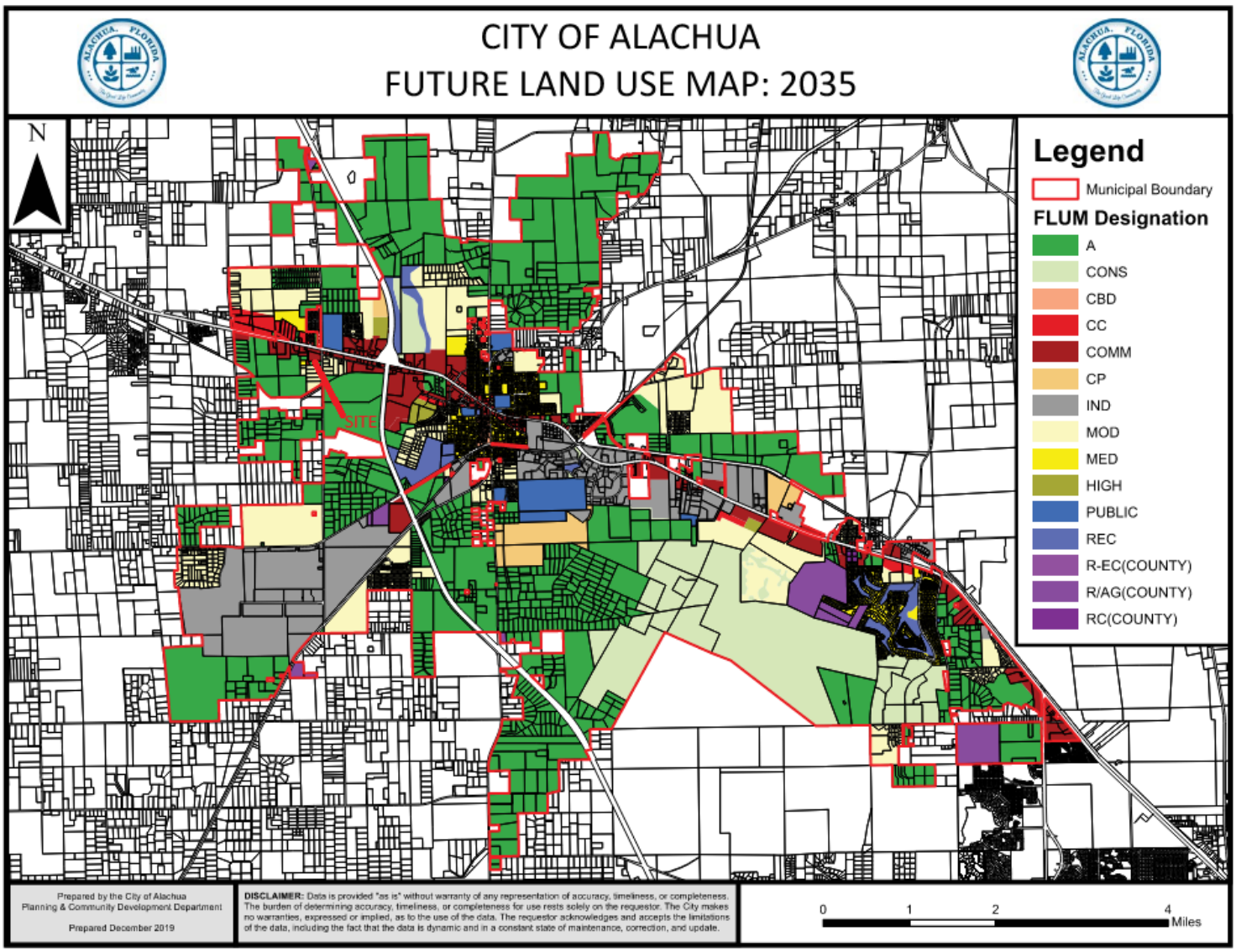
This application proposes via Small-Scale Comprehensive Plan Amendment and concurrent Rezoning to change the property's Future Land Use designation from Agricultural to Commercial and Zoning Atlas from Agricultural "A" to the Commercial Intensive "CI" zoning district, on approximately 4.17 +/- acres. The property is identified as Tax Parcel No. 03042-052-007 within the jurisdictional authority of the City of Alachua. The parcel is currently designated as vacant and is being used for planted pines.

CITY OF ALACHUA PROPOSED PROJECT VICINITY / LOCATION MAP:




LOCATION MAP
N.T.S.

CITY OF ALACHUA FUTURE LAND USE MAP: 2035



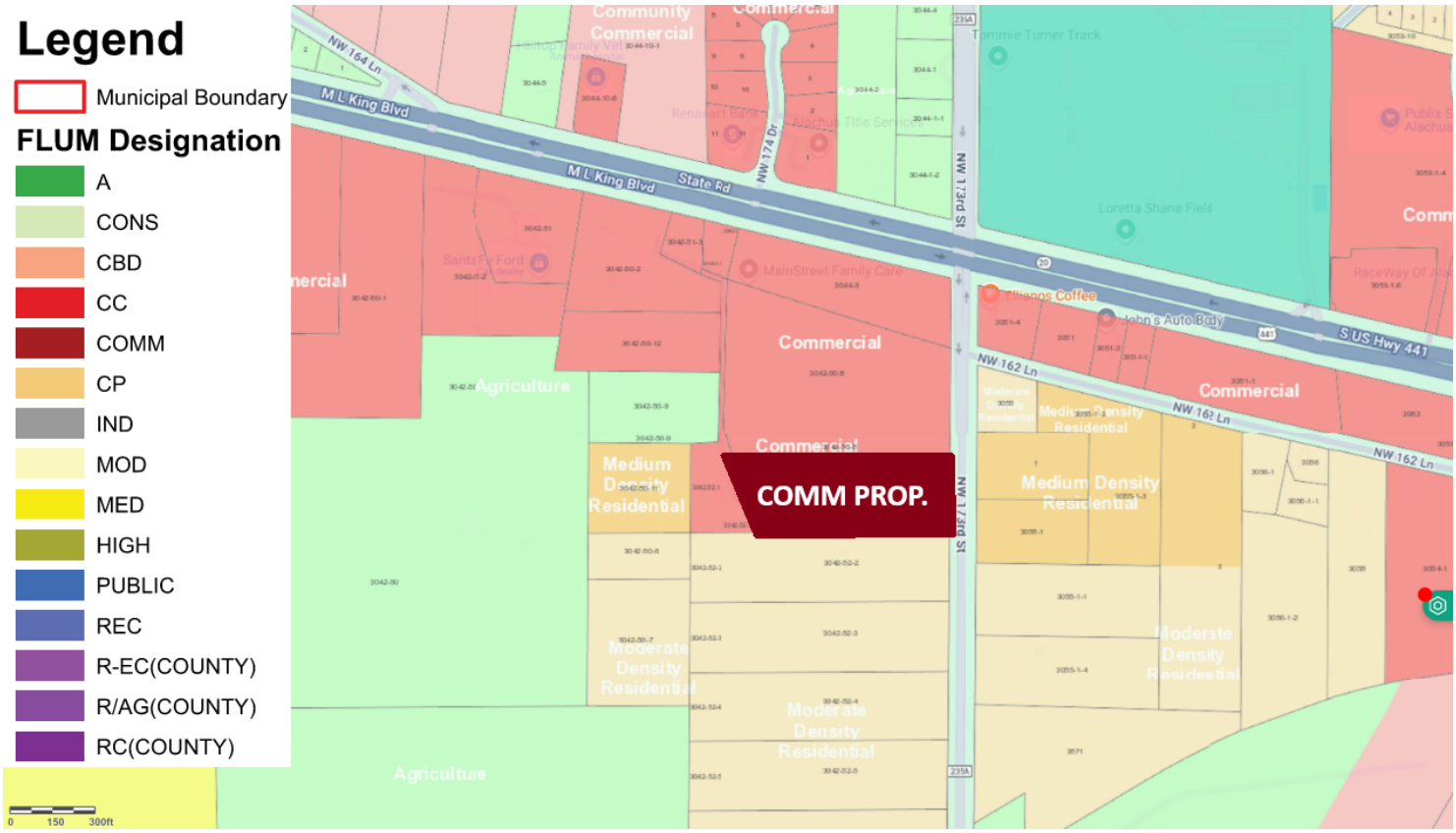
CITY OF ALACHUA FUTURE LAND USE MAP: 2035 EXISTING FLU = A




CITY OF ALACHUA ZONING MAP: 2035 EXISTING ZONING = A


City of Alachua Zoning
zonecode
[all other values]
(A) Agriculture
GF
(CP) Corporate Park District
(CBD) Commercial, Central Business District
(CC) Community Commercial
(CI) Commercial, Intensive
(CN) Commercial, Neighborhood
(CSV) Conservation
(IG) Industrial General
(ILW) Industrial, Light and Warehousing
(OR) Office Residential
(PD-COMM) Planned Development, Commercial
(PD-EC) Planned Development, Employment Center
(PD-R) Planned Development, Residential
(PD-TND) Planned Development, TDR
(PUD) Planned Unit Development
(RMF-8) Residential Multi-Family
(RMF-15) Residential Multi-Family
(RMH-5) Residential, Mobile Home
(RMH-P) Residential, Mobile Home Park
(RSF-1) Residential, Single Family
(RSF-3) Residential, Single Family
(RSF-4) Residential, Single Family
(RSF-6) Residential, Single Family
(A) County Agriculture
(PD) County Planned Development
(MP) County Manufacturing/Processing
ASFC P2 SITE
ZONING = A
M L King Blvd
State Rd
NW 174 Dr
NW 173rd St
S US Hwy 441
NW 162 Ln
Tommie Turner Track
Loretta Shane Field
Santa Fe Ford
MainStreet Family Care
Renasant Bank
Alachua Title Services
Publix
RaceWay Of Alachua
Chuang's Coffee
John's Auto Body
CI
A
AP
PD-COMM
PD-R
RSF-1
RMF-8
RSF-4
0 150 300ft

CITY OF ALACHUA FUTURE LAND USE MAP: 2035 PROPOSED FLU = COMM




CITY OF ALACHUA ZONING MAP: 2035 PROPOSED ZONING = CI



2. *A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)*

**Please see below ACPA aerial map May 2023**



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

The Phase 2 parcel proposes to defer any City required studies, until a development program is finalized concurrent with Site Plan application. The City of Alachua Comprehensive Plan establishes concurrency standards that ensure that the city is able to provide public facilities to new developments without constraining adopted local levels of service. The following assessment examines how this application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, recreation, and public-school facilities. The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program.

Transportation Mobility
The City of Alachua Comprehensive Plan Transportation Element Objective 1.1 establishes level of service standards (LOS) for all roadways.

Concurrency Assessment:
The proposed project will generate trips and distributions based on the yet-to-be-determined development program. Based on the most recent attached, the City LOS will be maintained.

Owner/Applicant will provide an update to the previously approved phase 1 Santa Fe Crossings traffic study performed by KHA, per City approved methodology, at the time of site permit application.

Potable Water
The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.5 establishes Potable Water LOS.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. Concurrency will be evaluated at the site plan development stage.

Wastewater
The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.2 establishes LOS for Wastewater.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. Concurrency will be evaluated at the site plan development stage.

Solid Waste
The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.3 establishes LOS for Solid Waste.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program in tons per day. Based on the most recent attached, the City LOS will be maintained.

Stormwater
The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.4 establishes LOS for Stormwater. The policy establishes the standard as follows, “A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses. The level of service standard for water quality treatment shall be treatment for the “first one inch” of runoff, and shall be in compliance with the design and performance standards established in Rules 40C42.025, and 40C-42.035, Florida Administrative Code, to ensure that the receiving water

quality standards of Rule 62.302.500, Florida Administrative Code, are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Rule 62-302, Florida Administrative Code. These standards shall apply to all new development and redevelopment."

Concurrency Assessment: Any development of the subject property will be designed to maintain the City LOS with a master stormwater system to be designed to meet a 100-year critical duration rainfall and other stormwater regulatory requirements of the City and Suwannee River Water Management District.

Recreation
The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.6 establishes LOS for recreation based on the residents to be served.

Concurrency Assessment: As this is an application for a Future Land Use amendment and Zoning amendment to commercial, there is no impact to residential recreational facilities.

Public School Facilities
The City of Alachua Comprehensive Plan Policy 1.2.a.7 establishes LOS for public school facilities based on number of students and available capacity for educational facilities.

Concurrency Assessment: As this is an application for a Future Land Use amendment and Zoning amendment to commercial, there is no impact to public school facilities.

4. *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.)*

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

Comprehensive Plan Consistency: The location of this project is consistent with the Future Land Use Map and executes the development of economic commercials uses.

### 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.

Comprehensive Plan Consistency: The location of this use in an area that is intended to contribute to the provision of a broad range of commercial uses including retail sales and services, particularly along the Hwy 441 corridor, which the City has designated for commercial uses

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. 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.

Comprehensive Plan Consistency: The location of this proposed site plan is consistent with the City's commercial areas and the use is consistent with the list of uses allowed by this policy.

5. *Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:*

*i Consistent with Comprehensive Plan*

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

The proposed site plan aligns with the goals, objectives, and policies set forth in the Comprehensive Plan. It supports planned land use, promotes sustainable development, and enhances the surrounding area in accordance with established guidelines. By incorporating key principles such as efficient land utilization, environmental stewardship, and community connectivity, the site plan effectively furthers the vision and framework outlined in the Comprehensive Plan.

*ii, Consistent with Ordinances*

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

The proposed amendment is fully compliant with all applicable provisions of Alachua's Land Development Regulations (LDRs) and the City Code of Ordinances. It does not conflict with any established regulatory framework, ensuring alignment with local land use, zoning requirements, and municipal policies. The amendment maintains consistency with the city's planning goals while adhering to all legal standards and development guidelines.

### iii. Logical Development Pattern

*The proposed amendment would result in a logical and orderly development pattern.*

The proposed amendment promotes a logical and orderly development pattern, ensuring a cohesive and well-integrated approach to land use. It aligns with the established planning framework and is consistent with the character and purpose of the surrounding developments. By maintaining conformity with adjacent land uses, the amendment enhances continuity and supports a balanced growth strategy that respects both existing infrastructure and future development objectives.

### iv. Pre-Mature Development

*The proposed amendment will not create premature development in undeveloped or rural areas.*

The proposed amendment does not result in premature development in undeveloped or rural areas. Instead, it supports a well-timed and appropriate expansion that aligns with the evolving character of the surrounding area. With the construction of Wawa and ongoing development of neighboring properties, the site is primed and ready for growth. The amendment enhances the existing development momentum, ensuring compatibility with infrastructure and the community's forward-looking vision while fostering sustainable and strategic land use.

### v. 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 current land use designation of the subject property as Agricultural (AG) does not align with the adjacent lands designated as Commercial Intensive (CI). The surrounding area has evolved to support higher-intensity commercial development, creating a land use pattern that is no longer consistent with agricultural zoning. The proposed amendment seeks to bring the site into alignment with the existing commercial framework, ensuring compatibility with neighboring properties and facilitating a cohesive development pattern that supports the area's growth and economic vitality.

### vi. 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.*

The proposed amendment will seamlessly integrate into the existing development landscape, reinforcing the area's ongoing transformation. By aligning the site with neighboring properties and modern land use trends, this change fosters a cohesive and well-balanced expansion. Rather than introducing disruptive elements, it contributes to a more unified and efficient land use pattern, allowing the area to evolve in a manner that complements existing infrastructure and enhances economic opportunities. This amendment supports sustainable growth and ensures the site remains a valuable asset to the surrounding community.

### vii. 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 proposed amendment aligns seamlessly with the established and evolving development pattern of the area. The site's transition to Commercial Intensive (CI) zoning ensures consistency with surrounding properties, reinforcing a unified land use framework.

viii. *Encourage Sprawl*

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

This parcel is an agriculturally designated "island" surrounded by more intense and dense Future Land Uses and existing and proposed urban development sufficient to support its change to commercial.

ix. *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).*

By transitioning from Agricultural (AG) to Commercial Intensive (CI), the site will align with adjacent properties that already feature CI zoning.

x. *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, storm water 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 most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program. Please see the most current City provided " Development Monitoring Report" typically updated on a monthly basis by Carson J. Crockett

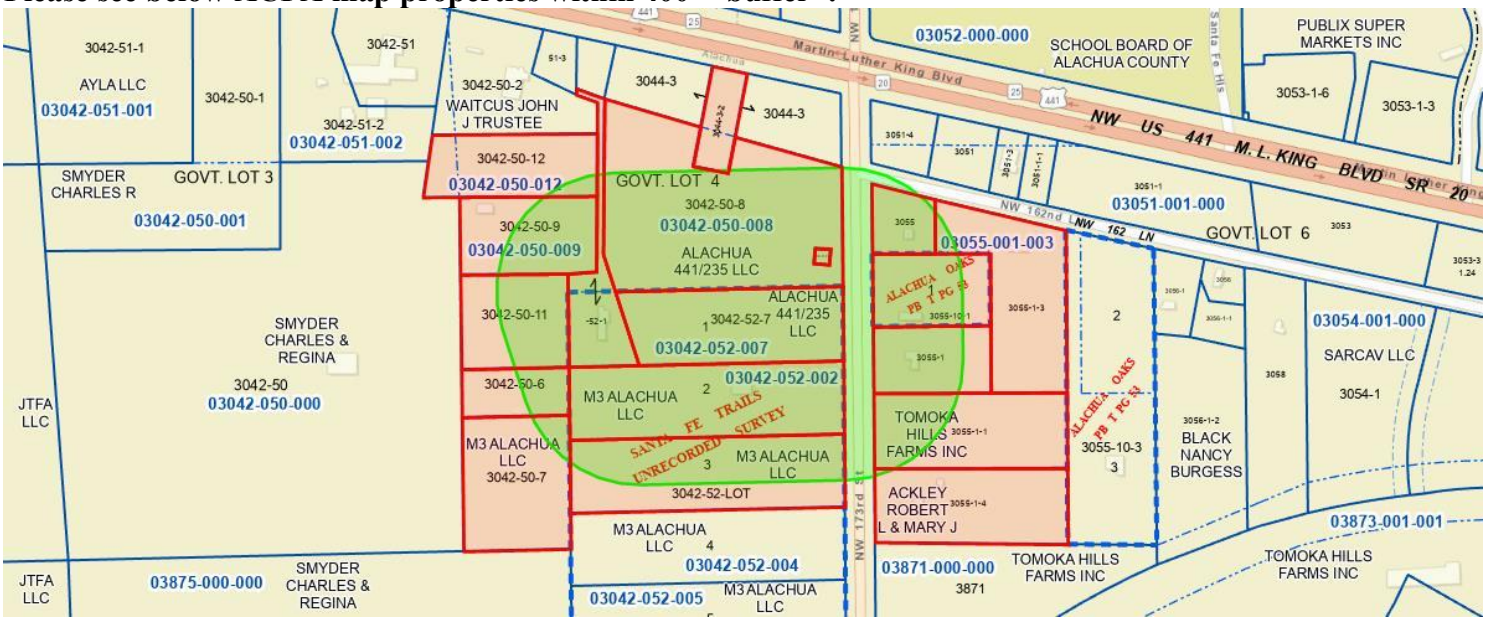
xi. *No Adverse Effect on the Environment*

*The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Note that no wetlands or protected habitats exist.

6. *Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries — even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).*

**Please see below ACPA map properties within 400' "buffer":**




**Please see below completed labels contents in file:**

M3 ALACHUA LLC c/o PETER MCDANIEL
(03042-050-006, 03042-050-007,
03042-052-002, 03042-052-003)
1276 MINNESOTA AVE
WINTER PARK, FL 32789

WAITCUS JOHN J TRUSTEE
(03042-050-009, 03042-050-012)
7453 SW 116TH TER
GAINESVILLE, FL 32608

WAITCUS HENRIETTA TRUSTEE
03042-050-011
7453 SW 116TH TER
GAINESVILLE, FL 32608

WAITCUS GREGORY MICHAEL SR TRU

(03042-052-001)
15218 NW 258TH PL
ALACHUA, FL 32615

TOMOKA HILLS FARMS INC

(03055-001-001, 03055-001-003,
03055-010-001)
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

TOMOKA HILLS FARMS INC
ATTN: LEGAL COMPLIANCE
(03055-001-001, 03055-001-003, 03055-010-001)
P.O. BOX 147018
GAINESVILLE, FL 32614-7018

SINGH LAKHVIR

(03055-000-000)
PO BOX 2092
ALACHUA, FL 32616

ACKLEY ROBERT L & MARY J

(03055-001-004)
15817 NW 173RD ST
ALACHUA, FL 32615

Alachua County c/o **Rafael Rincon**
(03055-001-00)
PO BOX 2877
GAINESVILLE, FL 32602

PALMETTO ALACHUA-US 441 LLC
c/o Jeff Lazenby
(03044-003-002)
632 E Main St, Suite 301
Lakeland, FL 33801

City of Alachua c/o Michael Carrillo
(03042-050-081)
P.O. Box 9
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City of Alachua c/o
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(Public Notification Neighborhood Meetings)
PO Box 9
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Alachua County
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Joseph & Phyllis Strickland
(Public Notification Neighborhood Meetings)
14103 NW 156th Place
Alachua FL 32615

Jean Calderwood
(Public Notification Neighborhood Meetings)
14095 NW 174th Ave
Alachua FL 32615

Lynn Horton
(Public Notification Neighborhood Meetings)
19005 NW 138th Avenue
Alachua FL 32615

Alachua County
c/o Stephen Hofstetter, Director
Environmental Protection Department
(Public Notification Neighborhood Meetings)
14 NE 1st Street
Gainesville FL 32601

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 Land Development Regulations*
   ii. *Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice*
   *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.*

Please see the attached documents for this requirement.

8. *For applications requesting a zoning which permits residential uses, Public School Student Generation Form.*

N/A

9. *Legal description with tax parcel number*

The subject property parcel ID # is 03042-052-007

LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST,

ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING. CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

*10. Proof of Ownership*

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3457916 5 PG(S)
11/18/2022 2:13 PM
BOOK 5052 PAGE 2102
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1117019
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $17,115.70
Intang. Tax: $0.00

This Document Prepared By and Return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, FL 32616

**Parcel ID Number: 03042-050-008 & 03042-052-007 & 03044-003-000**

# Special Warranty Deed

**This Indenture,** Made this 18th day of **November, 2022** A.D., **Between ASHOK PATEL AND SHEILA PATEL, HUSBAND AND WIFE** of the County of **Alachua**, State of **Florida**, **grantors**, and **ALACHUA 441/235, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose address is: **496 S. Hunt Club Blvd, Apopka, FL 32703** of the County of **Orange**, State of **Florida**, **grantee**.

**Witnesseth** that the GRANTORS for and in consideration of the sum of **TEN DOLLARS ($10)** DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Alachua**, State of **Florida** to wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO THE FOLLOWING:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
C. Taxes for the year 2023 and subsequent years.

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

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

**And** the grantors hereby covenant with said grantee that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**In Witness Whereof**, the grantors have hereunto set their hands and seals the day and year first above written.

**Signed, sealed and delivered in our presence:**

**Printed Name: Darryl J. Tompkins**
Witness

**Printed Name: Sandra E. Howe**
Witness

**Ashok Patel**
Address: 6036 NW 112th Place, Alachua, FL 32615

**Sheila Patel**
Address: 6036 NW 112th Place, Alachua, FL 32615

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3457917 8 PG(S)
11/18/2022 2:13 PM
BOOK 5052 PAGE 2107
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1117019
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $756.00
Intang. Tax: $0.00

Return to:
Name: PAUL "JJ" JOHNSON, ESQUIRE
Address: Fishback Dominick LLP
1947 Lee Road
Winter Park, Florida 32789

This Instrument Prepared by:
PAUL "JJ" JOHNSON, ESQUIRE
Address: Fishback Dominick LLP
1947 Lee Road
Winter Park, Florida 32789

Parcel Identification No. 03044 003 000
03042 050 008
03042 052 007

# WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of November, 2022, by, PARKER LAND CO., a Florida corporation, whose address is 6119 NW 47th Place, Gainesville, FL 32653, hereinafter referred to as the Grantor, to ALACHUA 441/235, LLC, a Florida limited liability company, whose address is 496 S. Hunt Club Blvd., Apopka, FL 32703, hereinafter called the Grantee.

## W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Alachua County, Florida, to-wit:

All rights, title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on and under, or that may be produced from that certain tracts or parcels of land described as follows:

See attached Exhibit "A"

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.

## 11. Proof of payment of taxes

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

ALAT815081F

**2024 PAID REAL ESTATE**
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

| ACCOUNT NUMBER | PROPERTY ADDRESS | MILLAGE CODE |
|---|---|---|
| 03042 052 007 | UNASSIGNED LOCATION RE | 1700 |

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

**EXEMPTIONS:**

SCAN TO PAY ONLINE

**AD VALOREM TAXES**

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION(S) | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| COUNTY GENERAL | 7.6180 | 499,524 | 0 | 499,524 | 3,805.37 |
| LIBRARY GENERAL | 1.0000 | 499,524 | 0 | 499,524 | 499.52 |
| SCHOOL CAP PROJECT | 1.5000 | 499,524 | 0 | 499,524 | 749.29 |
| SCHOOL DISCRNRY & CN | 0.7480 | 499,524 | 0 | 499,524 | 373.64 |
| SCHOOL GENERAL | 3.0130 | 499,524 | 0 | 499,524 | 1,505.07 |
| SCHOOL VOTED | 1.0000 | 499,524 | 0 | 499,524 | 499.52 |
| CHILDREN'S TRUST | 0.4500 | 499,524 | 0 | 499,524 | 224.79 |
| SUWANNEE RIVER WATER MGT DIST | 0.2936 | 499,524 | 0 | 499,524 | 146.66 |
| CITY OF ALACHUA | 5.9500 | 499,524 | 0 | 499,524 | 2,972.17 |
| TOTAL MILLAGE | 21.5726 | | | AD VALOREM TAXES | $10,776.03 |

Please Retain this Portion for your Records. Receipt Available Online.

**LEGAL DESCRIPTION**

COM SE COR SEC W 50.01 FT N 611.26 FT POB W 687.23 FT N 19 DEG W 260.78 FT E 764
See Additional Legal on Tax Roll

**NON-AD VALOREM ASSESSMENTS**

| LEVYING AUTHORITY | UNIT | RATE | AMOUNT |
|---|---|---|---|
| 550 COUNTY FIRE SERVICES | 1.000 | Varies | 90.69 |
| NON-AD VALOREM ASSESSMENTS | | | $90.69 |

PAY ONLY ONE AMOUNT.

| COMBINED TAXES AND ASSESSMENTS | $10,866.72 |
|---|---|

| IF PAID BY PLEASE PAY | Nov 30, 2024 $0.00 | | | | |
|---|---|---|---|---|---|

**JOHN POWER, CFC**
ALACHUA COUNTY TAX COLLECTOR

**2024 PAID REAL ESTATE**
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

| ACCOUNT NUMBER | PROPERTY ADDRESS |
|---|---|
| 03042 052 007 | UNASSIGNED LOCATION RE |

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

**PAY ONLY ONE AMOUNT**

| IF PAID BY | PLEASE PAY |
|---|---|
| ☐ Nov 30, 2024 | $0.00 |
| ☐ | |
| ☐ | |
| ☐ | |
| ☐ | |

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 24-0038308 $10,432.05 Paid 11/25/2024

12. *Fee. Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi- judicial action of any kind on the petition, appeal, or development application.*

Check is attached to the application.

Should you have any questions regarding the contents of this report or if we can be of further assistance, please do not hesitate to contact us at your convenience.

Sincerely,



R. Scott Batterson PE, LEED AP BD+C
PEC - Professional Engineering Consultants, LLC
Principal & Managing Member
Florida Licensed Professional Engineer # 60853
Florida Certificate of Authorization # 28959
304 Santiago Drive
Winter Park, FL 32789
sbatterson@pec-fl.com
www.pec-fl.com
(407) 579-9808

# NEIGHBORHOOD MEETING PUBLIC NOTICE – City of Alachua

To: Neighbors & Owners within 400' and interested parties per Updated Mailing List - 1.28.2025.xls

From: ALACHUA 441/235 LLC (Owner) c/o V 3 CAPITAL GROUP LLC
Scott Batterson, PE, Principal / Managing Member, (Applicant & Owner's Authorized Agent) c/o:
PEC - Professional Engineering Consultants, LLC Direct: (407) 579-9808 | sbatterson@pec-fl.com

Date: January 28, 2024

RE: **Neighborhood Meeting Public Notice**
**Alachua Sante Fe Crossings Phase 2 (ASFCP2)**
**Proposed Small Scale Comprehensive Plan Amendment FLUM and concurrent Rezoning**

A Neighborhood Meeting will be held to discuss two (2) proposed applications on a +/- 4.17 acre site in the City of Alachua (Alachua County Tax Parcel ID # 03042-052-007).

The first application is a Small-Scale Comprehensive Plan Amendment (SSCPA) to amend the Future Land Use (FLU) designation from Agriculture to Commercial.

The second application is a concurrent Rezoning to change the zoning designation from Agriculture to Commercial Intensive (CI).

The site is located south of Alachua Sante Fe Crossings which is at the southwest quadrant of the US 441/ CR 235A intersection. Alachua Sante Fe Crossings is located at 16304 NW US HWY 441 ALACHUA, FL 32615. This proposed phase 2 Parcel does not have a physical address assigned yet.

## Meeting Details

Date: February 13, 2025

Time: 5:00 PM

Location: Alachua County Library Alachua Branch **14913 NW 140 St., Alachua, FL 32615**

Contact: Scott Batterson PE (407) 579-9808 | scott@v3capital.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 us 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.

ALACHUA COUNTY TODAY
The only Five Star newspaper Serving the Heartland Communities

**Alachua County Today (ISSN 1534-7567) is the legal newspaper verified according to Florida statutes, qualified to accept and publish public notices and legal notice advertisements in Alachua and Gilchrist Counties.** All public and legal notices are published weekly in print and online by Alachua Today, Inc., 14804 Main Street, Alachua, Fla. 32615.
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**Phone:** (386) 462-3355
**Fax:** (386) 462-4569
**Email:** editor@alachuatoday.com
**Mail:** P.O. Box 2135, Alachua, FL 32616
**Office:** 14804 Main Street, **(BY APPOINTMENT ONLY)**
Open Mon-Thurs. 9 a.m. to 5 p.m.

**PUBLISHER**
- Bryan Boukari, publisher@alachuatoday.com

**NEWSROOM**
- Editor: Bryan Boukari
- Reporters: C.M. Walker

**ADVERTISING**
■Classified/Display: Ad Clerk, ads@alachuatoday.com
■Legal Display: Legal Clerk, ads@alachuatoday.com

**SUBSCRIPTIONS**
In-county, $25/$40 for two years
Out-of-county, $35/$60 for two years
Out-of-state, $40/$70 for two years

**POSTMASTER:**
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.*

## Emelie's Recipe of the Week

# Reuben Pie Casserole

By EMELIE MATTHEWS
*Alachua County Today*
**Contributor**

I like Reuben sandwiches. Sometimes it is difficult to find a yummy sandwich. Some folks don't like crust on their bread so this casserole should fit perfectly.

**Reuben Pie Casserole**
**Ingredients**
- 4-6 slices rye bread (crust removed)
- Mustard (enough to cover bread)
- 8 ounces shredded Swiss cheese
- 9 ounces chopped corn beef
- 1 16 ounce can or bag of sauerkraut (drained)
- 2 eggs
- ¾ cup milk
- 1 teaspoon salt

**Directions:**
Press bread slices into a buttered 8 x 8 baking dish. Spread mustard over bread slices. Layer sauerkraut, corned beef, and cheese. Repeat. Beat eggs and milk. Add salt and sprinkle over pie.

Bake at 325 degrees for 45 minutes to an hour.

Yields 6-8 servings.

# # #

Email editor@alachuatoday.com

# Emelie's Corner

By EMELIE MATTHEWS
*Alachua County Today*
**Contributor**

If you didn't attend the Alachua Chamber of Commerce Annual Gala at Legacy last Wednesday evening, you missed out. The program was amazing. The board and others, I'm sure, worked hard preparing a program that will be hard to beat next year. The annual event is called a gala, which I think makes it sound more festive and maybe even important to put on your agenda.

Mitch Glaeser was the MC. They showed a video of him riding a horse around Alachua and sharing our wonderful area. Since Mitch couldn't ride a real horse into Legacy, a costume was built for him in a dining room. Lee, you did an outstanding job building his horse costume — it was better than a costume.

Danny Wuerffel was a magnificent speaker. However, when Sister Hazel came out and he joined them at the keyboard and sang, who knew all their talents. I could go on and on, I just wanted you all to know not only does the Chamber work hard for their members all year long, but they also celebrate hard. I know, Elliot Welker, the incoming president will have big shoes to fill, but with the other officers and board—I can't wait to see what they accomplish.

I got out of the habit of going to the store when I was confined to the house for October, November, and told to rest. I believe I have become the most popular person for online ordering. I have things coming almost every day. I ordered sweaters because it was so cold and didn't have any since I lost weight. But now it's turning warm again. I'm sure there will be some cool evenings to wear them. Since I have been given a limit on how much I can lift, it really is easier to shop online — although I must keep my budget in check.

I have noticed so many ads for Valentine's dinners. Some are quite expensive and others just at $$, which would be reasonable. There are so many choices; I'm sure you can find something. I'm not excited about going out to eat without a reservation because it will be too crowded.

Archie's birthday is on the 13th, but I have a lunch meeting and an evening meeting that day. We decided to go out another day. On Valentine's Day he plans to go to Olustee for the Reenactment with a friend. So, I'm looking at a different day to celebrate. Once we waited two weeks to celebrate Christmas. It was a good thing we didn't have any kids in the house then.

Several years ago, I found Groupon, a website for discounts at restaurants, hotels, and many more places. I don't know why I stopped looking, but it is still active. You go online and look now there are so many choices — boat rides, escape rooms, painting, baking, and photography, etc. I'm sure you can find something for you to do, either as adults or a family.

Almost every year I go to Lake Yale near Leesburg for GLOW. It is for girls from 7th to 12th grades. We


MATTHEWS

learn from missionaries, attend workshops, and grow stronger in our walk with the Lord. My mentee, who turned 18 on Jan. 27, and I will be traveling together for a long, exciting weekend. We will see leaders and girls we haven't seen in a while — some as long as a year. Have a wonderful week.

# # #

Email editor@alachuatoday.com

**NEWBERRY:**
*Continued from page A1*

# Newberry artifacts part of bicentennial celebration

and New did not provide additional details during the meeting. He did, however, reflect briefly on his tenure, noting that he has served the City of Newberry for nearly 11 years.

Among the agenda items, Director of Community Development Stacey Hectus provided an update on plans to revise the city's Overlay District to address large-scale retail store applications. Hectus explained that incorporating changes into the existing Overlay District would simplify the process compared to drafting a new ordinance.

The proposed updates would provide developers with a menu of enhancements to choose from, based on the size of the structures they plan to build. Hectus stated that city staff anticipates presenting the changes to the Planning and Zoning Board in March. If approved, the proposed updates will then move to the City Commission for final approval.

Hectus also reported on Newberry's participation in the Alachua County Bicentennial – Alachua 200 kick-off event, held on Jan. 11, 2025, at Depot Park in Gainesville. Newberry was the only city in the county to accept Alachua County's invitation to participate in the celebration, focusing its contributions on the city's agricultural history and the ongoing development of its Ag-Tech Park.

The city's booth at the event, staffed by the mayor and members of the Community Development Department, highlighted the progression of Newberry's agricultural heritage. Additionally, Newberry has been asked to lend historical artifacts to the Matheson Museum for the bicentennial exhibit, which is set to open on March 12, 2025.

The Commission also addressed several routine items of city business including an ordinance to amend the city's water and wastewater code, which received approval on its first reading. Also unanimously approved was a resolution finalizing Avalon Woods Phase 4B Final Plat.

The Commission also made Planning and Zoning Board Re-Appointments as three board members—Donald Long, Kathy Thomas, and Ann Polo—were re-appointed for one-year extensions, with their terms now set to expire in April 2026. Other board members will continue serving until their terms end.

# # #

Email cwalker@alachuatoday.com

## Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two (2) proposed applications on a +/- 4.17 acre site in the City of Alachua (Alachua County Tax Parcel ID # 03042-052-007). The first application is a Small-Scale Comprehensive Plan Amendment (SSCPA) to amend the Future Land Use (FLU) designation from Agriculture to Commercial. The second application is a concurrent Rezoning to change the zoning designation from Agriculture to Commercial Intensive (CI). The site is located south of Alachua Santa Fe Crossings which is at the southwest quadrant of the US 441/ CR 235A intersection. Alachua Santa Fe Crossings is located at 16304 NW US HWY 441 ALACHUA, FL 32615. This proposed phase 2 Parcel does not have a physical address assigned yet.

**Meeting Details:**
Date: February 13, 2025, Time: 5:00 PM
Location: Alachua County Library Alachua Branch
14913 NW 140 St., Alachua, FL 32615

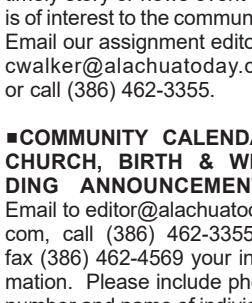
Contact: Scott Batterson PE (407) 579-9808
scott@v3capital.com

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.

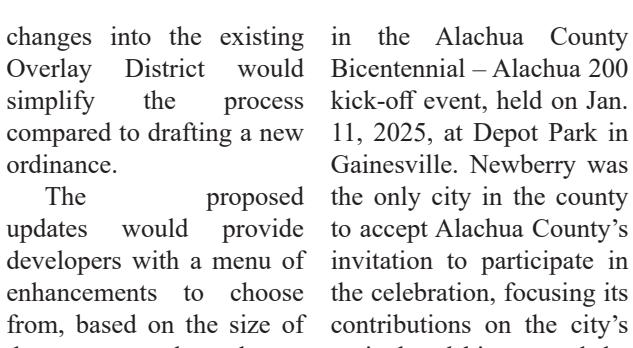
If you are unable to attend the meeting, please contact us using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

(Published: Alachua County Today - January 30, 2025)

**INSIDE**
CHURCH DIRECTORY . . . A3
EVENTS . . . . . A3
CLASSIFIEDS & LEGAL ADS . . . A4



*Jesse says, "Why are you "in" a movie, but "on" TV?"*







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14804 Main Street
Alachua, Florida

"The **Vision** to create **Value** through **Versatility**"

**Executive Summary: Neighborhood Meeting for Alachua-Santa Fe Crossing**

**Date:** February 13, 2025
**Time:** 5:00 PM
**Location:** Alachua County Library, 14913 NW 140th St, Alachua, FL 32615

The purpose of the meeting was to discuss the Alachua-Santa Fe Crossing development, a retail-based project located at 16304 NW US HWY 441, Alachua, FL 32615. The property spans approximately 18 acres of commercially zoned land within the city limits of Alachua, currently hosting a Wawa and an Urgent Care facility, with ongoing negotiations for additional national quick-service restaurants and a car wash.

The meeting addressed questions regarding the proposed small-scale future land use comprehensive plan amendment and concurrent rezoning of the adjacent 4.17-acre parcel from agricultural (AG) to commercial intensive (CI).

Key Points Discussed:

- Property Location Map
- Zoning Map
- Future Land Use Map

Owner representatives Damien Sanders and Scott Batterson from V 3 Capital Group led the meeting. The meeting was also attended by two public citizens of the City of Alachua and County, respectively, who expressed their strong support for the SSFLUMA with concurrent rezoning from AG to CI. Their names and addresses are:

1. Blair Poole, who resides at 13576 NW 222nd Lane, Alachua, FL 32615
2. Aaron Andrews, who resides at 15602 NW CR 1491, ALACHUA, FL 32615

We appreciate the participation of attendees and look forward to progressing the future of Alachua-Santa Fe Crossing.

Sincerely,

**R. Scott Batterson, PE**
Director of Development and Construction
VISION. VALUE. VERSATILITY.
**Office:** 407-848-1663 **Mobile:** 407-579-9808 **Email:** scott@v3capital.com **V-Card :** Click Here

**Corporate Office:** 496 S. Hunt Club Blvd., Apopka, FL 32703 (MAP) **Satellite Office:** 8240 Devereux Dr., 103B, Melbourne, FL 32940 (MAP) **Web:** v3capital.com

annual Park Manager Meeting in Fort Lauderdale.

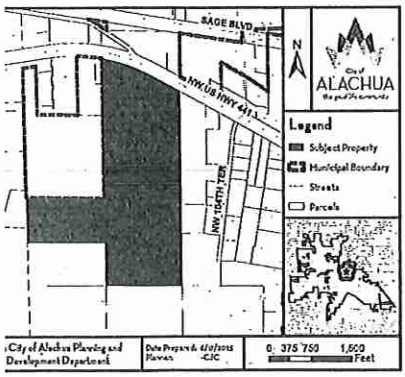
City of ALACHUA

# NOTICE OF ACTMENT OF AN DINANCE OF THE TY OF ALACHUA, FLORIDA

reby given that the City Commission of the City of l hold a public hearing on February 9, 2026 at 6:00 uring will be held in the James A. Lewis Commission n City Hall, located 15100 NW 142nd Terrace, rida, to consider the following ordinance:

**ORDINANCE 25-12**

**DINANCE OF THE CITY OF ALACHUA, DA, RELATING TO THE LARGE-SCALE DMENT OF THE CITY OF ALACHUA REHENISVE PLAN FUTURE LAND USE AMENDING THE FUTURE LAND USE LASSIFICATION FROM COMMERCIAL -ACRES), INDUSTRIAL (± 81.31-ACRES), CONSERVATION (± 7.40-ACRES) TO RATE DENSITY RESIDENTIAL (± CRES), COMMERCIAL (± 14.04-ACRES), ONSERVATION (± 7.40-ACRES) ON A ± ACRE SUBJECT PROPERTY GENERALLY ED SOUTH OF THE INTERSECTION AT GHWAY 441 AND RACHEL BOULEVARD 2054); TAX PARCEL 03957-000-000; LING ALL ORDINANCES IN CONFLICT; DING SEVERABILITY; AND PROVIDING ECTIVE DATE.**




ic hearing, all interested parties may appear and be espect to the application. Copies of the application are r public inspection at the Planning and Community nt Department, 15100 NW 142nd Terrace, Alachua, any regular business day between the hours of 7:30 p.m. Written comments on the application may be following address: City of Alachua, Planning and Development, P.O. Box 9, Alachua, FL, 32616. ven pursuant to Section 286.0105, Florida Statutes, r to appeal any decision made at the public hearing, ed a record of the proceedings, and that, for such u may need to ensure that a verbatim record of the is made, which includes the testimony and evidence the appeal is to be based. In accordance with the with Disabilities Act, any persons with a disability asonable accommodation in order to participate in should call the City Clerk at (386) 418-6100 x 1501 ours prior to the public hearing.

shed: Alachua County Today - January 29, 2026)

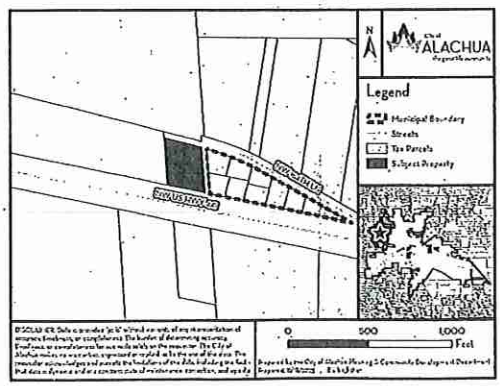
City of ALACHUA

# PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 09, 2026 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:

**ORDINANCE 26-03**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FOR A +/- 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials 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., one week prior to the date of hearing. 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 - January 29, 2026)

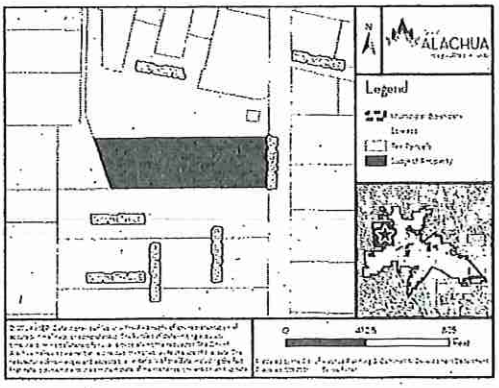
City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on February 10, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

**Application #: PR25-0001 – Alachua Santa Fe Crossings, Phase 2**

A request by Professional Engineering Consultants, LLC applicant and agent for Alachua 441/235, LLC c/o V3 Capital Group, LLC, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning). The proposed amendment would change the zoning district of a +/- 4.17– acre subject property from Agricultural (A) to Commercial Intensive (CI). The subject property is Alachua County Tax Parcel 03042-052-007. Existing Zoning: Agricultural; Proposed Zoning: Commercial Intensive (CI).




At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials 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., one week prior to the date of hearing. 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 - January 29, 2026)

City of ALACHUA
the good life community

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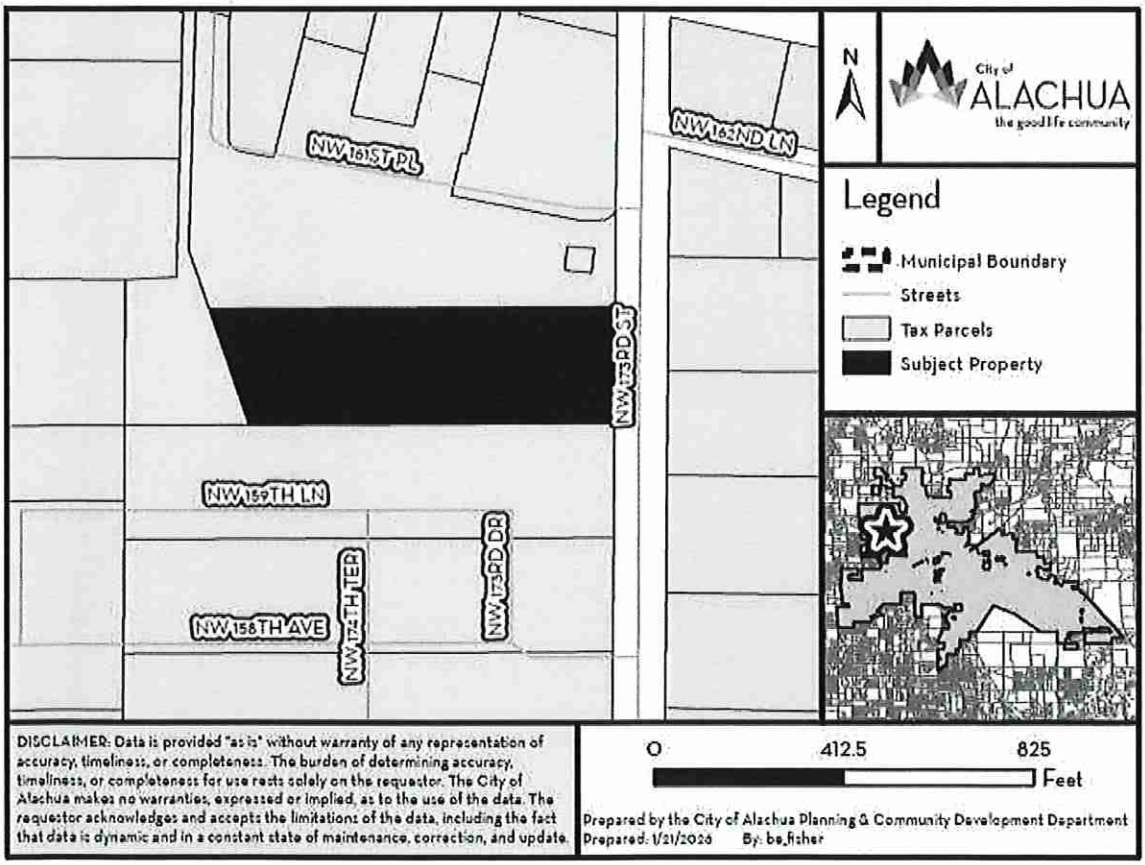
RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on February 10, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by Professional Engineering Consultants, LLC applicant and agent for Alachua 441/235, LLC c/o V3 Capital Group, LLC, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning). The proposed amendment would change the zoning district of a ±4.17– acre subject property from Agricultural (A) to Commercial Intensive (CI). The subject property is Alachua County Tax Parcel 03042-052-007. Existing Zoning: Agricultural; Proposed Zoning: Commercial Intensive (CI).




PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

MAILED

JAN 2 6 2026

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials 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., one week prior to the date of hearing. 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.

MAILED
JAN 2 6 2026

Alachua County
PO Box 2877
Gainesville, FL 32602-2877
Parcel ID: (03055-001-000)

Waitcus Henrietta Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-011, 03042-050-002, 03042-051-003)

M3 Alachua LLC
1276 Minnesota Ave
Winter Park, FL 32789-4833
Parcel ID: (03042-052-002, 03042-050-006, 03042-052-003, 03042-050-007)

Singh Lakhvir
PO Box 2092
Alachua, FL 32616
Parcel ID: (03055-000-000)

Moser, Jeffrey A & Patricia A
PO Box 520
Alachua, FL 32616-0520
Parcel ID: (03044-020-001)

Waitcus Gregory Michael SR Trustee
15218 NW 258TH PL
Alachua, FL 32615
Parcel ID: (03042-052-001)

Waitcus John J Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-012)

Cornerstone Alachua LLC
426 SW Commerce Dr Ste 130
Lake City, FL 32025
Parcel ID: (03051-004-000)

Tomoka Hills Farms Inc
1301 Dixiana Domino Rd
Lexington, KY 40511
Parcel ID: (03055-010-001, 03055-001-001, 03055-001-003)

HeritageBank of the South
PO Box 709
Tupelo, MS 38802
Parcel ID: (03044-020-011)

Waitcus John J Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-009)

M & L 441 LLC
1113 Old Popo Point
St Johns, FL 32259
Parcel ID: (03051-000-000)

RUC Alachua LLC
3800 Colonnade Pkwy
Birmingham, AL 32543
Parcel ID: (03044-003-001)

City of Alachua
15100 NW 142nd Ter
Alachua, FL 32615
Parcel ID: (03042-050-081)

Palmetto Alachua-US 441 LC
632 E Main St Ste 301
Lakeland, FL 33801
Parcel ID: (03044-003-002)

Ackley Robert L & Mary J
15817 NW 173rd ST
Alachua, FL 32615
Parcel ID: (03055-001-004)

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

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5562 NW 93rd Avenue
Gainesville, FL 32653

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

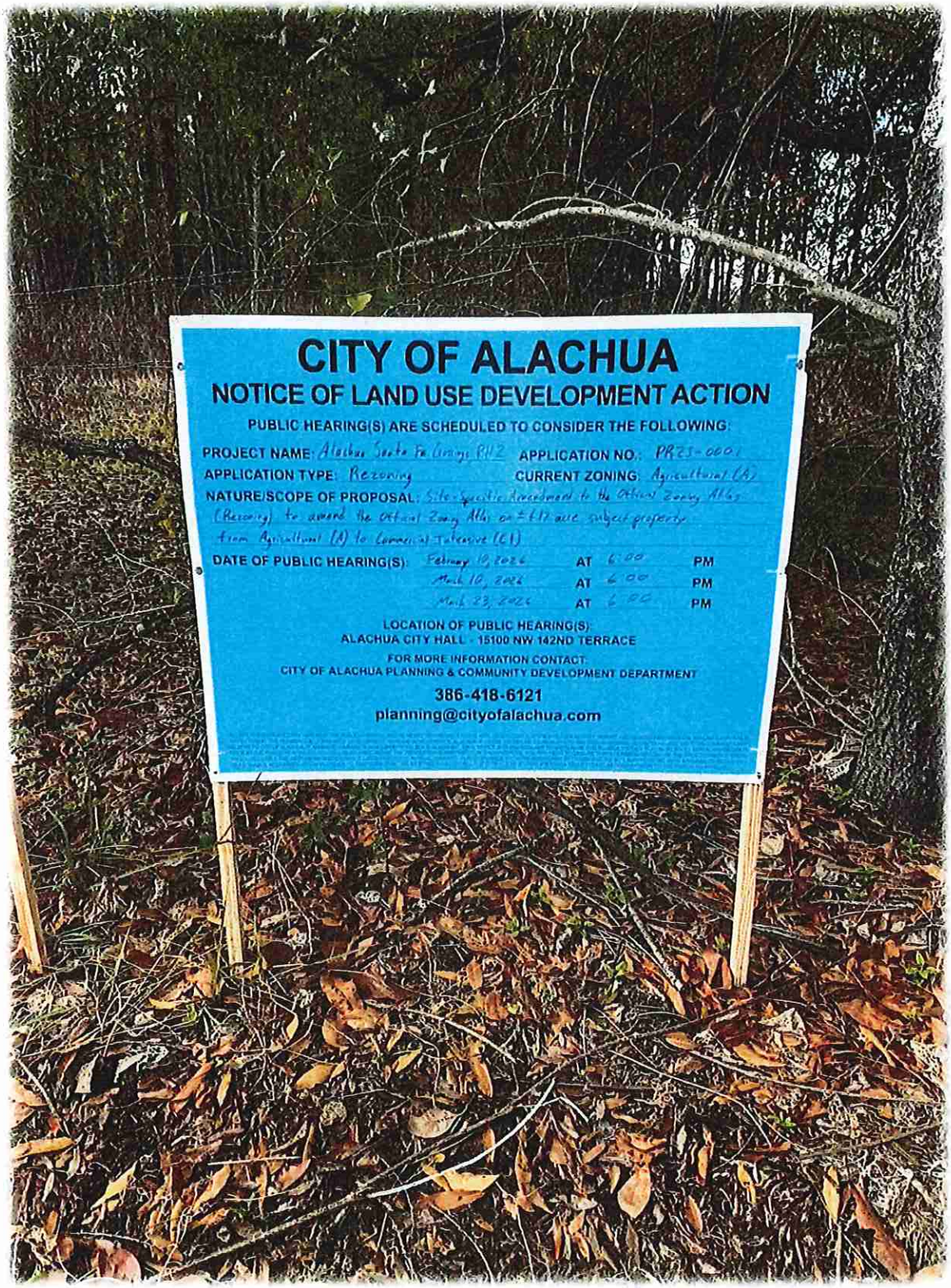
Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

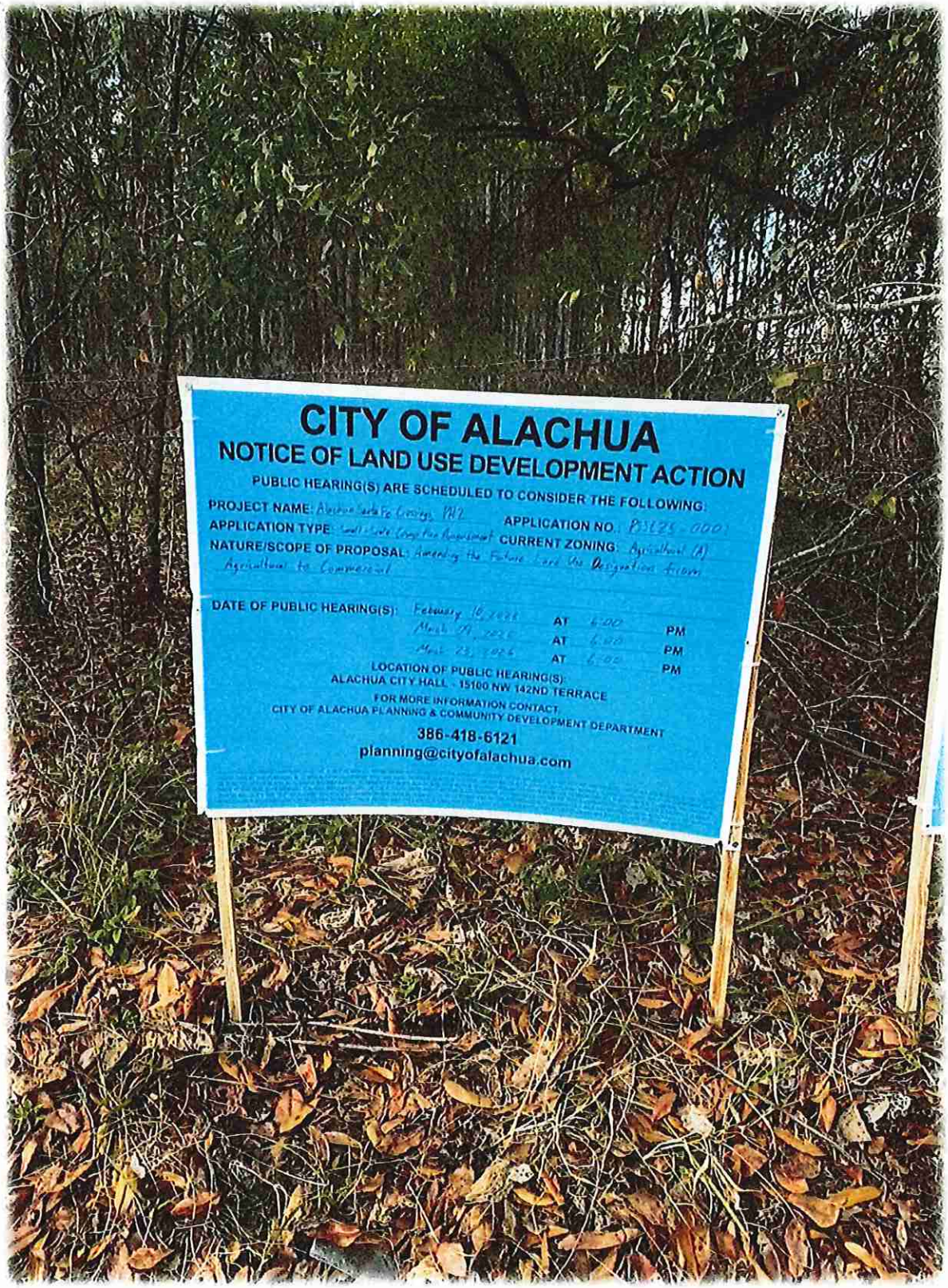
Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

ASFC BATTERSON TEST PRINT

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653


CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: Alachua Santa Fe Living RH2
APPLICATION NO.: PR23-0001
APPLICATION TYPE: Rezoning
CURRENT ZONING: Agricultural (A)
NATURE/SCOPE OF PROPOSAL: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on ± 4.17 acre subject property from Agricultural (A) to Commercial Intensive (CI)
DATE OF PUBLIC HEARING(S):
February 10, 2026 AT 6:00 PM
March 10, 2026 AT 6:00 PM
March 23, 2026 AT 6:00 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: Alachua Lake Preserve PH2
APPLICATION NO. PB25-0001
APPLICATION TYPE: Small-Scale Comprehensive Amendment
CURRENT ZONING: Agricultural (A)
NATURE/SCOPE OF PROPOSAL: Amending the Future Land Use Designation from Agricultural to Commercial
DATE OF PUBLIC HEARING(S): February 10, 2026 AT 6:00 PM
March 17, 2026 AT 6:00 PM
April 23, 2026 AT 6:00 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



# AFFIDAVIT FOR POSTED LAND USE SIGN

I, Ben McAllister Batterson, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 1/26/26 FOR THE Alachua Santa Fe Crossings, Ph 2 (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.

MBatt
(Signature)

1
(Number of signs)



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)