**Chair William Smith**
**Vice Chair William Menadier**
Member Jenny Highlander
Member Danielle J. Judd
Member
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:** June 9, 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**

**II. NEW BUSINESS**

**A)** APPROVE MEETING MINUTES- APRIL 21,2026

**B)** PSP26-0003 | MLM BUILDING ADDITION - PROGRESS CENTER - A REQUEST BY EDA CONSULTANTS, INC. (APPLICANT/AGENT), ON BEHALF OF MLM BIOLOGICS INC. (PROPERTY OWNER), FOR A SITE PLAN WHICH PROPOSES THE CONSTRUCTION OF A ± 6,509 SQUARE FOOT OFFICE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 1.51-ACRE PROPERTY, LOCATED AT 13700 PROGRESS BOULEVARD, ON TECHNOLOGY AVENUE (TAX PARCEL 03956-010-017). FLU: INDUSTRIAL; ZONING: PLANNED UNIT DEVELOPMENT (PUD); QUASI-JUDICIAL HEARING.

**C)** PR26-0001 - HATHCOCK COMMUNTY CENTER SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING) - A REQUEST BY THE CITY OF ALACHUA FOR CONSIDERATION OF A SITE-SPECIFIC AMENDMENT TO THE CITY OF ALACHUA OFFICIAL ZONING ATLAS (REZONING). THE PROPOSED AMENDMENT WOULD CHANGE THE ZONE DISTRICT FROM RESIDENTIAL SINGLE FAMILY – 3 (RSF-3) TO GOVERNMENT FACILITY (GF) ON A ± 0.49-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET, AND WEST OF THE CLEATHER HATHCOCK COMMUNITY CENTER (TAX PARCEL 03114-000-000). CURRENT FLU: MEDIUM DENSITY RESIDENTIAL; PROPOSED FLU: PUBLIC; CURRENT ZONING: RESIDENTIAL SINGLE FAMILY 3 (RSF-3); PROPOSED ZONING: GOVERNMENT FACILITY (GF); QUASI-JUDICIAL HEARING.

**D)** PSSC26-0001 - HATHCOCK COMMUNTY CENTER SMALL-SCALE COMPREHENSIVE PLAN MAP AMENDMENT - A REQUEST BY THE CITY OF ALACHUA (APPLICANT/PROPERTY OWNER) 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 MEDIUM DENSITY RESIDENTIAL AND RECREATION TO PUBLIC ON A ± 1.48-ACRE SUBJECT PROPERTY (TAX PARCELS 03113-000-000; 03114-000-000; 03120-000-000.) CURRENT FLU: MEDIUM DENSITY RESIDENTIAL; PROPOSED FLU: PUBLIC; CURRENT ZONING: RESIDENTIAL SINGLE FAMILY 3 (RSF-3); PROPOSED ZONING: GOVERNMENT FACILITY (GF); LEGISLATIVE HEARING.

**E)**

PPP25-0003 – CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 4 “CANOPY TRACE” | A REQUEST BY VECTOR CIVIL ENGINEERING, LLC, AGENT AND APPLICANT FOR SPLIT OAK ALACHUA INVESTMENTS, LLLP, PROPERTY OWNER, FOR THE CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 4 WHICH PROPOSES THE SUBDIVISION OF LAND INTO 60 SINGLE-FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND RIGHTS-OF-WAYS ON A ± 10.60-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 ALONG PROGRESS BOULEVARD (TAX PARCEL 03929-005-000.) FUTURE LAND USE: CORPORATE PARK DISTRICT; ZONING: CORPORATE PARK DISTRICT (QUASI-JUDICIAL).

## III. BOARD COMMENTS/DISCUSSION

## IV. CITIZENS COMMENTS

## ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** June 9, 2026
**SUBJECT:** Approve Meeting Minutes- April 21,2026
**PREPARED BY:** Brenda Flieger
**RECOMMENDED ACTION:**
Approve Meeting Minutes- April 21,2026

## Summary

Approve Meeting Minutes- April 21,2026

## FINANCIAL IMPACT

## ADDITIONAL FINANCIAL INFORMATION

## ATTACHMENTS

1. 26.04.21.M.PZB

Regular Planning and Zoning Board Meeting Minutes
April 21, 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 6:03 pm  Virginia Johns - Member - Absent

### INVOCATION

### PLEDGE TO THE FLAG

### APPROVAL OF THE AGENDA

**Member Danielle Judd moved to approve the agenda; seconded by Vice Chair William Menadier.**

**Motion passed by unanimous consent**.

## I. OLD BUSINESS

## II. NEW BUSINESS

**A)** APPROVE MEETING MINUTES- MARCH 10, 2026.

**Vice Chair Menadier moved to approve the minutes from the March 10, 2026 meeting; seconded by Member Judd.**

**Motion passed by unanimous consent**.

**B)** PCA26-0001 | CERTIFICATE OF APPROPRIATENESS - A REQUEST BY SHEILA SPENCE (APPLICANT AND PROPERTY OWNER) FOR THE APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR THE ADDITION OF A CAR PORT TO A PROPERTY IN THE CITY OF ALACHUA DOWNTOWN HISTORIC DISTRICT. SUBJECT PROPERTY IS LOCATED AT 14722 NW 140$^{TH}$ STREET; TAX PARCEL: 03663-001-001; FLU: CENTRAL BUSINESS DISTRICT; ZONING: CENTRAL BUSINESS DISTRICT (CBD); OVERLAY: CITY OF ALACHUA DOWNTOWN HISTORIC DISTRICT.

Parker Stevens, Planner, 04/21/26, Staff Report, Filed.

**Vice Chair Menadier moved that, based upon the competent, substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendations, this Board finds the application for Sheila Spence to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the certificate of appropriateness application; seconded by Member Jenny Highlander.**

**Motion passed by 4-0 roll call vote.**

**C)** PSP25-0014 | SAN FELASCO TECH CITY FIRE STATION SITE PLAN - A REQUEST BY NV5, INC. (APPLICANT/AGENT) ON BEHALF OF THE LASER INVESTMENT GROUP, LLC (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A ± 11,300 SQUARE FOOT FIRE STATION WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 1.03-ACRE SUBJECT PROPERTY GENERALLY LOCATED ON NW 86$^{TH}$ DRIVE, NORTH OF US HIGHWAY 441 AND SOUTH OF NW 87$^{TH}$ COURT (TAX PARCEL 05844-004-004). FLU: CORPORATE PARK; ZONING: CORPORATE PARK (CP) (QUASI-JUDICIAL HEARING).

Randy Olney, P.E., NV5, Inc., 04/21/26, Available for Questions, Submitted.

Carson Crockett, Principal Planner, 04/21/26, Staff Report, Filed.

Citizen Comments:
Tamara Robbins

Sergio Reyes, PE, EDA Consultants, 04/21/26, Answered Questions, Submitted.

**Vice Chair Menadier moved that, based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for The Laser Investment Group, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approves the site plan, subject to the seven conditions provided in Exhibit "A" and located on page 21 of the April 21, 2026, Staff Report to the Planning & Zoning Board; seconded by Member Highlander.**

**Motion passed by 4-0 roll call vote.**

**D)** PSP25-0011 | TIDAL WAVE AUTO SPA SITE PLAN - A REQUEST BY PAULSON MITCHELL WISE, INC. (APPLICANT/AGENT) ON BEHALF OF ALACHUA 441/235 LLC (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A ± 3,600 SQUARE FOOT CARWASH WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 1.25-ACRE SUBJECT PROPERTY, GENERALLY LOCATED ON THE SOUTHSIDE OF US HIGHWAY 441, BETWEEN NW 173RD STREET (CR 235A) AND NW 174TH DRIVE (TAX PARCEL 03044-003-000 (PORTION THEREOF); 03044-050-008 (PORTION THEREOF)). FLU: COMMERCIAL; ZONING: COMMERCIAL INTENSIVE (CI).

Alex Perry, Engineering Design Manager, SHJ Construction Group, 04/21/26, Available for Questions, Submitted.

Parker Stevens, Planner, 04/21/26, Staff Report, Filed.

Citizen Comment:
Soorya Lindberg

**Member Highlander moved that, based upon the competent, substantial evidence, the presentation before this Board,and Staff's recommendation, this Board finds the site plan application for Alachua 441/235, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approve the site plan, subject to the three conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff**

**report; seconded by Member Judd.**

**Motion passed by 4-0 roll call vote.**

**E)** PSP25-0012 | WESTSIDE COMMONS/HEARTLAND DENTAL SITE PLAN PERMIT — A REQUEST BY ALAKAI ACQUISITIONS, LLC (APPLICANT/AGENT) ON BEHALF OF ALACHUA OUTPARCEL LLC AND SANTA FE HILLS CHURCH OF CHRIST, INC. (PROPERTY OWNERS) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A ± 4,200 SQUARE FOOT DENTAL CLINIC WITH ASSOCIATED SITE IMPROVEMENTS ON A 0.69-ACRE SUBJECT PROPERTY GENERALLY LOCATED ALONG THE NORTH SIDE OF US HIGHWAY 441, JUST WEST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 173RD STREET (CR 235A) (TAX PARCEL 03044-001-002 (PORTION THEREOF); 03044-002-000 (PORTION THEREOF). FLU: COMMERCIAL, ZONING: COMMUNITY COMMERCIAL (CC). (QUASI-JUDICIAL HEARING)

Chris Blurton, InterPlan LLC, 4/21/26, Available for Questions, Submitted.

Affected Parties:

Soorya Lindberg, determined not Affected Party.

Bryan Thomas, Director of Planning and Community Development, 04/21/26, 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 Alachua Outparcel, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report; seconded by Member Highlander.**

**Motion passed by 4-0 roll call vote.**

**F)** PSP25-0009 | WESTSIDE COMMONS – CHIPOTLE SITE PLAN PERMIT. A REQUEST BY ALAKAI ACQUISITIONS, LLC (APPLICANT/AGENT) ON BEHALF OF ALACHUA OUTPARCEL LLC (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A ± 2,366 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH SERVICE WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 0.88-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF US HIGHWAY 441 AND NW 173RD STREET (CR 235A) (TAX PARCEL

03044-001-002 (PORTION THEREOF)). FLU: COMMERCIAL; ZONING: COMMUNITY COMMERCIAL (CC).(QUASI-JUDICIAL HEARING)

Bryan Thomas, Director of Planning and Community Development, 04/21/26, Staff Report, filed.

Citizen Comments:
Soorya Lindberg
Debra Havlik
Bill Smalbein
Tamara Robbins
Gary Pappas
John Havlik
Sheila Spence
Umesh Sharons

**Vice Chair Menadier moved that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Alachua Outparcel, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report; seconded by Member Judd.**

**Motion passed by 3-1 roll call vote.**

**G)** PSP25-0015 | WESTSIDE COMMONS – DUTCH BROS SITE PLAN PERMIT. A REQUEST BY ALAKAI ACQUISITIONS, LLC (APPLICANT/AGENT) ON BEHALF OF SANTA FE HILLS CHURCH OF CHRIST, INC. (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A ± 1,035 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH SERVICE WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 0.90-ACRE SUBJECT PROPERTY LOCATED AT 16313 NW US HIGHWAY 441 (TAX PARCEL 03044-002-000 (PORTION THEREOF)). FLU: COMMERCIAL; ZONING: CC. (QUASI-JUDICIAL HEARING)

Chris Blurton, InterPlan LLC, 4/21/26, Available for Questions, Submitted.

Bryan Thomas, Director of Planning and Community Development, 04/21/26, Staff Report, filed.

Citizen Comments:
Soorya Lindberg
Tamara Robbins
Debra Havlik

**Vice Chair Menadier moved that, based upon competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Alachua Outparcel, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report; seconded by Member Highlander.**

**Motion passed by 4-0 roll call vote.**

**H)** PSSC26-0002 | FARMLANDS COMMERCIAL SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT (SSCPA) - A REQUEST BY EDA CONSULTANTS, INC. (AGENT) AND NV5, INC. (AGENT), TOGETHER AS THE APPLICANT ON BEHALF OF JTFA LLC (PROPERTY OWNER) TO AMEND THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL ON A ± 46.68-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCELS 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)). CURRENT FLU: LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL; PROPOSED FLU: MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, COMMERCIAL; CURRENT ZONING: CC, CI, PD-R; PROPOSED ZONING: PD-R, PD-COMM (LEGISLATIVE HEARING).

Carson Crockett, Principal Planner, 04/21/26, Staff Report, Filed.

Clay Sweger, AICP, LEED AP, eda consultants, inc., 4/21/26, Project Information, Submitted.

Gerry Dedenbach, AICP, LEED AP, NV5, Inc., 4/21/26, Project Information, Submitted.

**Vice Chair Menadier moved that, based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve; seconded by Member Highlander.**

Citizen Comments:

Tamara Robbins
Gary Pappas
Bill Smalbein
Mike Owen
Finton Vargas
Debra Havlik
Jerrod Fletcher
Soorya Lindberg
Rudy Rothseiden
Brian Bisher
Johan Ramsey
Unesh Sarma

**Motion passed by 3-1 roll call vote.**

**I)** PR26-0002 | FARMLANDS COMMERCIAL SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING) - A REQUEST BY EDA CONSULTANTS, INC. (AGENT) AND NV5, INC. (AGENT), TOGETHER AS THE APPLICANT ON BEHALF OF AYLA LLC, FIRST COAST ROAD RANGERS LLC, JACK'S SMALL ENGINE REPAIR LLC, AND JTFA LLC (PROPERTY OWNERS) TO AMEND THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL (CC), COMMERCIAL INTENSIVE (CI), AND PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL (PD-COMM) ON A ± 182-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002). CURRENT FLU: LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL; PROPOSED FLU: MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, COMMERCIAL; CURRENT ZONING: CC, CI, PD-R; PROPOSED ZONING: PD-R, PD-COMM (QUASI-JUDICIAL HEARING).

Clay Sweger, AICP, LEED AP, eda consultants, inc., 4/21/26, Project Information, Submitted.

Gerry Dedenbach, AICP, LEED AP, NV5, Inc., 4/21/26, Project Information, Submitted.

**Member Judd moved to extend the meeting time to 11:30 pm; seconded by Member Highlander. Motion passed by unanimous consent.**

Affected Parties:
Finton Vargas
Gary Pappas
Michael Owen

**Member Judd moved to extend the meeting time to 11:45 pm; seconded by Member Highlander. Motion passed by unanimous consent.**

Carson Crockett, Principal Planner, 04/21/26, Staff Report, Filed.

Citizen Comment:
Soorya Lindberg

**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 site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC 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 Vice Chair Menadier.**

**Motion passed by 3-1 roll call vote.**

## III. BOARD COMMENTS/DISCUSSION

## IV. CITIZENS COMMENTS

Brian Bisher
Soorya Lindberg

## ADJOURN

**Member Judd moved to adjourn; seconded by Member Highlander. Motion passed by unanimous consent.**
Chair Smith adjourned the meeting. at 11:57 p.m.

**ATTEST:**

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

_____
Presiding Officer

_____
Staff Liaison

# City of Alachua
## Planning & Community Development Department
## Staff Report

**Planning & Zoning Board Hearing Date:** June 9, 2026
**Quasi-Judicial Hearing** **Application #: PSP26-0004**

| | |
|---|---|
| **SUBJECT:** | A request for a site plan proposing the construction of a ± 6,509 sqft office building with associated site improvements. |
| **APPLICANT/AGENT:** | Claudia Vega, eda consultants, inc. |
| **PROPERTY OWNER:** | MLM Biologics Inc |
| **LOCATION:** | 13700 Progress Blvd Alachua, FL 32615 |
| **PARCEL ID NUMBER:** | 03956-010-017 |
| **FLUM DESIGNATION:** | Industrial |
| **ZONING:** | Planned Unit Development (PUD) |
| **OVERLAY:** | N/A |
| **ACREAGE:** | ± 1.56 |
| **PROJECT PLANNER:** | Parker A.H. Stevens |
| **RECOMMENDATION:** | Staff recommends that the Planning & Zoning Board find the site plan application for MLM Biologics Inc, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approve the site plan. |
| **RECOMMENDED MOTION:** | *I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board find the site plan application for MLM Biologics, inc., to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approve the site plan.* |

## SUMMARY

This application is a request by eda consultants, inc. (applicant/agent), on behalf of MLM Biologics Inc. (property owner), for a site plan which proposes the construction of a ± 6,509 square foot office building with associated site improvements on a ± 1.51-acre property.

The subject property is located at 13700 Progress Boulevard, on Technology Avenue. The site plan proposes one ingress / egress point to Technology Avenue. Stormwater is proposed to be directed to an existing onsite stormwater basin.

## EXISTING USES

The subject property contains one existing building, which was constructed in 2005. The principal use is listed as light industrial, an allowed use in the Planned Unit Development (PUD) district.

## SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. 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 | Professional Services | Industrial | Planned Unit Development (PUD) |
| North | State | Industrial | Planned Unit Development (PUD) |
| South | Vacant | Industrial | Planned Unit Development (PUD) |
| East | Vacant | Industrial | Planned Unit Development (PUD) |
| West | Vacant | Industrial | Planned Unit Development (PUD) |

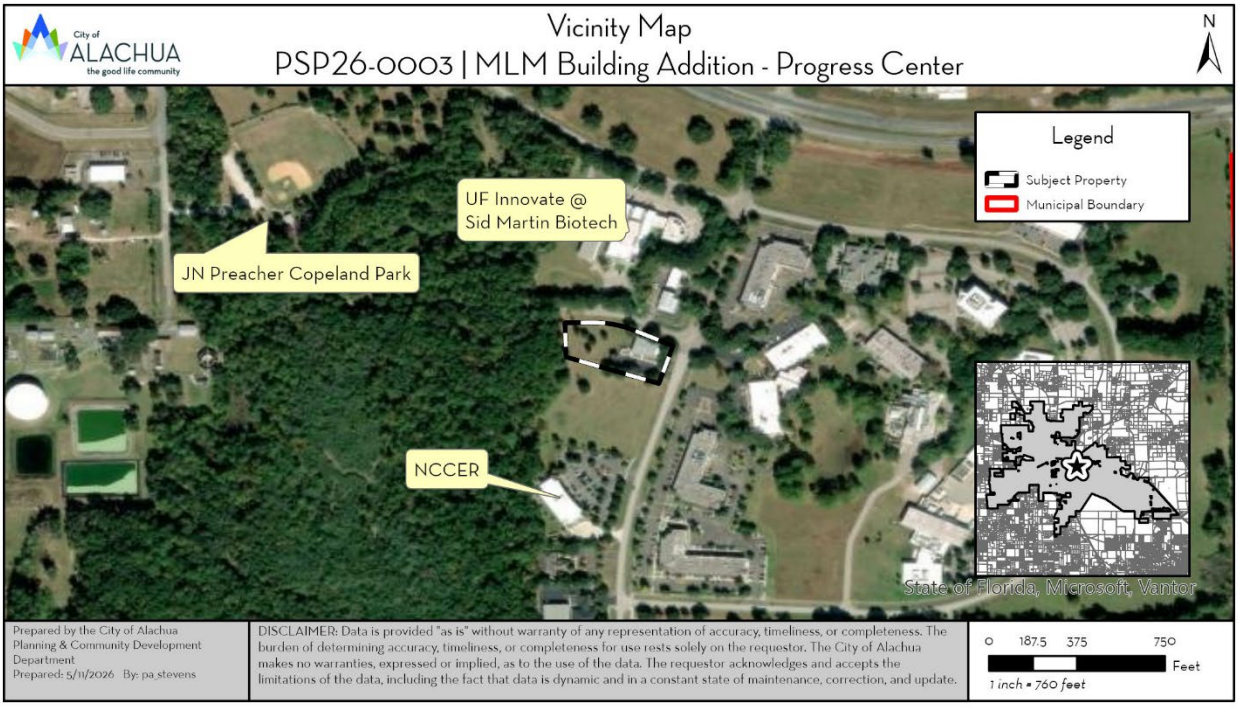



**Figure 1. Vicinity Map**

## 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 January 20, 2026 at 14913 NW 140 Street, Alachua, FL (Meeting Room of the Alachua Library Branch). As required by Section 2.2.4 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.

**Evaluation & Findings**: The proposed development at MLM Biologics will allow for the expansion of a growing business in the progress center and surrounding areas. The proposed uses are consistent with the permitted uses within the Progress Center PD, which is consistent with the underlying Industrial Future Land Use Map designation.

Objective 1.5: *Industrial*

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to citizens of Alachua and the North Central Florida Region.

**Evaluation & Findings**: The proposed development, MLM Biologics will serve the intent of the Industrial land use designation by providing commercial services to the established employment-based sector within the Progress Center and surrounding areas. The proposed uses are consistent with the permitted uses within the Progress Center PD, which was found to be consistent with the underlying Industrial future land use map designation.

Policy 1.5.a: *Industrial*

Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

**Evaluation & Findings**: The development is in close proximity to US Hwy 441, part of the "corporate corridor" providing a logical location the industrial uses that the commercial services will serve.

Policy 1.5.b: *Industrial*

The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

**Evaluation & Findings**: The development proposes an expansion of an existing business located within the Progress Center that is compliant with this policy.

Policy 1.5.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;

**Evaluation & Findings**: The site proposes the addition of one ingress / egress point to Technology Avenue within the Progress Center. The internal roadway network of Progress Center provides external connections to Us Highway 441.

2. Buffering from adjacent existing/potential uses;

**Evaluation & Findings**: The site plan includes required buffering for the existing uses to the North and East. The site plan includes all details for required buffers, setbacks, and perimeter plantings.

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

**Evaluation & Findings**: The site plan includes more than the required 10% of open spaces, and a floor area ratio of less than 0.50.

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

**Evaluation & Findings**: The submission includes a detailed stormwater management plan. The site will drain to a previously permitted master stormwater basin for the area, utilizing infrastructure stalled with previous construction sequences.

5. Placements of signage;

**Evaluation & Findings**: The permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.

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

**Evaluation & Findings**: A photometric plan is included in the site plan that demonstrates compliance with all elements of the Comprehensive Plan and Land Development Regulations.

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

**Evaluation & Findings**: Delivery and services buildings will access the building from a service area located to the rear of the building, away from the public facing side of the building along Technology Avenue.

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

**Evaluation & Findings**: The site plan includes a landscaping plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.

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

**Evaluation & Findings**: No unique features or resources are associated with this site, therefore, this policy is not applicable.

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

**Evaluation & Findings**: None are proposed.

11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ration for parcels 10 acres of greater, .50 floor area ratio for parcels less than 10 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

**Evaluation & Findings**: The parcel is approximately 1.56 acres and the floor area ratio is less than 0.50.

Objective 2.4: *Landscaping and Tree Protection Standards*

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens and champion trees.

**Evaluation & Findings**: The landscaping plan provided in the site plan meets the requirements provided in both the Comprehensive Plan and the Land Development Codes for landscaping and tree protection.

Objective 4.1: *Infill development*

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

**Evaluation & Findings**: The additional development on this parcel is infill in nature based on the existing City of Alachua future land use maps. The building and associated infrastructure is an expansion of an existing business already operating on the property.

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 developments.

**Evaluation & Findings**: All services are available to serve the proposed development, which is an expansion of the existing use on the site, within the Progress Center master planned development.

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

**Evaluation & Findings**: Adequate facilities (location and capacity) are currently available to serve the site, demonstrating compliance with this policy.

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.

## 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.

Policy 1.1a: The City shall establish and maintain the Level of Service Standards, as noted below, at the PM peak hour for the following roadway segments within the City.

**Evaluation & Findings**: Trip generation details and impacts on affected road segments are provided in the application. The impact of this project will not exceed the Level of Service standards.

## Community Facilities Element

**Objective 1.2:** *Wastewater Service*

New development may only occur within areas where wastewater service is available or shall be made available as part of the proposed development. For the purpose of this objective, development does not include an addition to an existing development of less than

33% of the existing floor area of the development or an additional of less than 33% of the existing impervious surface area within a five-year period.

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

**Evaluation & Findings**: Wastewater infrastructure and capacity are available to serve this expansion of the existing use on the site.

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

**Evaluation & Findings**: Potable Water infrastructure and capacity are available to serve this expansion of the existing use on the site. The existing building is served by potable water and the additional building area will also be served by the potable water system. Capacity details are provided in the Concurrency Analysis submitted with this application.

# 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 | A | Well Drained | Slight | Slight | 22.09% |
| Millhopper | A | Well Drained | Slight | Slight | 77.91% |

**Evaluation & Findings:** The soil types present on the subject property do not pose any significant limitations for development.

## Flood Potential

Panel 12001C0120D 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:** No potential sinkholes are known to exist on site. The location is in a moderate recharge area.

## 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.

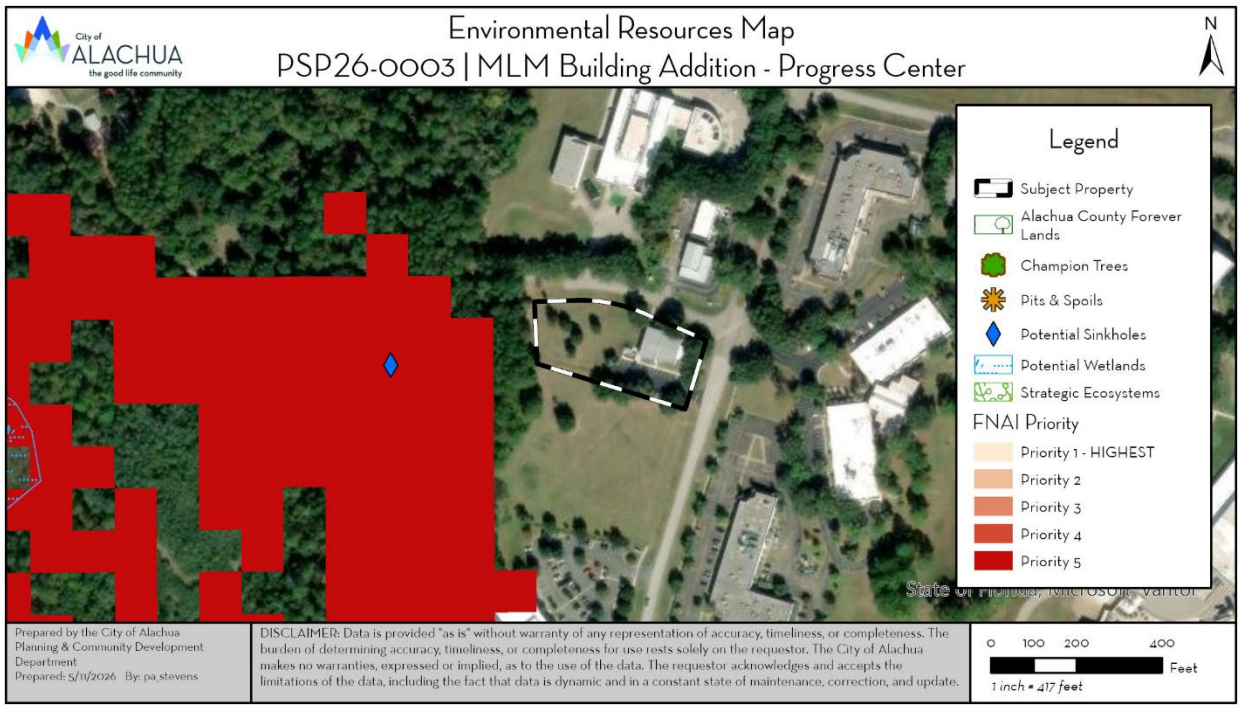



**Figure 2. Environmental Resources Map**

# FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

## Site Plan Standards

Section 2.4.9(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E)(1). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.9(E)(1) is provided below.

(1) **Minor site plans and site plan standards.** A minor site plan or site plan shall be approved only upon finding the applicant demonstrates all the following requirements are met:

(a) ***Consistency with the Comprehensive Plan***. The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.

**Evaluation & Findings:** An evaluation of the application's consistency with the Comprehensive Plan has been included within this report. Staff has found the application to be consistent with the City of Alachua Comprehensive Plan.

(b) ***Use allowed in zone district***. The use is allowed in the zone district in accordance with Article 4, Use Regulations.

**Evaluation & Findings:** The use type of light manufacturing is a permitted use in the Planned Unit Development (PUD) 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:** There are no use specific standards for light manufacturing in Section 4.3.

(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,* Standard 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 City laws, ordinances, regulations, requirements, and State and Federal laws and regulations**. The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.

**Evaluation & Findings:** The application complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations.

## Design Standards for Business Uses

Section 6.8.2 of the City's Land Development Regulations (LDRs) establishes the standards with which all business uses, unless exempted by Section 6.8.1, must be found compliant. The application has been reviewed for compliance with the standards of Section 6.8.2. An evaluation of the findings of the applicant's compliance with the standards of Section 6.8.2 is provided below.

(A) *Façade and material design*.

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

(2) *Standards*.

(a) *Glazing*.

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

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

b. Fifteen percent of the ground floor façade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

(ii) For the purposes of this section, the ground floor façade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof of the

facade. When a building wall includes a parapet, the ground floor façade area shall be calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor façade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the floor above the ground level floor.

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

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

**Evaluation & Findings:** Three of the four façade faces substantially face a street, publicly accessible parking area which consists of 15 percent or more of the development's minimum off-street parking requirement, and/or vacant lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15 or lands containing existing residential uses. The north, west, and south elevations each meet the "minimum 20%" glazing 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:** One of the four façade faces substantially face a street. The north façade includes offsets for one section of the wall, and is required to include additional offsets or offset alternatives as listed in Condition 1. The front façade does not require offsets.

(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 four 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 of two veneer materials of different colors and materials for accents on each façade face and the parapet wall, comprising under 60% of the building 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 all mechanical equipment will be screened from view with landscaping and canopy.

**(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:** No sidewalk system is present on for this property, so no connection is provided.

**(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 shows one cross access corridor which connects one existing development to the east and provides safe and efficient vehicular movements. A site plan is a final development order, and if approved, concurrency will be reserved.

# 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 |
|---|---|---|---|---|---|
| 4 | U.S. Hwy 441 From CR 25A East Intersection to SR 235 | 4/D | Principal 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 # 4 | |
|---|---|---|
| | AADT | Peak Hour |
| Maximum Service Volume[1] | 45,700 | 4,110 |
| Existing Traffic[2] | 19,600 | 1,747 |
| Reserved Trips[3] | 1,612 | 169 |
| Available Capacity[3] | 24,488 | 2,194 |
| Increase/Decrease in Trips Generated by Development[4] | 62 | 3 |
| Residual Capacity | 24,426 | 2,191 |
| Residual Percentage of Permitted Design Capacity Utilized | 46.55% | 46.62% |

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2026). *2025 Count Data*. Accessed via Florida Traffic Online April 2024.
3 Source: City of Alachua April 13, 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 12th edition, Pages 794-797; Trip Distribution: Segment 4 – 100%.

**Evaluation & Findings:** The proposed site plan application is not anticipated to adversely impact the level of service of the affected roadway segments; therefore, the impacts are acceptable.

## 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] | 1,447,333 |
| Reserved Capacity[2] | 350,100 |
| Available Capacity | 1,202,567 |
| | |
| Increase/Decrease in Potable Water Demand from Application[3] | 983 |
| | |
| Residual Capacity | 1,201,584 |
| Residual Percentage of Permitted Design Capacity Utilized | 59.95% |

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13, 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 15 GPD / 100 sqft

**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.

## 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] | 756,000 |
| Reserved Capacity[2] | 325,846 |
| Available Capacity | 418,154 |
| | |
| Increase/Decrease in Sanitary Sewer Demand from Application[3] | 983 |
| | |
| Residual Capacity | 417,171 |
| Residual Percentage of Permitted Design Capacity Utilized | 72.19% |

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13, 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 15 GPD / 100 sqft

**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] | 45,412.00 | 8,287.69 |
| Reserved Capacity[2] | 43,496.82 | 7,938.17 |
| | | |
| Increase/Decrease in Demand Generated by Application[3] | 78.6 | 14.34 |
| 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 (2025); Policy 2.1.a, Community Facilities Element. Formula: 11,353 Persons x 0.73 tons per year.
2 City of Alachua April 13 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 12 pounds per 1000 sqft, daily
4 New River Solid Waste Association, April 2026

**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
# MLM PROGRESS CENTER – BUILDING ADDITION
# SITE PLAN
# STAFF REPORT

## CONDITIONS

1. The applicant will provide the required façade massing or façade massing alternatives to the northern wall length to provide compliance with Section 6.8.2(A)(2)(b)(i) prior to applying for the building permit. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

# EXHIBIT "B"
# TO
# MLM PROGRESS CENTER – BUILDING ADDITION
# 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

May 12, 2026

*Submitted electronically to* cvega@edafl.com

Claudia Vega, Director of Engineering
eda consultants, inc.
720 SW 2nd Ave, South Tower, Suite 300
Gainesville, Florida, 32601

**Application #: PSP26-0003**

**RE: Notice of Hearing to be Scheduled for PSP26-0003 Tidal Wave Spa**

Dear Claudia Vega,

On May 5, 2026, the City of Alachua received your revised site plan for PSP26-0003 MLM Building Addition – Progress Center submitted on behalf of Alachua 441/235, LLC. 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 **June 9, 2026** Planning & Zoning Board meeting.

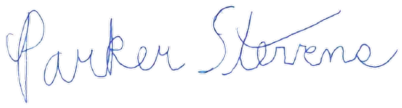
You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later 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 ***Tuesday, May 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 ***Thursday, May 21, 2026***. These signs will be ready for pickup after 12:00 PM on Wednesday, May 20, 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, June 8, 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) 418-6123 or at pa_stevens@cityofalachua.org.

Sincerely,



Parker A.H. Stevens
Planner

CC: Rodolfo Valladares, Interim City Manager *(by electronic mail)*
Scott Walker, City Attorney (*by electronic mail*)
Kiersten Ballou, Assistant City Attorney (*by electronic mail*)
Kristie Williams, Legal Assistant (*by electronic mail*)
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Principal 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 AND COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

April 27, 2026

*Submitted electronically to* cvega@edafl.com

Claudia Vega
eda consultants, Inc.
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, FL, 32601

**Application #: PSP26-0003**

**RE: Project Assistance Team (PAT) Comments for MLM Building Addition – Progress Center Site Plan Application**

Dear Claudia Vega,

On April 15, 2026, the Planning & Community Development Department received your revised site plan application for the MLM Building addition project, which proposes the construction of a ± 6,509 sqft building and associated site improvements on a ± 1.56-acre subject property (tax parcel 03929-001-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting 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 Wednesday, May 5, 2026**. 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 **June 2026 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. **Article 6 – Development Standards**
   a. Section 6.2 – Tree protection and landscaping standards
      i. Buffer landscaping calculations were included for the West and South buffers of the property, but no calculations are provided for the East and North Buffers. Revise and Resubmit.
      ii. Calculations were provided for the parking lot buffer, but no calculations are provided for the parking lot interior planting areas. Refer to section 6.2.2(D)(2)(a). These calculations can be included in the legend on Sheet L310. Revise and Resubmit.

2. **Outside Review**
   a. Review and address comments from City of Alachua Public Services (attached).

If you have any questions regarding the information above, please contact me at (386) 418-6123 or via email at pa_stevens@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Parker A. Stevens
Planner

Attachments: Comments from City of Alachua Public Services, dated 04/21/2026

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crocket, AICP, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*

City of ALACHUA
the good life community

# City of Alachua

RODOLFO VALLADARES, P.E.
INTERIM CITY MANAGER

## INTER-OFFICE COMMUNICATION

**DATE:** **April 21, 2026**

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

**FROM:** **Linnelle Stewart**
Project Manager
**Tom Ridgik, P.E.**
Engineering Supervisor

LS 4/21/26

**RE:** **MLM Building Addition**

Public Services has reviewed the subject project (April 2026 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS |
|---|---|
| 1. | **Comment on Feb 2026 Submittal**<br>**Sheet C400**<br>Add a callout for the existing electric meter.<br>Add a note or comment recognizing that the electric service conduit is the contractor's responsibility.<br>Please **Revise and Resubmit** this sheet<br>**Comment on March 2026 Submittal**<br>**Approved** |
| 2. | **Comment on Feb 2026 Submittal**<br>**Sheet C400**<br>The City of Alachua requires a separate meter and backflow for water for each commercial/industrial building. Add an additional water meter that will supply water to the proposed addition.<br>The City recommends the proposed water meter be placed on the North side of the proposed building, tapping into the existing 12-inch water main on the North side of Technology Avenue. Route it under the road to the property line. |

| NO. | COMMENTS |
|---|---|
| | Call out proposed meters, pipes, fixtures, and where the City's maintenance ends. Include both proposed and existing.<br><br>Please **Revise and Resubmit** this sheet<br><br>**Comment on March 2026 Submittal**<br><br>**Sheet C400**<br><br>Applicant states that total water demand for the existing location and proposed addition will be 10 gpm, which is in the normal operating range for the existing 2-inch water meter. Therefore, they do not feel an additional water meter is necessary.<br><br>The Engineer calls out a 2-inch meter, yet Sheet C400 calls out a 1-inch meter. Furthermore, field verification by COA staff reveals it is actually a 5/8 by 3/4 -inch meter.<br><br>Please provide calculations to support the stated total water demand of 10 gpm. Internal review by COA staff using the Florida Plumbing Code method shows water demand for the proposed addition to be greater than 16 gpm.<br><br>Pursuant to City ordinance, a demand range of 10.1 to 25 gpm requires a 1-inch meter. The City concludes that the existing 5/8 x 3/4 inch meter will not meet the City flow ordinance. Please replace the existing 5/8 x 3/4-inch meter with a 1-inch meter.<br><br>Please **Submit** response and calculations.<br><br>**Comment on April 2026 Submittal**<br><br>**Sheet C400**<br><br>Engineer has agreed to install a 1-inch water meter, to replace the existing 5/8-inch water meter.<br><br>**Approved** |
| 3. | **Comment on March 2026 Submittal**<br><br>**Sheet C400**<br><br>This sheet references an existing 1-inch water meter. Field inspection by COA staff found that the existing water meter is 5/8 x 3/4 inch.<br><br>Please **Revise and Resubmit** this sheet.<br><br>**Comment on April 2026 Submittal**<br><br>**Sheet C400**<br><br>Engineer has agreed to install a 1-inch water meter, to replace the existing 5/8 inch water meter.<br><br>**Approved** |
| 4. | **Comment on March 2026 Submittal**<br><br>**Sheet TBD**<br><br>Submit electrical load schedule that includes voltage and phase requirements for the proposed new building. |

| NO. | COMMENTS |
|---|---|
| | Please **Revise and Resubmit** this sheet.<br><br>**Comment on April 2026 Submittal**<br><br>Engineer's response states the electrical loads will be the same as the existing building, and that an electrical load schedule will be provided separately as part of the building permit.<br><br>The City **Conditionally Approves** this response. The specific condition to be approved is to **submit** an electrical load schedule to the City prior to the issuance of an approved building permit to begin construction. Based on the load schedule, the City may need to upsize the transformer, which can affect obtaining the building Certificate of Occupancy. |
| 5. | **Comment on March 2026 Submittal**<br><br>**Sheet L300**<br><br>The underground electric conduit (UGE) on the South side of the property shows the existing UGE, instead of the proposed, modified location.<br><br>If the modified location shown on C400 is correct, then there is a Southern Red Oak proposed right on top of the proposed UGE. Applicant may consider relocating this tree.<br><br>Note: This UGE will not be owned by COA.<br><br>**FYI** |
| | |

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING AND COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

April 7, 2026

*Submitted electronically to* cvega@edafl.com

Claudia Vega
eda consultants, Inc.
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, FL, 32601

**Application #: PSP26-0003**

**RE: Project Assistance Team (PAT) Comments for MLM Building Addition – Progress Center Site Plan Application**

Dear Claudia Vega,

On March 18, 2026, the Planning & Community Development Department received your revised site plan application for the MLM Building addition project, which proposes the construction of a ± 6,509 sqft building and associated site improvements on a ± 1.56-acre subject property (tax parcel 03929-001-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting 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 Wednesday, April 15, 2026**. 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 **May 2026 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. **Article 6 – Development Standards**
   a. Section 6.1 – Off-street parking and loading
      i. Staff counts 37 parking spaces and 3 disabled spaces being provided on site, but the number written as provided is 38 parking spaces and 1 disabled space. Confirm the number of parking and disabled spaces provided.
   b. Section 6.2 – Tree protection and landscaping standards
      i. Trees remaining on the site must be also be identified by their common and scientific names on Sheet L100, or a new legend sheet, as required by Section 6.2.1(G)(1)(a)(i).
      ii. Provide landscaping calculations for the North and East perimeter buffers on Sheet L300. Refer to section 6.2.2(D)(1)(d) for calculation standards.
      iii. Provide calculations used for the parking lot buffering, and for the North, East, West and South buffers. Refer to section 6.2.2(D)(2) and 6.2.2(D)(1)(d), respectively.

2. **Outside Review**
   a. Review and address comments from Tim Boehlein, P.E., outside technical reviewer. (attached).
   b. Review and address comments from City of Alachua Public Services (attached).

If you have any questions regarding the information above, please contact me at (386) 418-6123 or via email at pa_stevens@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Parker Stevens

Parker A. Stevens
Planner

Attachments: Comments from Tim Boehlein, P.E., Dated 04/06/2026
Comments from City of Alachua Public Services, dated 03/26/2026

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crocket, AICP, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

04/06/2026

Parker Stevens
Planner
City of Alachua Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616

**RE: MLM Building Addition – Technical Review**

Dear Mr. Stevens,

As you requested, we have reviewed the submitted construction plans and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

**C200 – Dimension Plan**

1. Please adjust callout for stop sign and bar.

**C300 – Paving, Grading and Drainage Plan**

1. The grading of the landing at the main door exceeds 2%. Please provide a level landing for at least 5' outside entrance.
2. Cross slope of sidewalk in front of building appears to exceed 2%. Please revise.

**C310 – Paving and Grading Details and Notes**

1. The FDOT CR-C ramp provided in the detail does not match what is shown on this plan. There is no Type F C&G proposed and there is no ramp on the left side. Please revise / provide additional detail to clarify the intended curb ramp as shown in the plans.

Sincerely,

Timothy J. Boehlein, PE
Project Manager, JBPro

City of ALACHUA
the good life community

# City of Alachua

RODOLFO VALLADARES, P.E.
INTERIM CITY MANAGER

## INTER-OFFICE COMMUNICATION

**DATE:** **March 26, 2026**

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

**FROM:** **Linnelle Stewart**
Project Manager
**Tom Ridgik, P.E.**
Engineering Supervisor

3/24/26

**RE:** **MLM Building Addition**

Public Services has reviewed the subject project (March 2026 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS |
|---|---|
| 1. | **Comment on Feb 2026 Submittal**<br>**Sheet C400**<br>Add a callout for the existing electric meter.<br>Add a note or comment recognizing that the electric service conduit is the contractor's responsibility.<br>Please **Revise and Resubmit** this sheet<br>**Comment on March 2026 Submittal**<br>**Approved** |
| 2. | **Comment on Feb 2026 Submittal**<br>**Sheet C400**<br>The City of Alachua requires a separate meter and backflow for water for each commercial/industrial building. Add an additional water meter that will supply water to the proposed addition.<br>The City recommends the proposed water meter be placed on the North side of the proposed building, tapping into the existing 12-inch water main on the North side of Technology Avenue. Route it under the road to the property line. |

| NO. | COMMENTS |
|---|---|
| | Call out proposed meters, pipes, fixtures, and where the City's maintenance ends. Include both proposed and existing.<br><br>Please **Revise and Resubmit** this sheet<br><br>**Comment on March 2026 Submittal**<br><br>**Sheet C400**<br><br>Applicant states that total water demand for the existing location and proposed addition will be 10 gpm, which is in the normal operating range for the existing 2-inch water meter. Therefore, they do not feel an additional water meter is necessary.<br><br>The Engineer calls out a 2-inch meter, yet Sheet C400 calls out a 1-inch meter. Furthermore, field verification by COA staff reveals it is actually a 5/8 by 3/4 -inch meter.<br><br>Please provide calculations to support the stated total water demand of 10 gpm. Internal review by COA staff using the Florida Plumbing Code method shows water demand for the proposed addition to be greater than 16 gpm.<br><br>Pursuant to City ordinance, a demand range of 10.1 to 25 gpm requires a 1-inch meter. The City concludes that the existing 5/8 x 3/4 inch meter will not meet the City flow ordinance. Please replace the existing 5/8 x 3/4-inch meter with a 1-inch meter.<br><br>Please **Submit** response and calculations. |
| 3. | **Comment on March 2026 Submittal**<br><br>**Sheet C400**<br><br>This sheet references an existing 1-inch water meter. Field inspection by COA staff found that the existing water meter is 5/8 x 3/4 inch.<br><br>Please **Revise and Resubmit** this sheet. |
| 4. | **Comment on March 2026 Submittal**<br><br>**Sheet TBD**<br><br>Submit electrical load schedule that includes voltage and phase requirements for the proposed new building.<br><br>Please **Revise and Resubmit** this sheet. |
| 5. | **Comment on March 2026 Submittal**<br><br>**Sheet L300**<br><br>The underground electric conduit (UGE) on the South side of the property shows the existing UGE, instead of the proposed, modified location.<br><br>If the modified location shown on C400 is correct, then there is a Southern Red Oak proposed right on top of the proposed UGE. Applicant may consider relocating this tree.<br><br>Note: This UGE will not be owned by COA.<br><br>**FYI** |
| | |

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING AND COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 25, 2026

*Submitted electronically to* cvega@edafl.com

Claudia Vega
eda consultants, Inc.
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, FL, 32601

**Application #: PSP26-0003**

**RE: Project Assistance Team (PAT) Comments for MLM Building Addition – Progress Center Site Plan Application**

Dear Claudia Vega,

On February 9, 2026, the Planning & Community Development Department received your revised site plan application for the MLM Building addition project, which proposes the construction of a ± 6,509 sqft building and associated site improvements on a ± 1.56-acre subject property (tax parcel 03929-001-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting 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 March 18, 2026**. 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 **April 2026 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 and resubmit evaluation of Objective 1.3/Policy1.3.b/Policy 1.3.d/Policy 1.3.e of the Future Land Use Element. Response provided does not evaluate the proposed site plan. Additionally, respond to each subpart of Policy 1.3.d and Policy 1.3.e to demonstrate consistency.
   b. Provide an evaluation specific to Objective 2.4, Future Land Use Element, to ensure that the site plan meets the landscaping and tree protection standards of the city.
   c. Provide an evaluation specific to Objective 2.5, Future Land Use Element, to ensure that the site plan meets the open space requirements.
   d. Provide an evaluation specific to Objective 9.1, Future Land Use Element, to ensure the new development will connect to the City's potable water and wastewater systems.
   e. Provide an evaluation specific to Policy 1.1.a, Transportation Element, to ensure that the site plan will not degrade the established level of service of any roadway segment.
   f. Provide an evaluation specific to Policy 1.2.a/Policy 4.1.b, Community Facilities Element, to ensure that the site plan is located within the wastewater and potable water service areas.
2. Concurrency Impact Analysis
   a. For potable water and sanitary sewer calculations in submitted report, provide sources for the calculations used to determine the G.P.D. per square foot calculations.
3. Article 6 – Development Standards
   a. Section 6.1 – Off-street parking and loading
      i. Section 6.1.4(B)(5)(a) establishes a maximum off-street parking standard of 125% of the minimum required (125% of the required 37 spaces equals a maximum of 46 space). The maximum is well exceeded. Either reduce the amount of parking provided to within the allowable range or submit a request for parking adjustment as outlined in Section 6.1.4(B)(5)(b).
      ii. Section 6.1.4(D)(1) establishes that all developments with off-street parking lots with 50 or more parking spaces shall provide bicycle parking facilities. Establish parking facilities based on the standards detailed in Section 6.1.4(D)(1).
      iii. Section 6.1.5(C)(1) establishes that research or industrial plants or similar uses are required to provide off-street loading spaces as set forth in Table 6.1-2: Retail Off-Street Loading Standards. Revise plans to include the required number of off-street loading zones. Staff would note the dimensions for loading spaces are different than those of parking spaces.
   b. Section 6.2 – Tree protection and landscaping standards
      i. Include required information on the common and scientific names of the trees on Sheet L100 as required by Section 6.2.1(G)(1)(a)(i).
      ii. Note any trees being counted for mitigation on Sheet L100 with a "M". Preserved trees cannot count towards mitigation.

iii. Remove trees to be preserved from sheet L100 that are not on the subject property.

iv. Provide landscaping calculations on Sheet L300. Refer to section 6.2.2(D)(1)(d) for calculation standards. Note, staff considers the west elevation as the primary side.

v. Label trees included on Sheet L300 with their corresponding codes in the legend located on Sheet L301

vi. Staff notes that based off of their initial calculations of rear landscaped areas, the rear side of the site plan is short one (1) canopy tree. This review is subject to change, dependent on calculations in comment 3biv.

vii. Staff notes that submitted material mentions a preliminary irrigation plan will be submitted at the time of the site plan or construction plan, but was not included in submitted material. Staff requests that this document is provided as part of this submittal.

c. Section 6.3 – Fencing standards

i. Confirm no fencing is proposed as part of the site plan application. If fencing is proposed, provide a fencing plan as required by Section 6.3.1.

d. Section 6.4 – Exterior lighting standards

i. Section 6.4.4(A) requires all wall-mounted lights to have fully shielded luminaries (such as shoebox or can-style features) to direct all light downward. Provide typical detail demonstrating that wall-mounted lights will include these features.

ii. Provide typical detail of all lighting fixtures in excess of 60 watts to demonstrate full cut-off lenses or hoods are provided as required in Section 6.4.4(F)(1).

iii. Provide elevation of any proposed canopy to include lighting to demonstrate compliance with Section 6.4.4(F)(3), which requires light sources in a canopy structure to not extend downward further than the lowest edge of the canopy ceiling.

e. Section 6.7 – Open space standards

i. Provide open space calculation on Sheet L300. Refer to Section 6.7.3(B) for calculation standards. *NOTE: parking areas do not count towards this standard.*

f. Section 6.8 – Design standards for business uses

i. Section 6.8.2(A)(2)(b)(i) requires front facades and street-facing facades to 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 10 feet.

1. The northern wall extends 54 feet without a wall offset of two feet or more in depth. Provide required offset or demonstrate compliance with an alternative in Section 6.8.2(A)(2)(b)(ii).

ii. Demonstrate required shielding of mechanical equipment from roof on the northern elevation as required by Section 6.8.2(A)(3).

4. **Outside Review**
   a. Review and address comments from Tim Boehlein, P.E., outside technical reviewer. (attached).
   b. Review and address comments from City of Alachua Public Services (attached).
5. **Miscellaneous**
   a. Staff requests that a statement of proposed use is included on sheet C100.

If you have any questions regarding the information above, please contact me at (386) 418-6123 or via email at pa_stevens@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Parker Stevens

Parker A. Stevens
Planner

Attachments: Comments from Tim Boehlein, P.E.
Comments from City of Alachua Public Services

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

02/16/2026

Parker Stevens
Planner
City of Alachua Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616

**RE: MLM Building Addition – Technical Review**

Dear Mr. Stevens,

As you requested, we have reviewed the submitted construction plans and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

**General Comments:**

1. Please provide final SRWMD modification permit once obtained.

**C100 – Cover Sheet**

1. Please clarify whether irrigation will be provided. The landscape plans seem to indicate that an irrigation system will be utilized, however Development Information Note #10 states that no irrigation will be provided.

**C200 – Dimension Plan**

1. Recommend adding “end of road” signs at the stub-out of Technology Avenue which will be constructed.
2. Recommend providing a stop sign and sop bar at the proposed driveway to Technology Avenue.
3. Dumpster pad detail shows 6” concrete pavement just outside of the pad, however dimension plan shows asphalt. Please clarify.
4. Provide additional detail on the proposed bollards, such as the specifications for the bollard and spacing.

**C300 – Paving, Grading and Drainage Plan**

1. Tie-back contours go through silt fence in several locations. Please revise the contours or revise the silt fence to ensure that all work is contained.
2. The drainage area provided in the attached memorandum shows the impervious area for the proposed site, however does not address discharge to the City right of way. It appears that a small portion of the parking lot, and the roadway extension, will discharge directly to the west. Please ensure that this does not provide any adverse impacts on neighboring lots.
3. Review grading of the ADA parking space and ramps. The space shall be under 2.00% in all directions to meet ADA compliance. The curb ramp should have a rise of no greater than 6”.

4. Clarify whether the dumpster pad will be a step-up as shown in the details, or flush as shown on the grading plan.
5. Provide silt fence around the proposed mitered end section.
6. Provide additional spot elevations within the parking area just south of the building. It appears that additional details may be needed to clarify the parking and sidewalk grading.
7. It appears that the new portion of sidewalk which will connect to existing just east of the main building doors will exceed 5%. Handrails would be required if the maximum running slope is exceeded.
8. Provide the maximum design stage of the stormwater basin adjacent to the site on the grading plans.
9. Provide additional grading details of proposed AC/Generator pads. Will the north side be flush with the sidewalk, or will a 6" step-up be provided? Grading intention is not clear.

**Landscape Plans**

1. Ensure that proposed light poles do not interfere with the proposed trees.

Sincerely,

Timothy J. Boehlein, PE
Project Manager, JBPro

City of
ALACHUA
the good life community

# City of Alachua

RODOLFO VALLADARES, P.E.
INTERIM CITY MANAGER

## INTER-OFFICE COMMUNICATION

**DATE:** **Feb 24, 2026**

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

**FROM:** **Josiah Serravalle**
Engineering Technician
**Tom Ridgik, P.E.**
Engineering Supervisor

JS
2/24/2026

**RE:** **MLM Building Addition**

Public Services has reviewed the subject project (February 2026 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS |
|---|---|
| 1. | **Comment on Feb 2026 Submittal**<br>**Sheet C400**<br>Add a callout for the existing electric meter.<br>Add a note or comment recognizing that the electric service conduit is the contractor's responsibility.<br>Please **Revise and Resubmit** this sheet |
| 2. | **Comment on Feb 2026 Submittal**<br>**Sheet C400**<br>The City of Alachua requires a separate meter and backflow for water for each commercial/industrial building. Add an additional water meter that will supply water to the proposed addition.<br>The City recommends the proposed water meter be placed on the North side of the proposed building, tapping into the existing 12-inch water main on the North side of Technology Avenue. Route it under the road to the property line. |

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 5, 2026

*Submitted electronically to* cvega@edafl.com

Claudia Vega
eda consultants, Inc.
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, FL, 32601

**Application #: PSP26-0003**

**RE: Completeness Review for MLM Building Addition – Progress Center**

Dear Ms. Vega,

On January 29, 2026, the Planning & Community Development Department received your site plan application for the MLM Building Addition – Progress Center project, which proposes the construction of a ± 6,509 sqft building and associated site improvements on a ± 1.56-acre subject property (tax parcel 03929-001-001).

According to Section 2.2.6 of the City's Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned application for completeness and finds that **the application is conditionally complete** and that the following deficiencies must be addressed no later than **5:00 PM on Thursday, February 12, 2026**, to remain on the April Planning & Zoning Board review schedule.

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

***Deficiencies to be Addressed***

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

1. **Site Plan 1.b**
   a. Submitted site plans does not include contact information of property owner, developer (if applicable), and all professional consultants (i.e. landscape architect, photometric, electrical engineer, architect, etc.) Revise and resubmit.

2. **Site Plan 1.e**
    a. Submitted site plan does not include a signed and sealed copy of the boundary and topographic survey. Revise and resubmit.

If you have any questions regarding the information above, please contact me at (386) 418-6123 or at pa_stevens@cityofalachua.org.

Sincerely,

Parker Stevens

Parker A. Stevens
Planner

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

January 29, 2026

City of Alachua
Planning and Community Development Department
PO Box 9
Alachua, FL 32616

**Re: MLM Building Addition-Progress Center**
**Site Plan Application**

The proposed project is an additional building with associated, parking, utilities, and stormwater facilities. The project is located at 13700 Progress Blvd., Alachua, FL 32615 on Tax Parcel No. 03956-010-017. The project site is approximately 1.56 (+/-) acres.

Included with this letter is all supporting information required for a development plan and civil plans showing the proposed facilities.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

Claudia Vega, P.E.
Director of Engineering

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601 • Phone: (352) 373-3541 •
www.edafl.com

City of ALACHUA

THE GOOD LIFE COMMUNITY

**FOR OFFICE USE ONLY**
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z or PZB & CCOM

# Site Plan Application

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

## A. PROJECT

1. Project Name: MLM Building Addition-Progress Center
2. Pre-Application Conference Date: 12/2/25
3. Neighborhood Meeting Date: 1/20/26
4. Address of Subject Property: 13700 Progress Blvd Alachua, FL 32615
5. Parcel ID Number(s): 03956-010-017
6. Existing Use of Property: Research & Development
7. Future Land Use Map Designation: Industrial
8. Zoning Designation: Planned Unit Development (PUD)
9. Acreage: 1.56 +/-
10. Total Existing Building Square Footage, if applicable: 5,813
11. Total Existing Impervious Area (not including existing building area), if applicable: 13,618
12. Total Building Square Footage Proposed: 6,509
13. Total New Impervious Area Proposed (not including building area): 15,358

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Claudia Vega Title: Director of Engineering
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: 352-373-3541 FAX: N/A e-mail: cvega@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): MLM BIOLOGICS INC
   Mailing Address: 13700 PROGRESS BLVD
   City: ALACHUA State: FL ZIP: 32615

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

## C. ADDITIONAL INFORMATION

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

## D. ATTACHMENTS

1. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

   Site Plan shall include:

   a. Name and location of project.
   b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
   c. Zoning of the subject property.
   d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
   e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   f. Complete legal description of the subject property.
   g. Statement of proposed uses.
   h. Location of the subject property in relation to adjacent properties.
   i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
   j. Area and dimensions of the subject property.
   k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
   l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
   m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
   n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
   o. Location of all existing and proposed fire hydrants.
   p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
   q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
   r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
   s. Location of all bicycle parking areas and specifications of bicycle racks.
   t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
   u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
   v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
   w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
   x. Striping and signage for all traffic control devices.
   y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
      i. Location, identification of the species, and size of all existing trees.
      ii. Required perimeter buffer areas.
      iii. Parking lot perimeter landscaping.
      iv. Parking lot interior landscaping.
      v. Building façade landscaping.
      vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
      vii. Calculation of open space provided (see Section 6.7 of the LDRs).
      viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
      ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
      x. If tree removal is proposed, a tree survey, showing:
         (a) Each tree proposed for removal;
         (b) Each tree proposed for retention;
         (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
         (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).
aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.
cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
    i. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    ii. Calculation of the area of all façades subject to glazing.
    iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
    iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
    i. Color plans depicting the color of all materials used in the façade.
    ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
    iii. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    iv. Calculation of the area of all façades subject to glazing.
    v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
    vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.
ee. For development consisting multi-family residential uses and/or a mobile home park:
    i. Gross acreage.
    ii. Number of dwelling units proposed.
    iii. Density.
    iv. Location and percentage of total open space and recreation areas.
    v. Floor area of each dwelling unit.
    vi. Number of proposed parking spaces.
    vii. Street layout, if applicable.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
    a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of all buildings.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
    a. Plans prepared by a professional engineer licensed in the State of Florida.

b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
c. Documentation from the water purveyor stating the available flow to the subject property.

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

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

   **For commercial/corporate park/industrial projects:** In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   2. Buffering from adjacent existing/potential uses;
   3. Open space provisions and balance of proportion between gross floor area and site size;
   4. Adequacy of pervious surface area in terms of drainage requirements;
   5. Placement of signage;
   6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
   7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
   8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
   *For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area:* Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

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

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

10. Proof of payment of taxes.

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

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

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

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

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

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

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

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

Claudia Vega

Signature of Applicant

Claudia Vega, Director of Engineering

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this day of January 29, 2026, by Claudia Vega who executed the same and has _____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

Print Name: Heather A. Hartman

Notary Public, State of Florida

My Commission Expires: 10/10/26

Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

**A. PROPERTY INFORMATION**

Address of Subject Property: 13700 Progress Blvd Alachua, FL 32615

Parcel ID Number(s): 03956-010-017

Acreage: 1.56 +/-

**B. PERSON PROVIDING AGENT AUTHORIZATION**

Name: Kenneth N. Harvey Title: President

Company (if applicable): MLM BIOLOGICS INC

Mailing Address: 13700 PROGRESS BLVD

City: ALACHUA State: FL ZIP: 32615

Telephone: 352-278-3060 FAX: e-mail: kharvey@mlmbiologics.com

**C. AUTHORIZED AGENT**

Name: Claudia Vega Title: Director of Engineering

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: e-mail: cvega@edafl.com

**D. REQUESTED ACTION:**

Site Plan

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

Kenneth N. Harvey

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 23 day of January, 2026 by Kenneth Harvey, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Brittany Mosher

Signature of Notary Public, State of Florida

BRITTANY MOSHER
Notary Public - State of Florida
Commission # HH 533647
My Comm. Expires May 30, 2028
Bonded through National Notary Assn.

# Worksheet for Needed Fire Flow

Project Name: MLM Building Addition - Progress Center
Owner/Developer: MLM Biologics, Inc.
Property Address: 13700 Progress Blvd, Alachua, FL 32615

## NFPA Calculation

| | | | |
|---|---|---|---|
| Fire Flow Area (SF) | = | 6,554 | |
| Occupancy Class | = | Business | |
| Construction Type | = | VI | |
| Sprinkler System | = | No | |
| Required Fire Flow Per NFPA | = | 2,250 | gpm |
| Flow Duration (hours) | = | 2 | |
| Sprinkler Reduction, per 18.4.5.2.1 | = | 0% | |
| Reduction per 18.4.5.2.1 | | 0 | gpm |
| Needed Fire Flow | = | 2,250 | gpm |
| (Resulting Fire Flow shall not be less than 1,000 gpm) | | | |

**REQUIRED Needed Fire Flow 2,250 gpm**

720 SW 2nd Ave, South Tower - Suite 300, Gainesville, FL 32601
Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

# ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

| | | | |
|---|---|---|---|
| **Petition Number:** | | **Date:** | **3/17/2026** |
| **Project:** | MLM Building Addition - Progress Center | **Engineer:** | **NJG** |
| | | **Checked By:** | **CSV** |
| **Location:** | 13700 Progress Blvd, Alachua, FL | | |

## Subject Building

**Construction Class (p. 4):** Joisted Masonry Construction **construction coefficient (F) (p. 2):** 1

**Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.):** 6554 **sq.ft.**

**Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.):** 0 **sq. ft.**

**Effective Area ($A_i$) (p. 9) :** 6,554 **sq. ft.** **(Show calculations below)**

**Needed Fire Flow attributed to construction ($C_i$) (per formula (p. 2)):** **1457.222015**

**(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of $C_i$)**

**Type of Occupancy:** Limited-combustible (C-2) **Occupancy Factor ($O_i$) (p. 11):** 0.85

## Exposures (p. 16)

**Front:**
- **construction of facing wall of exposure building (p. 4):** Joisted Masonry Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 72
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 72
- **Opening Protection in exposure wall:**
- **Factor for exposure ($X_i$) from Table 330.A (p. 17):** 0.08

**Back:**
- **construction of facing wall of exposure building (p. 4):** Joisted Masonry Construction
- **Distance (ft.) to the exposure building:** 31 - 60 **Length of exposure wall:** 72
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 72
- **Opening Protection in exposure wall:**
- **Factor for exposure ($X_i$) from Table 330.A (p. 17):** 0.12

**Left:**
- **construction of facing wall of exposure building (p. 4):** Joisted Masonry Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 105
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 105
- **Opening Protection in exposure wall:**
- **Factor for exposure ($X_i$) from Table 330.A (p. 17):** 0.08

**Right:**
- **construction of facing wall of exposure building (p. 4):** Joisted Masonry Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 105
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 105
- **Opening Protection in exposure wall:**
- **Factor for exposure ($X_i$) from Table 330.A (p. 17):** 0.08

## Communications (p. 18)

**Passageway Opening Protection:**

**Construction class of communication (Table 330.B) :**

**Is communication open or enclosed?**

**Length of communication (in feet):**

**Factor for Communications ($P_i$) from Table 330.B on p.19):** 0

## Calculation of Needed Fire Flow (p. 1)

**$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)**

NFF= 1500 x 0.85 x [ 1 + ( 0.12 + 0 )

NFF= 1428 gpm

NFF= 1500 gpm (rounded to nearest 250 gpm per ISO requirements)

**Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.**

**Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.**

**Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.**

**More than one fire hydrant may be required for proper distribution of water per ISO requirements.**

# Worksheet for Commercial Water Meter Sizing

Project Name : MLM Building Addition - Progress Center
Customer / Builder Name : MLM Biologics Inc.
Property Address : 13700 Progress Blvd, Alachua, FL 32615

| Type | Requirement Per FAC 62-6.008 (GPD) | Quantity | Units | Total (GPD) |
|---|---|---|---|---|
| Proposed Office Building - Per 100 SF of floor space | 15.00 | 66 | 100 SF | 983 |
| Existing Office Building - Per 100 SF of floor space | 15.00 | 58 | 100 SF | 872 |
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| | | | | |
| | | | | |
| TOTAL DEMAND | | | | 1,855 |
| Peaking Factor | | | | 4.0 |
| Operating Period (hrs) | | | | 12 |
| **Peak Demand** | | | | **10 gpm** |
| **TOTAL DEMAND** | | | | **10 gpm** |
| **PROPOSED WATER METER SIZE** | | | **1" Water Meter** | |

# DRAINAGE MEMORANDUM

**for**

# MLM BUILDING PROGRESS CENTER




**Engineer of Record:**
Claudia Vega, PE
Cert. No. 51532

**Project Designer:**
Natalie Davisson, EI


**Submitted to:**
City of Alachua
Suwannee River Water Management District

**Submitted:**
March 18, 2026

# DRAINAGE MEMORANDUM

**Prepared for**

**MLM BUILDING PROGRESS CENTER**

This item has been digitally signed and sealed by Claudia Vega, PE on the date adjacent to the seal.
The signature must be verified on any electronic copies.

**Professional Engineer of Record:**

03/18/2026

**Claudia Vega, PE**
**Cert. No. 51532**

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A. Project Name

B. Project Location

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F. Existing Site Conditions

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H. Drainage Memorandum


**Attachments**


| | |
|---|---|
| Attachment A | Relevant Pages from ERP No. 209047-1 Approved Calculations |
| Attachment B | Proposed Storm Pipe Calculations |

# DESIGN NARRATIVE

**A. PROJECT NAME** MLM BUILDING PROGRESS CENTER

**B. PROJECT LOCATION**

County: Alachua
Parcel(s): 03956-010-017
Sections: 24 Township: 08 South Range: 18 East
General Location: 13700 Progress Blvd.
Alachua, FL 32615

**C. GENERAL PROJECT INFORMATION**

The MLM Building Progress Center project proposes the construction of an additional building with associated infrastructure improvements. This site is on one parcel, and has a total site area of 1.56 acres. The disturbed area is 0.95 acres. The purpose of this report is to demonstrate that the existing system is capable of providing the required treatment, recovery, and attentuation.

**D. DRAINAGE AND DESIGN CRITERIA**

1. Suwannee River Water Management District (SRWMD)
   Meet requirements of 40C-42.

2. City of Alachua, Florida
   Meet requirements of the Land Development Code

**E. EXISTING SITE CONDITIONS**

The existing site contains one building and parking lot. The site is adjacent to the existing dry retention basin located to the west of the site. The existing site sheet flows to the existing system.

**F. DRAINAGE DESCRIPTION**

1. Pre-development Conditions
   The site has a topography ranging from an elevation of 85 ft to 80 ft and has positive flow in the western direction towards an existing stormwater basin. The site topography has mild slopes. The existing project site is one drainage area, which sheet flows to the existing dry retention basin located west of the site.

2. Post-development Conditions
   The proposed stormwater conveyance system consists of a proposed storm sewer system that will convey the runoff from the existing and proposed development to the existing dry retention basin. The previous permit, ERP No. 209047-1, calculations show that the system is designed to support the proposed additional development. The existing basin will continue to provide the required treatment, recovery, and attenuation.

## H. DRAINAGE MEMORANDUM

### 1) INTRODUCTION

The proposed "MLM Building Progress Center" development consists of the construction of an additional building with associated infrastructure improvements.
This proposed addition is within the existing Progress Center site, which was designed, permitted, and approved under ERP No. 209047 - 1. The relevant pages from the approved calculations are provided in Attachment A.
The project proposes an additional 0.57 AC of impervious area to the site. Per the calculations submitted with the approved permit, the allowable runoff coefficient value under the master permit is 0.74. A calculation of the net site impervious area and site composite runoff coefficient can be found the below "Calculations" section.

### 2) CALCULATIONS

**Impervious Area Table**

| Description | Area (sf) | Area (AC) |
|---|---|---|
| Existing Impervious Area (to remain) | 10,768 | 0.25 |
| Existing Impervious Area (to be removed) | 1,451 | 0.03 |
| Proposed Impervious Area | 24,803 | 0.57 |
| **Net Impervious Area** | **37,023** | **0.85** |

**Composite Runoff Coefficient Table**

| Description | Area (AC) | Runoff Coefficient |
|---|---|---|
| Net Impervious Area | 0.85 | 0.95 |
| Open Space | 0.71 | 0.20 |
| **Totals** | **1.56** | **0.61** |

### 3) CONCLUSION

As calculated above, the site composite runoff coefficient is 0.61, which is less than the maximum runoff coefficient allowed by the previous permit (0.74). The proposed construction is not expected to have a significant environmental impact, as the master system's capacity to manage and treat runoff remains effective. The current stormwater system is expected to handle these changes without requiring modification, and meets the requirements permitted under ERP No. 209047 - 1.

# Attachment A

## Relavent Pages from ERP No. 209047-1 Approved Calculations

ENGENMAN & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

2404 N.W. 43rd Street
Gainesville, Florida 32606
Phone: (352) 373-3541
Fax: (352) 373-7249
Email: EDA@Atlantic.net

# DRAINAGE DESIGN NOTES
# ORAGENICS, INC. AT PROGRESS CENTER
# CITY OF ALACHUA, FLORIDA

1. ***General Project Information:***

Construction of a 5,598 square-foot building for Oragenics, Inc. with parking and utilities.

2. ***Project Location:***

| | | | | | |
|---|---|---|---|---|---|
| County: | | Alachua | | | |
| Section: | 24 | Township: | 8S | Range: | 18E |
| General Location: | | Technology Avenue and Progress Boulevard<br>Gainesville, FL | | | |

3. ***Utilities:*** Water and Sewer to be provided by Gainesville Regional Utilities

4. ***Drainage Design Description:***

The system will discharge into the existing master stormwater basin located on the site. The master system was previously approved and permitted. The system has been designed to comply with the SRWMD criteria for stormwater management systems.

| | | |
|---|---|---|
| *a.* | *Suwannee River Water Management District (SRWMD)* | Permit for the Master Stormwater System has been approved: #ERP03-0170 |

6. ***Drainage Design Analysis***

The drainage system is designed to provide retention of the 100-year critical storm event and provide water quality treatment volumes per SRWMD criteria. The master stormwater system consists of two permitted watersheds. The allowable "C" value under the permit is 0.74.

## Attachment A

## Master Stormwater System
## Permit Compliance

## 7. *DRAINAGE DESIGN*

### a. *Runoff Coefficient "C" Value for Drainage Area*

Criteria: Post-Development Runoff Coefficient must be less than or equal to the Permitted Runoff Coefficient
SJRWMD Permitted Maximum Value: 0.74

***Permitted Development Conditions***

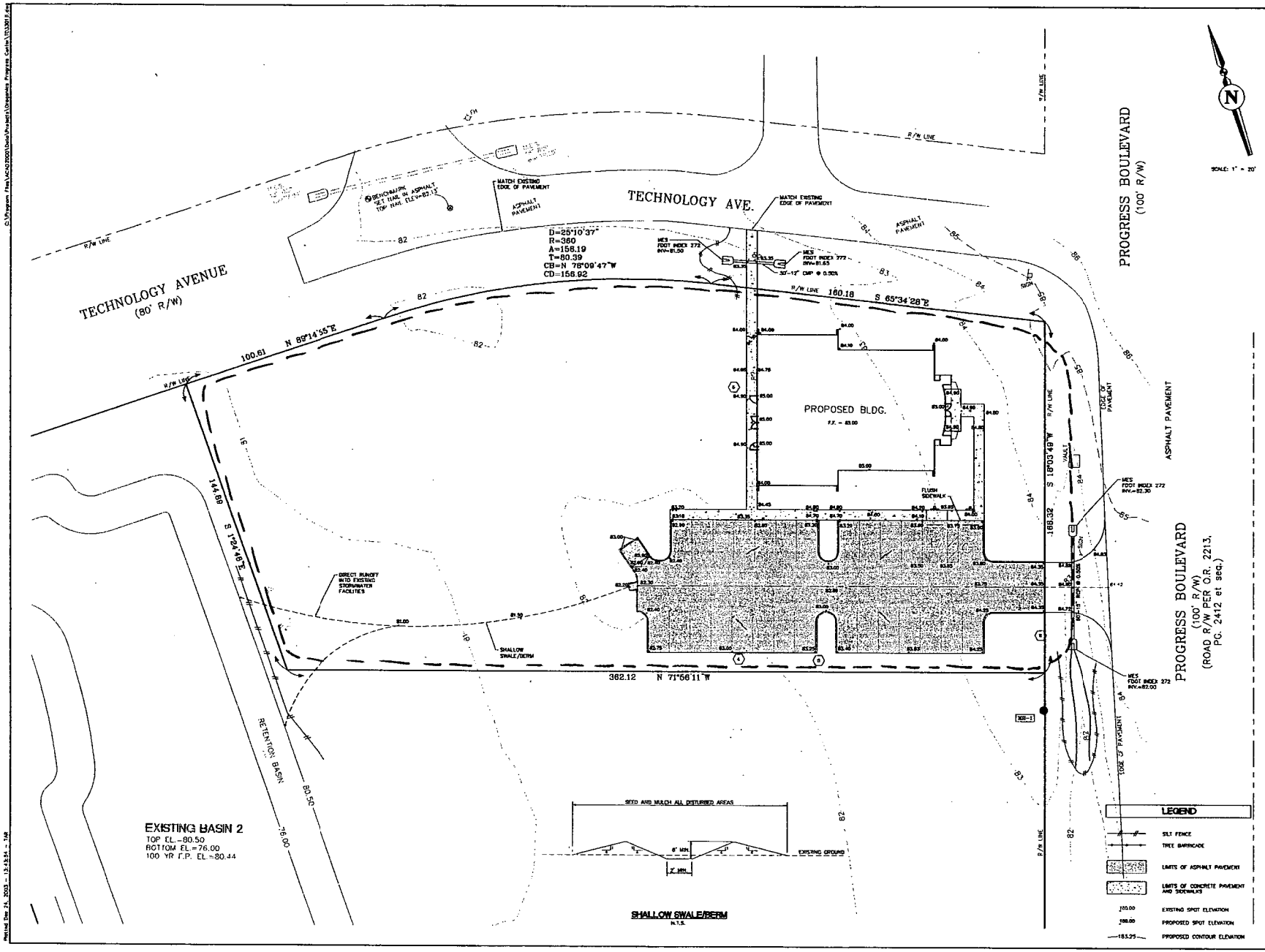
| | Pre-Development Area | | Runoff Coeff. |
|---|---|---|---|
| | (sf) | (Acres) | (C) |
| *DA-1* | **68,068** | **1.56** | **0.74** |

***DA-1 Post-Development Conditions***

| | Post-Development Area | | Runoff Coeff. |
|---|---|---|---|
| | (sf) | (Acres) | (C) |
| *Impervious Area* | 17,382 | 0.40 | 0.90 |
| *Open Area* | 50,686 | 1.16 | 0.20 |
| ***Total Area*** | **68,068** | **1.56** | **0.38** |
| | | | **Meets Criteria** |

**Attachment B**

**Post-Development**
**Drainage Area**




ENGENMAN & ASSOCIATES
ENGINEERS SURVEYORS PLANNERS
2404 N.W. 43rd ST.
GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3541
FAX. (352) 373-7249
E-MAIL: eda@atlantic.net
CORPORATE AUTHORIZATION NO. EB 2389

# GRADING INC. AT PROGRESS CENTER CITY OF ALACHUA, FLORIDA

## PAVING, GRADING AND DRAINAGE PLAN

CITY SUBMITTAL

Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

| | |
|---|---|
| Scale: NONE | Date: DEC. 29, 2003 |
| Designed: SJR | Drawn: TAR |
| Project No: 03-301 | Sheet No. 4 of 7 |

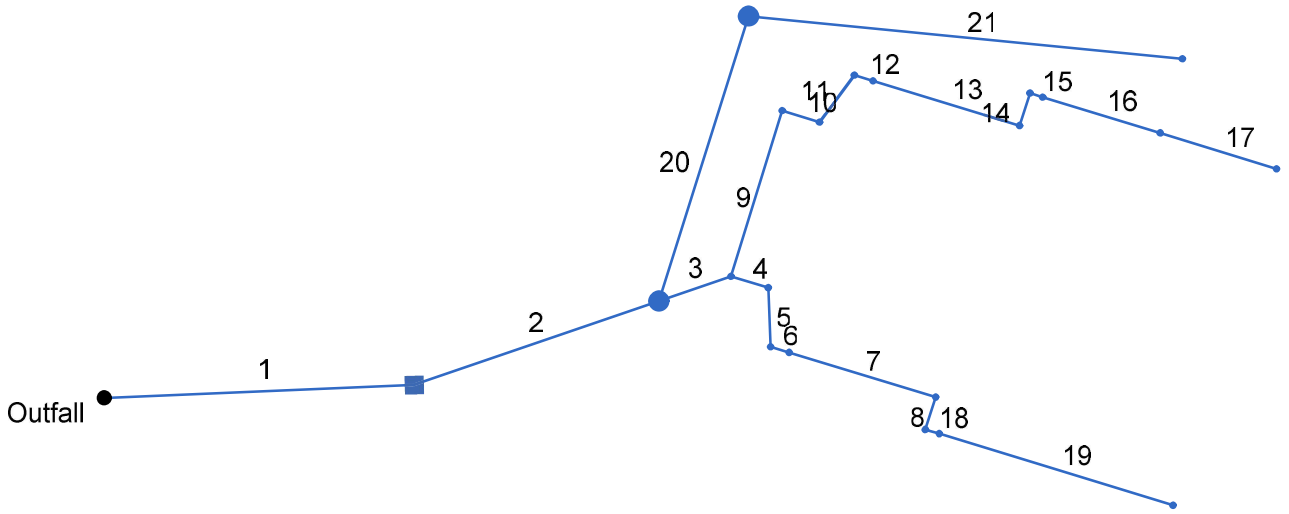
# Attachment B

## Proposed Storm Pipe Calculations

# PIPE SIZE CALCULATIONS
# RUNOFF COEFFICIENT
## MLM BUILDING PROGRESS CENTER

| Drainage Inlet | Total Area | | Impervious Area | Open Area | C |
|---|---|---|---|---|---|
| | S.F. | AC. | 0.95 | 0.20 | |
| S-1 | | | No Area | | |
| S-2 | | | No Area | | |
| S-3 | 33,611 | 0.77 | 26,827 | 6,784 | 0.80 |
| YD-1 | 4,782 | 0.11 | 873 | 3,908 | 0.34 |
| STCO-1 | 1,020 | 0.02 | 1,020 | 0 | 0.95 |
| STCO-2 | | | No Area | | |
| STCO-3 | 1,020 | 0.02 | 1,020 | 0 | 0.95 |
| STCO-4 | | | No Area | | |
| STCO-5 | 499 | 0.01 | 499 | 0 | 0.95 |
| STCO-6 | 533 | 0.01 | 533 | 0 | 0.95 |
| STCO-7 | | | No Area | | |
| STCO-8 | 212 | 0.00 | 212 | 0 | 0.95 |
| STCO-9 | | | No Area | | |
| STCO-10 | 1,020 | 0.02 | 1,020 | 0 | 0.95 |
| STCO-11 | 1,020 | 0.02 | 1,020 | 0 | 0.95 |
| STCO-12 | | | No Area | | |
| STCO-13 | | | No Area | | |
| STCO-14 | 499 | 0.01 | 499 | 0 | 0.95 |
| STCO-15 | | | No Area | | |
| STCO-16 | 533 | 0.01 | 533 | 0 | 0.95 |
| STCO-17 | 212 | 0.00 | 212 | 0 | 0.95 |

# Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan




| Project File: 2026-03-09 PIPE CALCS.stm | Number of lines: 21 | Date: 3/17/2026 |
|---|---|---|

Storm Sewers v2023.00

# Storm Sewer Inventory Report

| Line No. | Alignment | | | | Flow Data | | | | Physical Data | | | | | | | | Line ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Dnstr Line No. | Line Length (ft) | Defl angle (deg) | Junc Type | Known Q (cfs) | Drng Area (ac) | Runoff Coeff (C) | Inlet Time (min) | Invert El Dn (ft) | Line Slope (%) | Invert El Up (ft) | Line Size (in) | Line Shape | N Value (n) | J-Loss Coeff (K) | Inlet/ Rim El (ft) | |
| 1 | End | 66.460 | -2.395 | DrGrt | 0.00 | 0.77 | 0.80 | 10.0 | 76.00 | 2.32 | 77.54 | 15 | Cir | 0.012 | 0.50 | 80.64 | S-3 to MES-1 |
| 2 | 1 | 55.922 | -16.521 | MH | 0.00 | 0.00 | 0.00 | 10.0 | 77.54 | 0.82 | 78.00 | 15 | Cir | 0.012 | 0.84 | 82.90 | S-2 to S-3 |
| 3 | 2 | 16.409 | 0.000 | MH | 0.00 | 0.01 | 0.95 | 10.0 | 79.65 | 2.82 | 80.11 | 15 | Cir | 0.012 | 0.84 | 83.56 | STCO-17 to S-2 |
| 4 | 3 | 8.294 | 35.997 | MH | 0.00 | 0.01 | 0.95 | 10.0 | 80.53 | 0.48 | 80.57 | 10 | Cir | 0.012 | 0.95 | 83.38 | STCO-16 to STCO-17 |
| 5 | 4 | 12.759 | 70.146 | MH | 0.00 | 0.00 | 0.95 | 10.0 | 80.57 | 0.47 | 80.63 | 10 | Cir | 0.012 | 0.95 | 83.38 | STCO-15 to STCO-16 |
| 6 | 5 | 4.167 | -70.150 | MH | 0.00 | 0.01 | 0.95 | 10.0 | 80.63 | 0.48 | 80.65 | 10 | Cir | 0.012 | 0.15 | 83.38 | STCO-14 to STCO-15 |
| 7 | 6 | 32.833 | 0.003 | MH | 0.00 | 0.00 | 0.95 | 10.0 | 80.65 | 0.40 | 80.78 | 10 | Cir | 0.012 | 1.00 | 83.88 | STCO-13 to STCO-14 |
| 8 | 7 | 7.334 | 89.996 | MH | 0.00 | 0.00 | 0.00 | 10.0 | 80.78 | 0.41 | 80.81 | 10 | Cir | 0.012 | 1.00 | 83.88 | STCO-12 to STCO-13 |
| 9 | 3 | 37.425 | -54.003 | MH | 0.00 | 0.00 | 0.95 | 10.0 | 80.38 | 0.41 | 80.53 | 10 | Cir | 0.012 | 1.00 | 83.38 | STCO-9 to STCO-17 |
| 10 | 9 | 8.294 | 90.362 | MH | 0.00 | 0.01 | 0.95 | 10.0 | 80.53 | 0.48 | 80.57 | 10 | Cir | 0.012 | 0.95 | 83.38 | STCO-8 to STCO-9 |
| 11 | 10 | 12.721 | -70.447 | MH | 0.00 | 0.00 | 0.95 | 10.0 | 80.57 | 0.47 | 80.63 | 10 | Cir | 0.012 | 0.95 | 83.38 | STCO-7 to STCO-8 |
| 12 | 11 | 4.167 | 70.089 | MH | 0.00 | 0.01 | 0.95 | 10.0 | 80.63 | 0.48 | 80.65 | 10 | Cir | 0.012 | 0.15 | 83.38 | STCO-6 to STCO-7 |
| 13 | 12 | 32.833 | 0.004 | MH | 0.00 | 0.01 | 0.95 | 10.0 | 80.65 | 0.40 | 80.78 | 10 | Cir | 0.012 | 1.00 | 83.38 | STCO-5 to STCO-6 |
| 14 | 13 | 7.334 | -90.002 | MH | 0.00 | 0.00 | 0.95 | 10.0 | 80.78 | 0.41 | 80.81 | 10 | Cir | 0.012 | 1.00 | 83.38 | STCO-4 to STCO-5 |
| 15 | 14 | 3.000 | 90.008 | MH | 0.00 | 0.02 | 0.95 | 10.0 | 80.81 | 0.67 | 80.83 | 10 | Cir | 0.012 | 0.15 | 83.38 | STCO-3 to STCO-4 |
| 16 | 15 | 26.333 | 0.005 | MH | 0.00 | 0.00 | 0.95 | 10.0 | 80.83 | 0.42 | 80.94 | 10 | Cir | 0.012 | 0.15 | 83.38 | STCO-2 to STCO-3 |
| 17 | 16 | 26.333 | 0.000 | MH | 0.00 | 0.02 | 0.95 | 10.0 | 80.94 | 0.42 | 81.05 | 10 | Cir | 0.012 | 1.00 | 83.38 | STCO-1 to STCO-2 |
| 18 | 8 | 3.000 | -89.999 | MH | 0.00 | 0.02 | 0.95 | 10.0 | 80.81 | 0.67 | 80.83 | 10 | Cir | 0.012 | 0.15 | 83.38 | STCO-11 to STCO-12 |
| 19 | 18 | 52.667 | 0.004 | MH | 0.00 | 0.02 | 0.95 | 10.0 | 80.83 | 0.42 | 81.05 | 10 | Cir | 0.012 | 1.00 | 83.38 | STCO-10 to STCO-11 |
| 20 | 2 | 64.412 | -53.807 | MH | 0.00 | 0.00 | 0.00 | 10.0 | 78.03 | 0.41 | 78.29 | 10 | Cir | 0.012 | 0.98 | 82.00 | S-1 to S-2 |
| 21 | 20 | 93.885 | 78.353 | DrGrt | 0.00 | 0.11 | 0.34 | 10.0 | 78.29 | 0.40 | 78.67 | 10 | Cir | 0.012 | 1.00 | 80.50 | YD-1 to S-1 |

Project File: 2026-03-09 PIPE CALCS.stm | Number of lines: 21 | Date: 3/17/2026

# FL-DOT Report

| Line No | To Line | Type of struc | n - Value | Len | Drainage Area | | | Time of conc | Time of Flow in sect | Inten (I) | Total CA | Add Q | Inlet elev | Elev of HGL | | | Rise | HGL | ADD | | Date: 3/17/2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | C1 = 0.2<br>C2 = 0.5<br>C3 = 0.9 | | | | | | | Total Flow | | Elev of Crown | | | Span | Pipe | Full Flow | | Frequency: 10 yrs |
| | | | | | | | | | | | | | | Elev of Invert | | | | | | | Proj: 2026-03-09 PIPE CAL |
| | | | | | Increment (ac) | Sub-Total (ac) | Sum CA | | | | | Q | | Up | Down | Fall | Size | Slope | Vel | Cap | |
| | | | | (ft) | | | | (min) | (min) | (in/hr) | | (cfs) | (ft) | (ft) | (ft) | (ft) | (in) | (%) | (ft/s) | (cfs) | Line description |
| 1 | End | DrGrt | 0.012 | 66.460 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 18.72 | 0.30 | 4.75 | 0.79 | 0.00<br>3.73 | 80.64 | 78.32<br>78.79<br>77.54 | 77.25<br>77.25<br>76.00 | 1.07<br><br>1.54 | 15<br>15<br>Cir | 1.61<br>2.32 | 3.84<br>8.68 | 3.73<br>10.65 | S-3 to MES-1 |
| 2 | 1 | MH | 0.012 | 55.922 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 17.57 | 1.14 | 4.88 | 0.17 | 0.00<br>0.83 | 82.90 | 78.36<br>79.25<br>78.00 | 78.32<br>78.79<br>77.54 | 0.04<br><br>0.46 | 15<br>15<br>Cir | 0.07<br>0.82 | 1.95<br>5.17 | 0.83<br>6.34 | S-2 to S-3 |
| 3 | 2 | MH | 0.012 | 16.409 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 17.14 | 0.43 | 4.94 | 0.13 | 0.00<br>0.66 | 83.56 | 80.43<br>81.36<br>80.11 | 79.85<br>80.90<br>79.65 | 0.58<br><br>0.46 | 15<br>15<br>Cir | 3.53<br>2.82 | 3.92<br>9.58 | 0.66<br>11.75 | STCO-17 to S-2 |
| 4 | 3 | MH | 0.012 | 8.294 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 16.43 | 0.22 | 5.03 | 0.06 | 0.00<br>0.29 | 83.38 | 80.81<br>81.40<br>80.57 | 80.77<br>81.36<br>80.53 | 0.04<br><br>0.04 | 10<br>10<br>Cir | 0.48<br>0.48 | 2.26<br>3.02 | 0.29<br>1.65 | STCO-16 to STCO-17 |
| 5 | 4 | MH | 0.012 | 12.759 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 16.02 | 0.41 | 5.08 | 0.05 | 0.00<br>0.24 | 83.38 | 80.89<br>81.46<br>80.63 | 80.88<br>81.40<br>80.57 | 0.00<br><br>0.06 | 10<br>10<br>Cir | 0.03<br>0.47 | 1.50<br>2.98 | 0.24<br>1.63 | STCO-15 to STCO-16 |
| 6 | 5 | MH | 0.012 | 4.167 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 15.89 | 0.13 | 5.10 | 0.05 | 0.00<br>0.24 | 83.38 | 80.93<br>81.48<br>80.65 | 80.93<br>81.46<br>80.63 | 0.00<br><br>0.02 | 10<br>10<br>Cir | 0.02<br>0.48 | 1.45<br>3.01 | 0.24<br>1.64 | STCO-14 to STCO-15 |
| 7 | 6 | MH | 0.012 | 32.833 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 14.58 | 1.31 | 5.28 | 0.04 | 0.00<br>0.20 | 83.88 | 80.99<br>81.61<br>80.78 | 80.93<br>81.48<br>80.65 | 0.05<br><br>0.13 | 10<br>10<br>Cir | 0.16<br>0.40 | 1.57<br>2.74 | 0.20<br>1.49 | STCO-13 to STCO-14 |
| 8 | 7 | MH | 0.012 | 7.334 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 14.28 | 0.29 | 5.33 | 0.04 | 0.00<br>0.20 | 83.88 | 81.05<br>81.64<br>80.81 | 81.04<br>81.61<br>80.78 | 0.00<br><br>0.03 | 10<br>10<br>Cir | 0.07<br>0.41 | 1.48<br>2.78 | 0.20<br>1.52 | STCO-12 to STCO-13 |
| 9 | 3 | MH | 0.012 | 37.425 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 16.28 | 0.86 | 5.05 | 0.07 | 0.00<br>0.34 | 83.38 | 80.80<br>81.36<br>80.53 | 80.64<br>81.21<br>80.38 | 0.15<br><br>0.15 | 10<br>10<br>Cir | 0.41<br>0.41 | 2.23<br>2.78 | 0.34<br>1.52 | STCO-9 to STCO-17 |
| 10 | 9 | MH | 0.012 | 8.294 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 16.09 | 0.19 | 5.07 | 0.07 | 0.00<br>0.34 | 83.38 | 80.88<br>81.40<br>80.57 | 80.87<br>81.36<br>80.53 | 0.00<br><br>0.04 | 10<br>10<br>Cir | 0.04<br>0.48 | 1.72<br>3.02 | 0.34<br>1.65 | STCO-8 to STCO-9 |

NOTES: Intensity = 94.06 / (Inlet time + 16.10) ^ 0.84 (in/hr) ; Time of flow in section is based on full flow.

Project File: 2026-03-09 PIPE CALCS.stm

# FL-DOT Report

| Line No | To Line | Type of struc | n - Value | Len | Drainage Area | | | Time of conc | Time of Flow in sect | Inten (I) | Total CA | Add Q | Inlet elev | Elev of HGL | | | Rise | HGL | ADD | | Date: 3/17/2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | C1 = 0.2<br>C2 = 0.5<br>C3 = 0.9 | | | | | | | Total Flow | | Elev of Crown | | | Span | Pipe | Full Flow | | Frequency: 10 yrs |
| | | | | | | | | | | | | | | Elev of Invert | | | | | | | Proj: 2026-03-09 PIPE CAL |
| | | | | | Increment (ac) | Sub-Total (ac) | Sum CA | | | | | Q | | Up | Down | Fall | Size | Slope | Vel | Cap | |
| | | | | (ft) | | | | (min) | (min) | (in/hr) | | (cfs) | (ft) | (ft) | (ft) | (ft) | (in) | (%) | (ft/s) | (cfs) | Line description |
| 11 | 10 | MH | 0.012 | 12.721 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 15.75 | 0.34 | 5.12 | 0.06 | 0.00<br>0.29 | 83.38 | 80.93<br>81.46<br>80.63 | 80.93<br>81.40<br>80.57 | 0.00<br><br>0.06 | 10<br>10<br>Cir | 0.03<br>0.47 | 1.47<br>2.99 | 0.29<br>1.63 | STCO-7 to STCO-8 |
| 12 | 11 | MH | 0.012 | 4.167 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 15.64 | 0.11 | 5.13 | 0.06 | 0.00<br>0.29 | 83.38 | 80.97<br>81.48<br>80.65 | 80.97<br>81.46<br>80.63 | 0.00<br><br>0.02 | 10<br>10<br>Cir | 0.03<br>0.48 | 1.45<br>3.02 | 0.29<br>1.64 | STCO-6 to STCO-7 |
| 13 | 12 | MH | 0.012 | 32.833 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 14.59 | 1.05 | 5.28 | 0.05 | 0.00<br>0.25 | 83.38 | 81.02<br>81.61<br>80.78 | 80.98<br>81.48<br>80.65 | 0.04<br><br>0.13 | 10<br>10<br>Cir | 0.12<br>0.40 | 1.60<br>2.74 | 0.25<br>1.49 | STCO-5 to STCO-6 |
| 14 | 13 | MH | 0.012 | 7.334 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 14.29 | 0.29 | 5.32 | 0.04 | 0.00<br>0.20 | 83.38 | 81.08<br>81.64<br>80.81 | 81.08<br>81.61<br>80.78 | 0.00<br><br>0.03 | 10<br>10<br>Cir | 0.04<br>0.41 | 1.24<br>2.78 | 0.20<br>1.52 | STCO-4 to STCO-5 |
| 15 | 14 | MH | 0.012 | 3.000 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 14.17 | 0.12 | 5.34 | 0.04 | 0.00<br>0.20 | 83.38 | 81.02<br>81.66<br>80.83 | 81.11<br>81.64<br>80.81 | -0.08<br><br>0.02 | 10<br>10<br>Cir | -2.77<br>0.67 | 1.63<br>3.56 | 0.20<br>1.94 | STCO-3 to STCO-4 |
| 16 | 15 | MH | 0.012 | 26.333 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 12.08 | 2.09 | 5.67 | 0.02 | 0.00<br>0.11 | 83.38 | 81.08<br>81.77<br>80.94 | 81.02<br>81.66<br>80.83 | 0.06<br><br>0.11 | 10<br>10<br>Cir | 0.22<br>0.42 | 1.43<br>2.81 | 0.11<br>1.53 | STCO-2 to STCO-3 |
| 17 | 16 | MH | 0.012 | 26.333 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 10.00 | 2.08 | 6.05 | 0.02 | 0.00<br>0.11 | 83.38 | 81.20<br>81.88<br>81.05 | 81.09<br>81.77<br>80.94 | 0.11<br><br>0.11 | 10<br>10<br>Cir | 0.42<br>0.42 | 1.65<br>2.81 | 0.11<br>1.53 | STCO-1 to STCO-2 |
| 18 | 8 | MH | 0.012 | 3.000 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 14.16 | 0.12 | 5.34 | 0.04 | 0.00<br>0.20 | 83.38 | 81.02<br>81.66<br>80.83 | 81.09<br>81.64<br>80.81 | -0.06<br><br>0.02 | 10<br>10<br>Cir | -2.07<br>0.67 | 1.69<br>3.55 | 0.20<br>1.94 | STCO-11 to STCO-12 |
| 19 | 18 | MH | 0.012 | 52.667 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 10.00 | 4.16 | 6.05 | 0.02 | 0.00<br>0.11 | 83.38 | 81.20<br>81.88<br>81.05 | 81.02<br>81.66<br>80.83 | 0.17<br><br>0.22 | 10<br>10<br>Cir | 0.33<br>0.42 | 1.48<br>2.81 | 0.11<br>1.53 | STCO-10 to STCO-11 |
| 20 | 2 | MH | 0.012 | 64.412 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 13.77 | 2.63 | 5.40 | 0.04 | 0.00<br>0.20 | 82.00 | 78.49<br>79.12<br>78.29 | 78.36<br>78.86<br>78.03 | 0.13<br><br>0.26 | 10<br>10<br>Cir | 0.20<br>0.41 | 1.54<br>2.78 | 0.20<br>1.52 | S-1 to S-2 |

NOTES: Intensity = 94.06 / (Inlet time + 16.10) ^ 0.84 (in/hr) ; Time of flow in section is based on full flow.

Project File: 2026-03-09 PIPE CALCS.stm

# FL-DOT Report

| Line No | To Line | Type of struc | n - Value | Len | Drainage Area | | | Time of conc | Time of Flow in sect | Inten (I) | Total CA | Add Q | Inlet elev | Elev of HGL | | | Rise | HGL | ADD | | Date: 3/17/2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | C1 = 0.2<br>C2 = 0.5<br>C3 = 0.9 | | | | | | | Total Flow | | Elev of Crown | | | Span | Pipe | Full Flow | | Frequency: 10 yrs |
| | | | | | Increment (ac) | Sub-Total (ac) | Sum CA | | | | | Q | | Elev of Invert<br>Up | Down | Fall | Size | Slope | Vel | Cap | Proj: 2026-03-09 PIPE CAL |
| | | | | (ft) | | | | (min) | (min) | (in/hr) | | (cfs) | (ft) | (ft) | (ft) | (ft) | (in) | (%) | (ft/s) | (cfs) | Line description |
| 21 | 20 | DrGrt | 0.012 | 93.885 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 0.00<br>0.00<br>0.00 | 10.00 | 3.77 | 6.05 | 0.04 | 0.00<br>0.23 | 80.50 | 78.88<br>79.50<br>78.67 | 78.55<br>79.12<br>78.29 | 0.33<br><br>0.38 | 10<br>10<br>Cir | 0.35<br>0.40 | 1.84<br>2.77 | 0.23<br>1.51 | YD-1 to S-1 |

NOTES: Intensity = 94.06 / (Inlet time + 16.10) ^ 0.84 (in/hr) ; Time of flow in section is based on full flow.

Project File: 2026-03-09 PIPE CALCS.stm

# Countywide Stormwater Code Affidavit of Compliance.

**Instructions:** Complete and submit this form for all activities that involve the construction of a stormwater management system. Please submit this form, along with the other required documents as listed in Sec. 77.28 of the Alachua County Code.

## Part 1. Applicant Information

Applicant or Owner Name: Claudia Vega, P.E. Phone Number: 352-373-3541
Company Name: eda consultants inc. Email Address: cvega@edafl.com
Company Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601

Registered Professional Name: Claudia Vega, P.E. Phone Number: 352-373-3541
Company Name: eda consultants inc. Email Address: cvega@edafl.com
Company Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601

## Part 2. Project Location Information

Project Name: MLM Building Addition-Progress Center Tax Parcel: 03956-010-017
Project Location (Unincorporated Alachua County or Municipality): Alachua County

Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.

## Part 3. Stormwater Discharge Information

Watershed Name:
Waterbody ID Number (WBID#):

| Stormwater Discharge Locations Please Check all That Apply |
|---|
| ☐ Project Discharges Offsite as Surface Flow |
| ☐ Project Discharges Directly to Outstanding Florida Water |
| ☐ Project is in the Watershed of a Waterbody Listed as Impaired for Nutrients or has a Nutrient TMDL |
| ☑ Project Infiltrates to Groundwater |
| ☐ Project is in the Sensitive Karst Area |

Please briefly describe the Best Management Practices used:

An existing master stormwater system consisting of a retention basins.

## Part 4. Exemption and Waiver Information

If applicable, Please list the exemption(s) this project qualifies for under Sec. 77.25 of the Alachua County Code. Supporting Documentation may be required:

Stormwater treatment facility have been permitted and have been constructed

If applicable, Please describe the waiver you are requesting under Sec. 77.26 of the Alachua County Code. Supporting documentation is required:

## Part 5. Signatures

I authorize Alachua County, and its agents and contractors, to enter the property for the purpose of verifying compliance. If the property is sold and/or the entity responsible for operation and maintenance of the stormwater management system, the Property Owner will notify the Alachua County Environmental Protection Department within 30 calendar days of the sale or change in operation and maintenance entity. Failure to comply may result in enforcement action using the provisions of Alachua County Code Chapter 24 or any other remedy available by law or equity.

Applicant/Owner Signature: [signature] Date: 1/29/26

I hereby certify that the above referenced project meets, or is exempt from, the requirements of the Alachua County Code Chapter 77, Article III Stormwater Treatment Code. I further certify that the Operation and Maintenance requirements have been provided to the owner and entity responsible for operation and maintenance of the stormwater management system.

Registered Professional Signature: [signature] Date: 1/29/26

Florida Registration Number: 51532

CLAUDIA S. VEGA
LICENSE
No 51532
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

# SUWANNEE RIVER
## WATER MANAGEMENT DISTRICT

**Minor Modification**

**PERMITTEE:**
Kenneth Harvey
MLM Biologics Inc
13700 Progress Blvd
Alachua, FL,32615-9496

**PERMIT NUMBER:** ERP-001-209047-4
**DATE ISSUED:** March 6, 2026
**DATE EXPIRED:** March 6, 2031
**COUNTY:** Alachua
**TRS:** T8S, R18E, S24

**PROJECT:** MLM Building Addition – Progress Center

Upon completion, the approved entity to which operation and maintenance may be transferred pursuant to rule 62-330.310 and 62.330.340 or 40B-4.1130, Florida Administrative Code (F.A.C.) shall be:

Kenneth Harvey
MLM Biologics Inc
13700 Progress Blvd
Alachua, FL,32615-9496

Based on the information provided to the Suwannee River Water Management District (District), the subject proposed project has met the qualifications found in subsection 62-330.315, F.A.C., and qualifies for a minor modification of the existing permit. This minor modification is hereby in effect for the activity description below:

The previous master permit (ERP-001-209047-1) authorized the construction and operation of a surfacewater management system serving 8.58 acres of impervious surface on a total project area of 13.20. This minor modification to the permit authorizes the construction of 0.54 acres of impervious area and the removal of 0.03 acres of impervious area on a total project area of 1.56 acres. The stormwater runoff from this activity was authorized under the master permit ERP-001-203770-1 issued on June 2, 2003. The design engineer has certified that the proposed conditions do not exceed the allowable conditions of the master system. The project shall be constructed in accordance with the application package, plans, and calculations submitted and certified by Claudia Vega, P.E., EDA on or before March 6, 2026.

The permittee shall adhere to all permit conditions and/or requirements as well as perform any required reporting, monitoring, or inspections in accordance with the original permit.

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.

Approved by: Sara Zybell Ferson

Sara Zybell Ferson, P.E.
Environmental Permitting Office Chief
District Staff

## Concurrency Impact Analysis
## MLM Biologics

The proposed building is an expansion of an existing business and will provide 6554 square feet for laboratory and office use in Progress Center.

**Stormwater:**

A detailed stormwater management plan is included with this submittal. The project will utilize an existing master basin within the Progress Center. The proposed stormwater system shall be designed in compliance with City of Alachua and Suwannee River Water Management District requirements.

**Potable Water:**

*Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.*
*Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.*

*Project Impact:* For the proposed office building, it is estimated that approximately 15 G.P.D. will be used per 100 SF of the office building (per FAC 62-6.008 System Size Determinations). The 6,554 square foot building will generate approximately 983 G.P.D., based on this calculation (6554 SF/100 x 15 G.P.D. = 983 G.P.D.) As shown in the following table, there is adequate capacity available to support this development.

Table 3-a. Potable Water Impacts - Final Development Orders

| System Category | Gallons Per Day |
|---|---|
| Current Permitted Capacity[1] | 3,000,000 |
| Less Actual Potable Water Flows[1] | 1,565,500 |
| MLM Biologics | 983 |
| Reserved Capacity[2] | 426,864 |
| Available Capacity | 1,006,653 |
| Percentage of Permitted Design Capacity Utilized | 66.44% |

Sources:
1. *City of Alachua Public Services Department, December 2025.*
2. *Table 1, Jan 2026 Development Monitoring Report*

**Sanitary Sewer:**

*Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.*

*Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.*

*Project Impact:* For the proposed office building, it is estimated that approximately 15 G.P.D. will be used per 100 F of the office building (per FAC 62-6.008 System Size Determinations). The 6,554 square foot building will generate approximately 983 G.P.D., based on this calculation (6554 SF/100 x 15 G.P.D. = 983 G.P.D.) As shown in the following table, there is adequate capacity available to support this development.

Table 4-a. Sanitary Sewer Impacts - Final Development Orders

| System Category | Gallons Per Day |
|---|---|
| Current Permitted Capacity[1] | 1,500,000 |
| Less Actual Treatment Flows[1] | 813,000 |
| MLM Biologics | 983 |
| Reserved Capacity[2] | 396,935 |
| Available Capacity | 289,082 |
| Percentage of Permitted Design Capacity Utilized | 80.73% |

Sources:
1. *City of Alachua Public Services Department, April 2025.*
2. *Table 1, Jan 2026 Development Monitoring Report*

**Solid Waste:**

*Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

*Project Impact:* Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed facility will generate approximately 78.1 pounds of solid waste will be generated per day (6,554 SF / 1,000 SF x 12 = 78.6 pounds per day). As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

| Table 5-a. Solid Waste Impacts - Final Development Orders | | |
|---|---|---|
| System Category | Pounds Per Day | Tons Per Year |
| Exisiting Demand[1] | 45,184.00 | 8,246.08 |
| Reserved Capacity[2] | 30,294.66 | 5,528.78 |
| New River Solid Waste Facility Anticipated Capacity[3] | 30+ Years | |

Sources:

1. *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2024); Policy 2.1.a, CFNGAR Element.*

*Formula: 11,296 persons x 0.73 tons per year.*

2. *Table 1 Jan 2026 Development Monitoring Report*

3. *New River Solid Waste Association, April 2025.*

**Traffic:**

The proposed use of the project site as a commercial use will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (US Hwy 441).

**TABLE 1 – PROJECT TRIP GENERATION**

**PROPOSED**

PROPOSED: LABORATORY

ITE LAND USE: 760 RESEARCH AND DEVELOPMENT CENTER

SOURCE: ITE TRIP GENERATION, 12TH EDITION, PAGES 794-797

6554 SF

| | | | | TRIP DISTRIBUTION | | PROJECT TRIPS | |
|---|---|---|---|---|---|---|---|
| PERIOD | RATE | PER UNIT | TRIPS | ENTER | EXIT | IN | OUT |
| AM | 0.48 | 6.55 | 3.15 | 78% | 22% | 2.45 | 0.69 |
| PM | 0.45 | 6.55 | 2.95 | 25% | 75% | 0.74 | 2.21 |
| ADT | 9.47 | 6.55 | 62.07 | 50% | 50% | 31.03 | 31.03 |

**TABLE 2: TRIP DISTRIBUTION**

| Segment ID | | Distribution Share | Projected Trips |
|---|---|---|---|
| U.S. Hwy 441 (106/4) | AADT | 100% | 62 |
| U.S. Hwy 441 (106/4) | PM Peak | 100% | 3 |

**TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS**

| Segment ID: | Segment Limits: | | Comp Plan MSV | AADT | Res'vd | Projected Trips | Available |
|---|---|---|---|---|---|---|---|
| U.S. Hwy 441 (106,4) | From CR25A East to SR 235 | AADT | 45,700 | 17,700 | 2,512 | 62 | 25,426 |
| | | PM Peak | 4,110 | 1,559 | 331 | 3 | 2217 |

*Source: City of Alachua Planning Department, Jan 2026*

## Statement of Proposed Uses
## MLM Biologics

The proposed development at MLM Biologics is designed to provide additional laboratory/office space for an expanding business within the Progress Center development.

## Comprehensive Plan Consistency

**Vision Element:**

***GOAL 1:*** *Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.*

**Consistency: The proposed development at MLM Biologics will allow for the expansion of a growing business within the Progress Center and surrounding areas. The proposed uses are consistent with the permitted uses within the Progress Center PD, which was found to be consistent with the underlying Industrial FLU map designation. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.5.a, 1.5.b and 1.5.d as indicated below:**

**Future Land Use Element:**

*Objective 1.5: Industrial*
*The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.*

**Consistency: The proposed development, MLM Biologics will serve the intent of the Industrial land use designation by providing commercial services to the established employment based sector within the Progress Center and surrounding areas. The proposed uses are consistent with the permitted uses within the Progress Center PD, which was found to be consistent with the underlying Industrial FLU map designation. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.5.a, 1.5.b and 1.5.d as indicated below:**

*Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.*

**Consistency: The development is in close proximity to US Hwy 441, part of the "corporate corridor" providing a logical location for the industrial uses that the commercial services will serve.**

*Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.*
**Consistency: The development proposes an expansion of an existing business located within the Progress Center.**

*Policy 1.5.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;*
   **Consistency: The site proposes an additional driveway to Technology Avenue within the Progress Center. The internal roadway network of Progress Center provides external connections to US Hwy 441.**

2. *Buffering from adjacent existing/potential uses;*
   **Consistency: All required buffers and setbacks are shown on plans. The site for the proposed development directly abuts lands designated for similar allowed uses to the north, south, east and west. Future Land Use Element Policies 2.4.1 and 2.4.2 provide the general guidelines for buffering from adjacent existing/potential uses, with particular mention of providing perimeter landscaping that is appropriate for the "adjacent use and the desired result of the buffer." As shown on the Landscape Plan, the plan will provide the necessary perimeter plantings (various types) in accordance with Section 6.2.2(D)(3) of the LDRs.**

3. *Open space provisions and balance of proportion between gross floor area and site size;*
   **Consistency: The site plan includes more than 10% open space, and a floor area ratio less than 0.50.**

4. *Adequacy of pervious surface area in terms of drainage requirements;*
**Consistency: This submittal includes a detailed stormwater management plan. The site will drain to a previously permitted master stormwater basin for the area, utilizing infrastructure stalled with previous construction sequences.**

5. *Placement of signage;*
**Consistency: The permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.**

6. *Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;*
**Consistency: The site plans include a photometric plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.**

7. *Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;*
**Consistency: Delivery and service vehicles will access the building from a service area located to the rear of the building, away from public facing side of the building along Technology Avenue.**

8. *Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;*
**Consistency: The site plans include a landscape plan that complies with all elements of the Comprehensive Plan and Land Development Regulations. Future Land Use Element Policy 2.4.1 of the City of Alachua Comprehensive Plan states that; "Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential Site Plan. The minimum landscaped area shall be 30% of the development site…." As noted under item 3 above, the plan meets the minimum percentage of required landscaping for the site.**

9. *Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and*
**Consistency: There are no unique features or resources associated with this site. Therefore, this policy is not applicable.**

10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*
**Consistency: None are proposed.**

11. *Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ration for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.* **Consistency: The parcel is approximately 1.56 acres and the floor area ratio is less than 0.50.**

***Objective 2.4: Landscaping and Tree Protection Standards***
The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens and champion trees.

**Consistency: The landscape plan provided in this submittal meets the requirements provided in both the Comprehensive Plan and the LDC for landscaping and tree protection.**

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

**Consistency: The site plan preserves more than 10% of the site as open space, as required.**

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

**Consistency: The additional development on this parcel is infill in nature based on the existing business on the patterns indicated on the existing City of Alachua future land use map. This building and associated infrastructure is an expansion of an existing business already operating on the property.**

***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.*

**Consistency: All services are available to serve the proposed development, which is an expansion of the existing use on the site, within the Progress Center master planned development.**

***Policy 5.2.1*** *All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.*

**Consistency: As described in the Concurrency portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus demonstrating compliance with this policy.**

***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.

**Consistency: This project will connect to the water and wastewater system as required and demonstrated on the Utility Plan.**

**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.

Policy 1.1a: The City shall establish and maintain the Level of Service Standards, as noted below, at the PM peak hour for the following roadway segments within the City.

**Consistency: Trip generation details and impacts on affected road segments are provided in the Concurrency Report submitted with this application. The impact of this project will not exceed the Level of Service standards.**

**Community Facilities Element:**

Objective 1.2: Wastewater Service
New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development.
For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

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

**Consistency: Wastewater infrastructure and capacity are available to serve this expansion of the existing use on the site. The existing building is served by sanitary sewer and the additional building area will also be served by sanitary sewer. Capacity details are provided in the Concurrency Analysis submitted with this application.**

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

**Consistency: Potable Water infrastructure and capacity are available to serve this expansion of the existing use on the site. The existing building is served by potable water and the additional building area will also be served by the potable water system. Capacity details are provided in the Concurrency Analysis submitted with this application.**

Neighborhood Meeting Materials List for City of Alachua Project Submittals

(*Be sure to double check the submittal requirements on the specific application form, as they don't all require NM Materials to be submitted)*

1. Advertisement - 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

2. Mailer - 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

3. Labels - Copy of the mailing labels or a list of those who received written notice

4. Meeting Minutes - 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.

**COMPOST:**
*Continued from page A1*

## Limited to residential food waste

County officials say the pilot is designed to reduce landfill waste while creating a useful end product. Food waste collected through the program will be processed into compost that can be used by farmers, gardeners, landscapers, and other agricultural or land-use operations.

"Food waste makes up a significant portion of what ends up in landfills," county officials noted in announcing the program. "By diverting that material into composting, the county can reduce environmental impacts while supporting local food and agricultural systems."

The food waste drop-off will be available at all five of the county's Rural Collection Centers:

- **Alachua/High Springs** — 16929 NW U.S. Highway 441
- **Archer** — 19401 SW Archer Road
- **Fairbanks** — 9920 NE Waldo Road
- **North Central** — 10714 N State Road 121
- **Phifer** — 11700 SE Hawthorne Road

All Rural Collection Centers are open Monday, Tuesday, Friday, and Saturday from 7:30 a.m. to 5:30 p.m. The Alachua/High Springs location also offers additional hours on Wednesdays and Thursdays from 12:30 p.m. to 5:30 p.m.

The pilot program is limited to residential food waste and is intended as a test to evaluate participation levels, operational needs, and overall impact before any potential expansion. County officials will use data gathered during the year-long trial to determine whether the program should become permanent or be expanded to additional locations.

Residents seeking more information about the program can contact Patrick Irby with the Alachua County Solid Waste and Resource Recovery Department at 352-338-3233 or by email at pirby@alachuacounty.us.

Individuals with disabilities who require accommodations to participate in a county program, service, or public meeting may contact the Alachua County Equal Opportunity Office at 352-374-5275 at least two business days in advance. TTY users may call 711 through the Florida Relay Service.

# # #

email editor@alachuatoday.com

# Two arrested after armed home invasion and chase

**By C.M. WALKER**
*Today Reporter*

HAWTHORNE – Two men were arrested early Saturday, Nov. 8, 2025, after a violent home invasion south of Hawthorne led to the theft of cash and a pickup truck, followed by a multi-agency traffic stop that uncovered cocaine and additional charges.

According to law enforcement reports, the incident began around 2:15 a.m. when an Alachua County Sheriff's deputy responded to a residence where the victim said Irving Enrique Vinales-Soto, 59, forced his way inside. The victim reported that Vinales-Soto banged on the door with a pistol and demanded to know the whereabouts of a woman he had previously been involved with. The woman reportedly works at the home and stays there several nights a week.

The victim told deputies that Vinales-Soto pointed a pistol at him, demanded money and took approximately $500 from his wallet before grabbing the keys to his pickup truck and fleeing the residence.

At approximately 3:55 a.m., a Florida Highway Patrol trooper, assisted by Alachua County deputies, located the stolen blue GMC pickup truck and conducted a traffic stop. The driver, identified as Aamir Jalil Sims, 30, of Gainesville, was detained. Sims' driver's license had been suspended since September, authorities said. A search of the truck reportedly revealed a baggie containing about 4.9 grams of crack cocaine near Sims' feet.

Vinales-Soto was reportedly in the passenger seat during the stop and fled on foot before being apprehended a short time later. Deputies said a search incident to arrest produced approximately 2.8 grams of cocaine.

After being advised of his rights, Vinales-Soto reportedly admitted to forcing his way into the home, taking the victim's vehicle keys, driving away in the vehicle and possessing "crack."

Sims faces charges of cocaine possession and driving with a suspended license following a previous conviction for driving without a valid license. Records show he is on probation for dealing in stolen property and has two prior non-violent felony convictions. Judge Denise Ferrero set his bail at $7,500.

Vinales-Soto faces multiple felony charges, including armed home invasion, robbery, aggravated assault with intent to commit a felony, grand theft of a motor vehicle and possession of cocaine. He has no known local criminal history and is currently being held without bond.

# # #

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## PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed site plan application for a 6,500 sq. ft. (+/-) building addition and associated infrastructure improvements within Progress Park. The proposed development is approx. 1.5 (+/-) acres on Alachua County tax parcel 03956-010-017 at 13700 Progress Boulevard in the City of Alachua. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposed development and to seek their comments. The meeting will be held at 5:30 pm on Tuesday, January 20, 2026, in the Meeting Room of the Alachua Library Branch, located at 14913 NW 140 Street, Alachua, Florida 32615.

eda consultants · inc.
**Contact:** eda consultants, inc.
**Phone:** 352-373-3541
**E-mail:** permitting@edafl.com

(Published: Alachua County Today - January 01, 2026)


GENTLE CAROUSEL GUARDIAN SIRIUS IS SERIOUS ABOUT GETTING HIS LOCAL NEWS FROM **ALACHUA COUNTY TODAY** EVERY WEEK




AND YOU SHOULD BE TOO!


# Business & Services Directory


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Bingham & Mikolaitis, P.A.
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SEAFOOD & BURGERS
"Family dining with a little something for everyone"
Open
Tuesday-Saturday at 11 a.m.
(386) 462-1294

# ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants - Notice of Neighborhood Meeting - MLM Biologics**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **January 1, 2026**.

**Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.** More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **2nd day of January 2026** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

# NOTICE OF NEIGHBORHOOD WORKSHOP

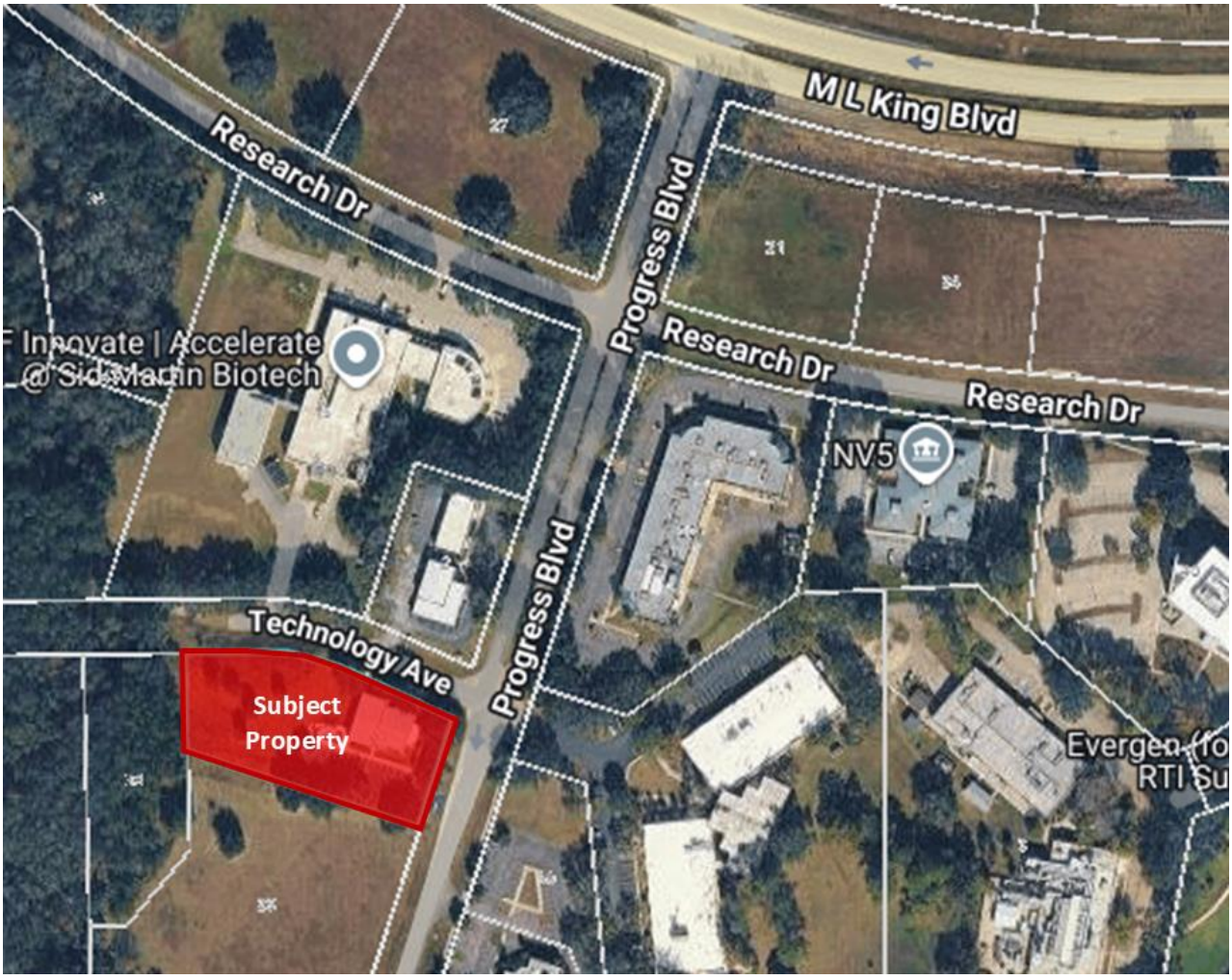
**Date**: Tuesday, January 20, 2026

**Time**: 5:30 p.m.

**Place**: Alachua Branch Library Meeting Room
14913 NW 140th St, Alachua, Fl 32615

A neighborhood workshop will be held to discuss a proposed site plan application for an approx. 6,615 sq. ft. building addition and associated infrastructure improvements within Progress Park. The proposed development is approx. 1.5 (+/-) acres on Alachua County tax parcel 03956-010-017 at 13700 Progress Boulevard in the City of Alachua. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposed development and to seek their comments.

**Contact**: eda consultants, inc. **Email:** permitting@edafl.com **Phone:** (352) 373-3541



03929-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03956-010-001
NUCLEIC ACIDS LICENSING LLC
1501 NW 68TH TER
GAINESVILLE, FL 32605

03956-010-002
INVERSIONES SAN MARCOS LLC
12076 TECHNOLOGY AVE
ALACHUA, FL 32615

03956-010-005
STATE OF FL IIF, C/O TIITF REC & PARKS - SAN FELASCO HAMMOCK PRESERVE
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03956-010-017
MLM BIOLOGICS INC
13700 PROGRESS BLVD
ALACHUA, FL 32615

03956-010-022
ALACHUA COPELAND PARK INVESTMENTS
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

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

03956-010-034
CONCEPT DEVELOPMENT INC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

03956-010-029
NATIONAL CENTER FOR CONSTRUCTION EDUCATION RESEARCH
13614 PROGRESS BLVD
ALACHUA, FL 32615

Planning & Community
Development- LDR Administrator
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

Adam Hall, AICP
Planner, University of Florida
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
EPD Director
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

# Neighborhood Meeting Minutes

**Project:** MLM Biologics Site Plan

**Meeting Date & Time:** January 20, 2026 at 5:30 p.m.

**Community Participants:** 0 participants in total

**Project Representatives:** Claudia Vega and Stephanie Sutton, eda

**Meeting Minutes:**

No attendees joined. Closed the meeting at 5:45pm.

# Neighborhood Meeting - Sign-in Sheet

**Project:** MLM Biologics Building Addition Site Plan

**Date & Time:** January 20, 2026, 5:30 PM

**Location:** Alachua Branch Library Meeting Room
14913 NW 140th St, Alachua, Fl 32615

| NAME | ADDRESS | PHONE | EMAIL |
|---|---|---|---|
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no attendees

# LEGAL DESCRIPTION

For: 13700 Progress Blvd
Alachua, FL 32615
Tax Parcel 03956-010-017

A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING IN A PORTION OF GOVERNMENT LOT 2, OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01"24'48" EAST, ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, AND ALONG THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, A DISTANCE OF 33.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TECHNOLOGY AVENUE (80' RIGHT-OF-WAY); THENCE NORTH 59;4'54• EAST, ALONG SAID RIGHT-OF-WAY LINE, 152.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89,4'54" EAST, ALONG SAID RIGHT-OF-WAY LINE, 100.61 **FEET** TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAV1NG A RADIUS OF 360.00 FEET: THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25,0'37", AN ARC DISTANCE OF 158.19 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY **A** CHORD HAV1NG A BEARING AND DISTANCE OF SOUTH 78'09'46" EAST, 156.92 FEET: THENCE SOUTH 65'34'28" EAST, ALONG SAID RIGHT-OF-WAY LINE, 160.18 FEET TO A POINT ON **THE** NORTHWESTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' RIGHT-OF-WAY); THENCE SOUTH 18"03'49" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 168.32 FEET; THENCE NORTH 71"56'11" WEST, PERPENDICULAR TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 362.12 FEET: THENCE NORTH 01'24'48" WEST, PARALLEL 111TH SAID WEST BOUNDARY OF SECTION 24, A DISTANCE OF 144.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.56 ACRES MORE OR LESS.

Prepared by and return to:
Virginia McCormac
Community Title, LLC
175 NW 138th Terr. Ste. 100
Newberry, FL 32669

File No 2024-2746

Parcel Identification No 03956-010-017

**RECORDED IN OFFICIAL RECORDS**
**INSTRUMENT # 3597028 2 PG(S)**
12/17/2024 3:20 PM
BOOK 5191 PAGE 2797
J.K. JESS IRBY, ESQ.--Clerk
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1240851
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $14,000.00
Intang. Tax: $0.00

[Space Above This Line For Recording Data]

# WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture** made the **16th day of December, 2024** between **HAWLEY-WIGGINS, L.L.C., a Florida Limited Liability Company**, whose post office address is P O Box 1857, Alachua, FL 32615, of the County of Alachua, Florida, Grantor, to **MLM BIOLOGICS, INC., a Delaware Corporation**, whose post office address is 13700 Progress Blvd, Alachua, FL 32615, of the County of Alachua, Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua, Florida, to-wit:

A portion of "REPLAT OF PROGRESS CENTER", as per plat thereof, recorded in Plat Book "P", Pages 48 and 49 of the Public Records of Alachua County, Florida, lying and being in a portion of Government Lot 2, of Section 24, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Northeast 1/4 of Northeast 1/4 of Section 23, Township 8 South, Range 18 East, Alachua County, Florida, and ,run thence South 01° 24' 48" East, along the East boundary of the Southeast 1/4 of the Northeast 1/4 of said Section 23, and along the West boundary of Section 24, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 33.02 feet to a point on the Southerly right-of-way line of Technology Avenue (80' right-of-way); thence North 89° 14' 54" East, along said right-of-way line, 152.01 feet to the Point of Beginning; thence continue North 89° 14' 54" East, along said right-of-way line, 100.61 feet to the beginning of a curve, concave Southerly, having a radius of 360.00 feet; thence Easterly, along said right-of-way line, and along the arc of said curve, through a central angle of 25° 10' 37", an arc distance of 158.19 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 78° 09' 46" East, 156.92 feet; thence South 65° 34' 28" East, along said right-of-way Line, 160.18 feet to a point on the Northwesterly right-of-way line of Progress Boulevard (100' right-of-way); thence South 18° 03' 49" West, along said Northwesterly right-of-way line, 168.32 feet; thence North 71° 56' 11" West, perpendicular to said Northwesterly right-of-way line, 362.12 feet; thence North 01° 24' 48" West, parallel with said West boundary of Section 24, a distance of 144.89 feet to the Point of Beginning.

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

**Subject to** taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

HAWLEY-WIGGINS, L.L.C., a Florida Limited Liability Company

By: _____
PHILLLIP L. HAWLEY, Manager

175 NW 138th Ter # 100
Jonesville, FL 32669
WITNESS 1 ADDRESS

_____
WITNESS
PRINT NAME: Virginia McCormac

_____
WITNESS
PRINT NAME: William Futch

175 NW 138th Ter # 100
Jonesville, Fl 32669
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (X ) physical presence or ( ) online notarization this 16th day of December, 2024 by PHILLLIP L. HAWLEY, Manager of HAWLEY-WIGGINS, L.L.C., a FL Limited Liability Company, on behalf of the Limited Liability Company.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

Notary Public State of Florida
Virginia E. McCormac
My Commission HH 113896
Expires 08/14/2025

Personally known: x
OR Produced Identification: _____

Type of Identification Produced: _____

## Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03956-010-017 |
| **Prop ID** | 15719 |
| **Location Address** | 13700 PROGRESS BLVD<br>ALACHUA, FL 32615 |
| **Neighborhood/Area** | 233223.51 |
| **Subdivision** | PROGRESS CENTER REPLAT |
| **Legal Description** | PROGRESS CENTER PB M-82 REPLAT PB P-48 COM SE COR OF NE1/4 OF NE1/4 OF SEC 23-8-18 S 01 DEG 24 MIN 48 SEC E 33.02 FT N 89 DEG 14 MIN 54 SEC E 152.01 FT POB N 89 DEG 14 MIN 54 SEC E 100.61 FT ELY ALG CURVE 158.19 FT S 65 DEG 34 MIN 28 SEC E 160.18 FT S 18<br>(Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | LIGHT MFG (04100) |
| **Sec/Twp/Rng** | 24-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 1.56 |
| **Homesteaded** | No |

Click Here to Open Cyclomedia Viewer in a New Tab




View Map

## Millage Rate Value

**Millage Rate:** 21.7696

## Owner Information

MLM BIOLOGICS INC
13700 PROGRESS BLVD
ALACHUA, FL 32615

## Valuation

| Certified Year | 2025 | 2024 | 2023 | 2022 | 2021 |
|---|---|---|---|---|---|
| Just Market Value | $976,420 | $1,030,212 | $1,050,028 | $1,059,935 | $1,011,905 |
| Land Value | $203,861 | $237,838 | $237,838 | $237,838 | $169,884 |
| Agricultural (Market) Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural Classified Value | $0 | $0 | $0 | $0 | $0 |
| Improvement Value | $772,559 | $792,374 | $812,190 | $822,097 | $842,021 |
| Non School Assessed Value | $976,420 | $878,001 | $799,062 | $727,299 | $662,167 |
| School Assessed Value | $976,420 | $1,030,212 | $1,050,028 | $1,059,935 | $1,011,905 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |
| Non School Taxable Value | $976,420 | $878,001 | $799,062 | $727,299 | $662,167 |
| School Taxable Value | $976,420 | $1,030,212 | $1,050,028 | $1,059,935 | $1,011,905 |
| Save Our Homes Deferred Value | $0 | $0 | $0 | $0 | $0 |
| Non-Save Our Homes Deferred Value | $0 | $152,211 | $250,966 | $332,636 | $349,738 |

"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

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 4100 | LIGHT MANUFACTURING | 1.56 | 67953.6 | 0 | 0 | PUD |

## Building Information

| | | | |
|---|---|---|---|
| **Type** | LABORATORY | **Heat** | ELECTRIC |
| **Total Area** | 5,927 | **HC&V** | FORCED AIR |
| **Heated Area** | 5,535 | **HVAC** | CENTRAL |
| **Exterior Walls** | CB STUCCO; CONCRETE BLOCK | **Bathrooms** | |
| **Interior Walls** | DRYWALL | **Bedrooms** | |
| **Roofing** | MODULAR METAL | **Total Rooms** | 13-Rooms |
| **Roof Type** | RIGID FR/JOIST | **Stories** | 1.0 |
| **Frame** | MASONRY | **Actual Year Built** | 2005 |
| **Floor Cover** | FIN CONCRETE; HARD TILE | **Effective Year Built** | 2005 |

| | | | |
|---|---|---|---|
| **Type** | SOH MISC | **Heat** | |
| **Total Area** | 12,413 | **HC&V** | |
| **Heated Area** | | **HVAC** | |
| **Exterior Walls** | | **Bathrooms** | |
| **Interior Walls** | | **Bedrooms** | |
| **Roofing** | | **Total Rooms** | 13-Rooms |
| **Roof Type** | | **Stories** | 1.0 |
| **Frame** | | **Actual Year Built** | 0 |
| **Floor Cover** | | **Effective Year Built** | 2005 |

## Sub Area

| Type | Description | Sq. Footage | Act Year | Eff Year | Quality | Imprv Use | Imprv Use Descr |
|---|---|---|---|---|---|---|---|
| BAS | BASE AREA | 5,535 | 2005 | 2005 | AVERAGE | 8010 | LABORATORY |
| CAN | CANOPY (NO SIDES) | 392 | 2005 | 2005 | AVERAGE | 8010 | LABORATORY |

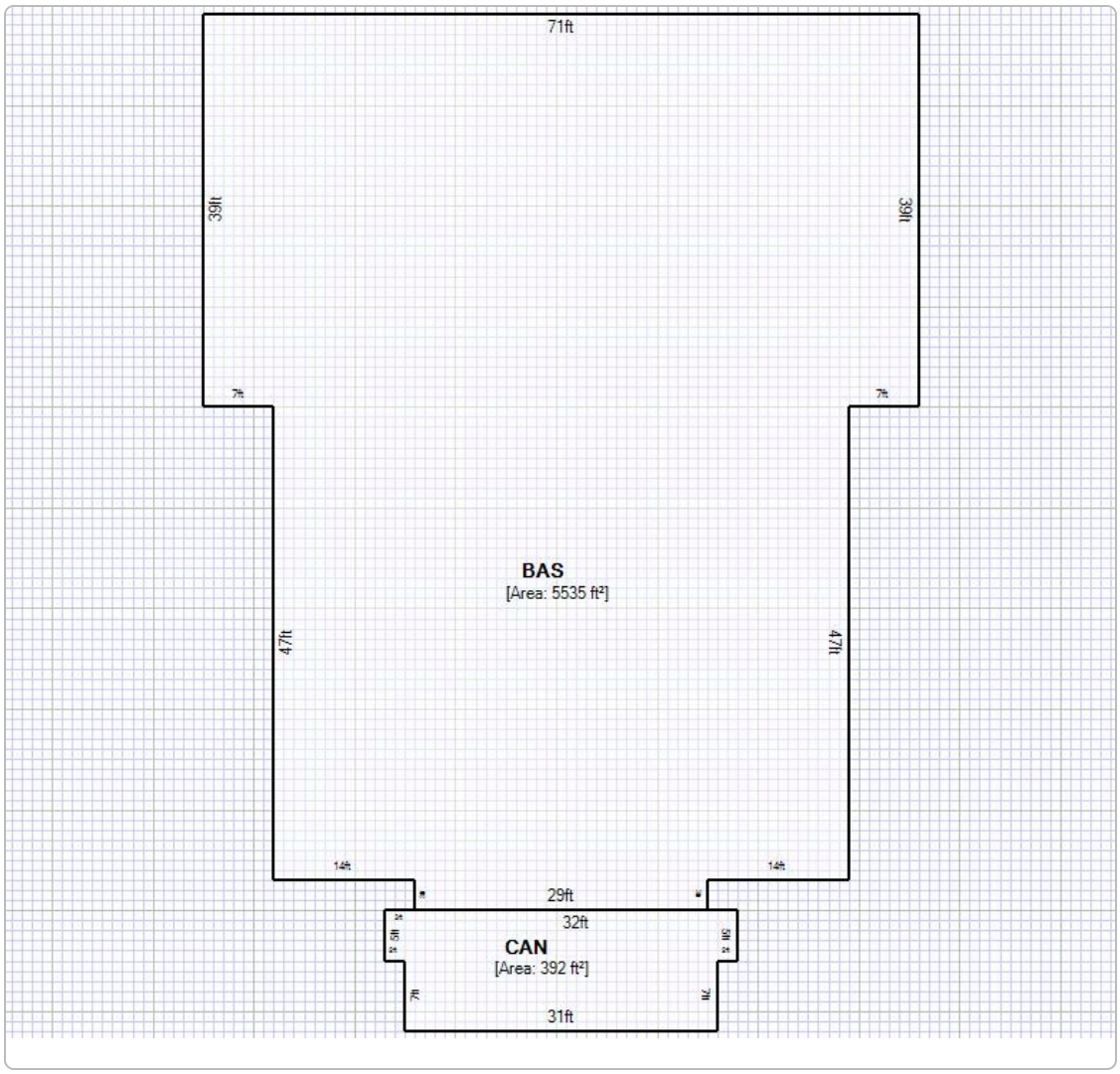
| Type | Description | Sq. Footage | Act Year | Eff Year | Quality | Imprv Use | Imprv Use Descr |
|---|---|---|---|---|---|---|---|
| 3800 | DRIVE/WALK | 1,620 | 2005 | 2005 | | C1 | COMM |
| 3882 | FENCE CB | 582 | 2005 | 2005 | | C1 | COMM |
| 4680 | PAVING 1 | 10,210 | 2005 | 2005 | | C1 | COMM |
| 5400 | WELL | 1 | 2005 | 2005 | | C1 | COMM |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 12/16/2024 | $2,000,000 | WD | 5191 | 2797 | Unqualified (U) | Improved | HAWLEY-WIGGINS LLC | MLM BIOLOGICS INC | Link (Clerk) |
| 4/14/2004 | $95,300 | SD | 2892 | 1093 | Qualified (Q) | Vacant | * INNOVATION PARTNERS LTD | HAWLEY-WIGGINS LLC | 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.

## Sketches




Print Sketches

## Map




## Photos



Print Photos

**No data available for the following modules:** Working in Progress Parcel, Extra Features, Permits.

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: 10/18/2025, 8:22:54 PM

Contact Us

Developed by

SCHNEIDER GEOSPATIAL






# Detail by Entity Name

Foreign Profit Corporation
MLM BIOLOGICS, INC.

**Filing Information**

| | |
|---|---|
| **Document Number** | F12000004666 |
| **FEI/EIN Number** | 37-1646614 |
| **Date Filed** | 11/16/2012 |
| **State** | DE |
| **Status** | ACTIVE |

**Principal Address**

606 SW 3rd Ave
Gainesville, FL 32601

Changed: 01/17/2020

**Mailing Address**

606 SW 3rd Ave
Gainesville, FL 32601

Changed: 01/17/2020

**Registered Agent Name & Address**

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

**Officer/Director Detail**

**Name & Address**

Title PD

NATARAJ, CHANDRA
606 SW 3rd Ave
Gainesville, FL 32601

Title SD

HARVEY, KEN
606 SW 3rd Ave
Gainesville, FL 32601

Title T

MYERS, ED
606 SW 3rd Ave
Gainesville, FL 32601

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2023 | 01/17/2023 |
| 2024 | 01/11/2024 |
| 2025 | 01/16/2025 |

**Document Images**

| | |
|---|---|
| 01/16/2025 -- ANNUAL REPORT | View image in PDF format |
| 01/11/2024 -- ANNUAL REPORT | View image in PDF format |
| 01/17/2023 -- ANNUAL REPORT | View image in PDF format |
| 01/06/2022 -- ANNUAL REPORT | View image in PDF format |
| 01/13/2021 -- ANNUAL REPORT | View image in PDF format |
| 01/17/2020 -- ANNUAL REPORT | View image in PDF format |
| 01/09/2019 -- ANNUAL REPORT | View image in PDF format |
| 01/11/2018 -- ANNUAL REPORT | View image in PDF format |
| 01/17/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/14/2016 -- ANNUAL REPORT | View image in PDF format |
| 01/07/2015 -- ANNUAL REPORT | View image in PDF format |
| 01/08/2014 -- ANNUAL REPORT | View image in PDF format |
| 04/02/2013 -- ANNUAL REPORT | View image in PDF format |
| 11/16/2012 -- Foreign Profit | View image in PDF format |

# Real Estate Account #03956 010 017

**Owner:**
MLM BIOLOGICS INC

**Situs:**
13700 PROGRESS BLVD
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/26/2025** for **$21,678.38**.

Apply for the 2026 installment payment plan

## Account History

| BILL | AMOUNT DUE | STATUS | | | ACTION |
|---|---|---|---|---|---|
| 2025 Annual Bill | $0.00 | **Paid** $21,678.38 | 11/26/2025 | **Receipt** #25-0048847 | Print (PDF) |
| 2024 Annual Bill | $0.00 | **Paid** $20,728.13 | 12/18/2024 | **Receipt** #24-0066845 | Print (PDF) |
| 2023 Annual Bill | $0.00 | **Paid** $19,743.62 | 11/09/2023 | **Receipt** #23-0010836 | Print (PDF) |
| 2022 Annual Bill | $0.00 | **Paid** $18,547.69 | 11/07/2022 | **Receipt** #22-0006641 | Print (PDF) |
| 2021 Annual Bill | $0.00 | **Paid** $17,799.00 | 11/08/2021 | **Receipt** #21-0010559 | Print (PDF) |
| 2020 Annual Bill | $0.00 | **Paid** $13,693.64 | 11/05/2020 | **Receipt** #20-0004301 | Print (PDF) |
| 2019 Annual Bill | $0.00 | **Paid** $14,816.64 | 11/12/2019 | **Receipt** #19-0012036 | Print (PDF) |
| 2018 Annual Bill | $0.00 | **Paid** $14,750.22 | 11/02/2018 | **Receipt** #18-0001368 | Print (PDF) |
| 2017 Annual Bill | $0.00 | **Paid** $14,452.36 | 11/02/2017 | **Receipt** #17-0002164 | Print (PDF) |
| 2016 Annual Bill | $0.00 | **Paid** $13,040.99 | 11/08/2016 | **Receipt** #16-0007475 | Print (PDF) |
| 2015 Annual Bill | $0.00 | **Paid** $13,290.93 | 11/06/2015 | **Receipt** #15-0005852 | Print (PDF) |
| 2014 Annual Bill | $0.00 | **Paid** $13,161.10 | 11/17/2014 | **Receipt** #14-0017937 | Print (PDF) |
| 2013 Annual Bill | $0.00 | **Paid** $13,169.28 | 11/07/2013 | **Receipt** #13-0007853 | Print (PDF) |
| 2012 Annual Bill | $0.00 | **Paid** $12,555.93 | 11/13/2012 | **Receipt** #12-0020791 | Print (PDF) |
| 2011 Annual Bill | $0.00 | **Paid** $12,854.32 | 11/07/2011 | **Receipt** #2011-3001338 | Print (PDF) |
| 2010 Annual Bill | $0.00 | **Paid** $12,754.85 | 11/22/2010 | **Receipt** #2010-3010263 | Print (PDF) |
| 2009 Annual Bill | $0.00 | **Paid** $13,600.07 | 11/20/2009 | **Receipt** #2009-1010056 | Print (PDF) |
| 2008 Annual Bill | $0.00 | **Paid** $13,306.53 | 04/29/2009 | **Receipt** #2008-8079942 | Print (PDF) |
| 2007 Annual Bill | $0.00 | **Paid** $12,272.94 | 11/30/2007 | **Receipt** #2007-9035126 | Print (PDF) |
| 2006 Annual Bill | $0.00 | **Paid** $12,683.84 | 11/28/2006 | **Receipt** #2006-9086587 | Print (PDF) |
| 2005 Annual Bill | $0.00 | **Paid** $2,403.60 | 12/20/2005 | **Receipt** #2005-9056181 | Print (PDF) |
| **Total Amount Due** | **$0.00** | | | | |

**Convenience Fees**

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

April 15, 2026

Parker A. Stevens
Planner
City of Alachua
PO Box 9
Alachua, FL 32616

**Re: Application #: PSP26-0003**
**PAT Comments 2 for MLM Building Addition – Progress Center**

Dear Mr. Stevens:

The applicants' responses to the PAT Comments issued on April 7, 2026 are below.

1. Article 6 – Development Standards
    a. Section 6.1 – Off-street parking and loading
        i. Staff counts 37 parking spaces and 3 disabled spaces being provided on site, but the number written as provided is 38 parking spaces and 1 disabled space. Confirm the number of parking and disabled spaces provided.

            **RESPONSE: The total number of parking spaces on the site is 38 vehicular spaces including 3 handicap spaces. A table has been added to sheet C200 to further clarify.**

    b. Section 6.2 – Tree protection and landscaping standards
    i. Trees remaining on the site must be also be identified by their common and scientific names on Sheet L100, or a new legend sheet, as required by Section 6.2.1(G)(1)(a)(i).
    **RESPONSE: Sheet L100 has been revised to add a legend, identifying the existing trees to remain on the site by their common and scientific names. Please see revised L100.**

    ii. Provide landscaping calculations for the North and East perimeter buffers on Sheet L300. Refer to section 6.2.2(D)(1)(d) for calculation standards.
    **RESPONSE: Sheet L300 has been revised to include the required landscaping calculations for the North and East perimeter buffers. Please see revised L300.**

iii. Provide calculations used for the parking lot buffering, and for the North, East, West and South buffers. Refer to section 6.2.2(D)(2) and 6.2.2(D)(1)(d), respectively.
**RESPONSE: Sheet L300 has been revised to include the required calculations for the parking lot buffering for all directional buffers. Please see revised L300.**

JBPRO COMMENTS:

C200 – Dimension Plan

1. Please adjust callout for stop sign and bar.
**RESPONSE: The leaders for the callouts have been adjusted. Please see revised C200.**

C300 – Paving, Grading and Drainage Plan

1. The grading of the landing at the main door exceeds 2%. Please provide a level landing for at least 5' outside entrance.
**RESPONSE: The grading of the landing at the main door has been revised to be 2%. Please see revised C300.**

2. Cross slope of sidewalk in front of building appears to exceed 2%. Please revise.
**RESPONSE: The grading of the landing at the main door has been revised to be 2%. Please see revised C300.**

C310 – Paving and Grading Details and Notes

1. The FDOT CR-C ramp provided in the detail does not match what is shown on this plan. There is no Type F C&G proposed and there is no ramp on the left side. Please revise / provide additional detail to clarify the intended curb ramp as shown in the plans.
**RESPONSE: The ramp detail has been revised to remove any reference to FDOT CR-C and the detail has been modified to match the layout shown on plans. Please see revised C310.**

PUBLIC WORKS COMMENTS

2. Sheet C400
Applicant states that total water demand for the existing location and proposed addition will be 10 gpm, which is in the normal operating range for the existing 2-inch water meter. Therefore, they do not feel an additional water meter is necessary. The Engineer calls out a 2-inch meter, yet Sheet C400 calls out a 1-inch meter. Furthermore, filed verification by COA staff reveals it is actually a 5/8 by 3/4-inch meter. Please provide calculations to support the stated total water demand of 10gpm. Internal review by COA staff using the Florida Plumbing Code method shows water demand fo rhte proposed addition to be greater than 16 gpm. Pursuant to City ordinance, a demand range of 10.1 to 25 gpm requires a 1-inch meter. The City concludes that the existing 5/8 x ¾ inch meter will not meet the City flow ordinance. Please replace the existing 5/8 x ¾ inch meter with a 1-inch meter. Please submit response and calculations.

**RESPONSE: The plans have been revised to have the contractor replace the existing water meter with a proposed 1-inch meter. Please see the revised sheet C400 and the attached water meter sizing calculations.**

3. Sheet C400
   This sheet references an existing 1-inch water meter. Field inspection by COA staff found that the existing water meter is 5/8 x ¾ inch. Please revise and resubmit this sheet.
   **RESPONSE: The plans have been revised to have the contractor replace the existing water meter with a proposed 1-inch meter. Please see the revised sheet C400 and the attached water meter sizing calculations.**

4. Submit electrical load schedule that includes voltage and phase requirements for the proposed new building.
   **RESPONSE: The electrical loads will be the same as the existing building. Electrical loading schedule will be provided separately as part of the building permit.**

5. Sheet L300
   The underground electric conduit (UGE) on the South side of the property shows the existing UGE, instead of the proposed, modified location. If the modified location shown on C400 is correct, then there is a Southern Red Oak proposed right on top of the proposed UGE. Applicant may consider relocation this tree. Note: This UGE will not be owned by COA. FYI
   **RESPONSE: The landscape plans have been revised to reflect the modified UGE location and the tree is relocated. Please see revised L300. A note has been added to the plans (see sheet C400) to clarify the UGE will not be owned by the COA.**

# Letter of Transmittal

| | | | |
|---|---|---|---|
| **Date:** | 4/15/2026 | **To:** | City of Alachua |
| **Attn:** | Parker A. Stevens | | Planning & Community Development Dept. |
| **Re:** | MLM Building Progress Center | | PO Box 9 |
| | Site Plan Resubmittal | | Alachua, FL 32616 |

We hereby transmit the following items:
☒ Plans ☐ Specifications ☒ Other

| Copies | Date | No. | Description |
|---|---|---|---|
| 4 | 4/15/26 | 1 | Civil Plans |
| 4 | 4/15/26 | 2 | Survey |
| 4 | 4/15/26 | 3 | Landscape Plans |
| 4 | 4/15/26 | 4 | Photometric Plans |
| 4 | 4/15/26 | 5 | Architectural Plans |
| 4 | 4/15/26 | 6 | Cover Letter |
| 4 | 4/15/26 | 7 | Site Plan Application |
| 4 | 4/15/26 | 8 | Authorization to Submit |
| 4 | 4/15/26 | 9 | NFPA Fire Flow Calculations |
| 4 | 4/15/26 | 10 | ISO Fire Flow Calculations |
| 4 | 4/15/26 | 11 | Water meter Sizing Calculations |
| 4 | 4/15/26 | 12 | Drainage Memo |
| 4 | 4/15/26 | 13 | Stormwater Code Affidavit of Compliance |
| 4 | 4/15/26 | 14 | SRWMD Permit |
| 4 | 4/15/26 | 15 | Concurrency Impact Analysis |
| 4 | 4/15/26 | 16 | Comprehensive Plan Consistency |
| 4 | 4/15/26 | 17 | Neighborhood Meeting Materials |
| 4 | 4/15/26 | 18 | Legal Description |
| 4 | 4/15/26 | 19 | Deed |
| 4 | 4/15/26 | 20 | Proof of Taxes Paid & Ownership |
| 4 | 4/15/26 | 21 | Comment Response Letter |
| 1 | 4/15/26 | 22 | LOT |
| | | | |
| | | | FTP for the City of Alachua http://eda.edafl.com:9090/WebInterface/login.html<br>Username: cityofalachua<br>Password: eda<br>(case-sensitive) |

THESE ARE TRANSMITTED as checked below:

☒ For Your Review and Comment

**Signed** Claudia Vega, PE

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601 • Phone: (352) 373-3541 • www.edafl.com

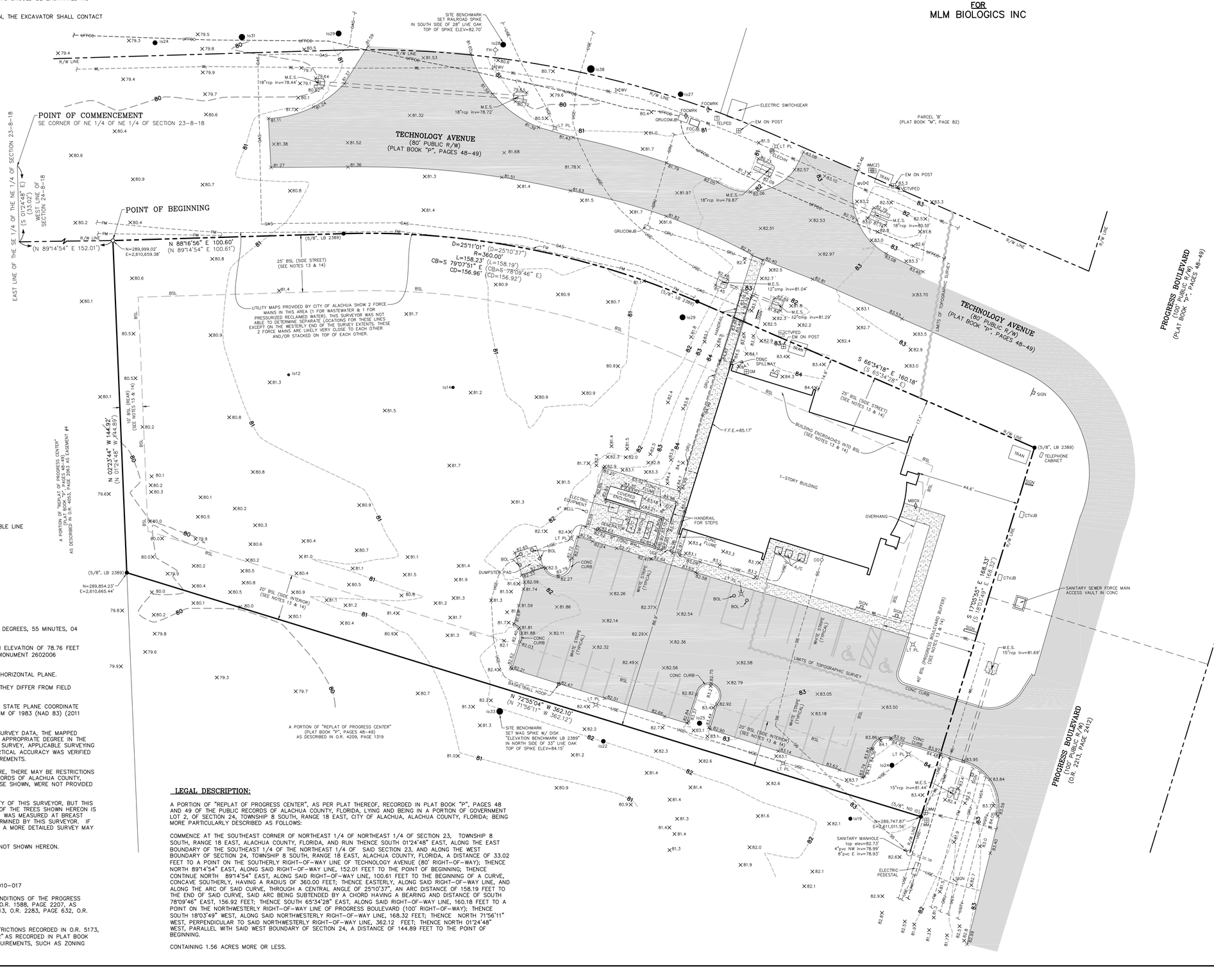
# BOUNDARY AND TOPOGRAPHIC SURVEY

IN

SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

FOR

MLM BIOLOGICS INC




## TREE LEGEND:

ONLY TREES WITH A DIAMETER OF 10" OR GREATER WERE LOCATED FOR THIS SURVEY. PINES, SUGARBERRY, CHINABERRY, CHINESE TALLOW, AND CHERRY TREES WERE NOT LOCATED.
(DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION · SPECIES · DIAMETER AT BREAST HEIGHT · GRADE

SIZE/COMMON NAME ***Genus species***
= 14" LIVE OAK ***Quercus virginiana***

## LEGEND OF SYMBOLS & ABBREVIATIONS:

| | | |
|---|---|---|
| A/C | = | AIR CONDITIONER COMPRESSOR PAD |
| BSL | = | BUILDING SETBACK LINE |
| cmp | = | CORRUGATED METAL PIPE |
| CONC | = | CONCRETE |
| CTVJB | = | CABLE TELEVISION JUNCTION BOX |
| D | = | DELTA (CENTRAL) ANGLE |
| R | = | RADIUS |
| L | = | ARC LENGTH |
| CB | = | CHORD BEARING |
| CD | = | CHORD DISTANCE |
| EJB | = | ELECTRICAL JUNCTION BOX |
| ELEV | = | ELEVATION |
| F.D.O.T. | = | FLORIDA DEPARTMENT OF TRANSPORTATION |
| F.F.E. | = | FINISHED FLOOR ELEVATION |
| FOCJB | = | FIBER OPTIC CABLE JUNCTION BOX |
| GRUCOM JB | = | GRUCOM FIBER OPTIC CABLE JUNCTION BOX |
| ID. | = | IDENTIFICATION |
| Inv | = | INVERT |
| M.E.S. | = | MITERED END SECTION |
| No. | = | NUMBER |
| O.R. | = | OFFICIAL RECORDS BOOK |
| pvc | = | POLY-VINYL CHLORIDE PIPE |
| rcp | = | REINFORCED CONCRETE PIPE |
| R/W | = | RIGHT OF WAY |
| SECTION 24-8-18 | = | SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST |
| TRAN | = | ELECTRICAL TRANSFORMER PAD |
| w/ | = | WITH |
| BOL | = | TRAFFIC BOLLARD |
| CO | = | SANITARY SEWER CLEANOUT |
| CTVTPED | = | CABLE TELEVISION PEDESTAL |
| ELECHH | = | ELECTRIC HANDHOLE |
| EM | = | ELECTRIC METER |
| FH | = | FIRE HYDRANT |
| FOCMRK | = | FIBER OPTIC CABLE MARKER |
| | = | FOUND REBAR & CAP (size, ID) |
| GM | = | GAS METER |
| LT PL | = | LIGHT POLE |
| MBOX | = | MAIL BOX |
| | = | SET 5/8" REBAR & CAP (LB 2389) |
| | = | SIGN |
| WM | = | WATER METER |
| FM | = | SANITARY SEWER FORCE MAIN |
| SS | = | SANITARY SEWER LINE |
| UGE | = | UNDERGROUND ELECTRIC LINE |
| GAS | = | UNDERGROUND GAS LINE |
| GRU | = | UNDERGROUND GRUCOM FIBER OPTIC LINE |
| UFFOC | = | UNDERGROUND UNIVERSITY OF FLORIDA FIBER OPTIC CABLE LINE |
| UGT | = | UNDERGROUND TELEPHONE LINE |
| UGTV | = | UNDERGROUND CABLE TELEVISION LINE |
| UNK | = | UNKNOWN UNDERGROUND UTILITY LINE |
| W | = | UNDERGROUND WATER LINE |
| 80 | = | ELEVATION CONTOUR LINE |
| 88.95× | = | SPOT ELEVATION |
| | = | CONCRETE |
| | = | ASPHALT PAVEMENT |
| N = 289,747.87' E = 2,611,011.56' | = | STATE PLANE COORDINATES (NAD 83 DATUM) |

## UTILITY LOCATION NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND FIXTURES, UTILITY COMPANY MAPS AVAILABLE TO THE SURVEYOR, AND ELECTRONIC DETECTION METHODS. UNLESS NOTED OTHERWISE ON THE GRAPHIC PORTION OF THIS SURVEY, NO UTILITIES WERE UNCOVERED TO VERIFY THEIR LOCATION.

NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED BY THE SURVEYOR THAT THE LOCATIONS SHOWN REPRESENT THE ACTUAL LOCATIONS OF THOSE UTILITIES, THE UTILITY TYPE, OR THAT NO OTHER UTILITIES EXIST ON THE SITE.

PRIOR TO THE DESIGN OF UTILITY CONNECTIONS, THE PROPOSED CONNECTION POINTS SHOULD BE EXCAVATED AS NECESSARY TO CONFIRM THEIR EXACT LOCATION, DEPTH AND CHARACTERISTICS.

IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 556, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

## NOTES:

1) THE BEARINGS AS SHOWN HEREON ARE BASED UPON A BEARING OF NORTH 72 DEGREES, 55 MINUTES, 04 SECONDS WEST ON THE SOUTHERLY LINE OF THE SUBJECT PARCEL.

2) ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AND ARE BASED UPON AN ELEVATION OF 78.76 FEET (NAVD 1988 DATUM) ON FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT 2602006 BM/26/97/A/01.

3) THE DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.

4) BEARINGS AND DISTANCES IN PARENTHESIS () ARE LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.

5) THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPC FL N) REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011 ADJUSTMENT) [ NAD 83 (2011) ], USING THE U.S. SURVEY FOOT.

6) THE HORIZONTAL AND/OR VERTICAL SURVEY MEASUREMENTS WITH WHICH THE SURVEY DATA, THE MAPPED FEATURES, AND THIS SURVEY PRODUCT ARE BASED UPON IS ACCURATE TO AN APPROPRIATE DEGREE IN THE OPINION OF THIS SURVEYOR BASED UPON THE TYPE & EXPECTED USE OF THIS SURVEY, APPLICABLE SURVEYING STANDARDS, AND NORMAL STANDARD OF CARE. THE HORIZONTAL AND/OR VERTICAL ACCURACY WAS VERIFIED BY CLOSED TRAVERSES/LOOPS, INDEPENDENT CHECKS, AND REDUNDANT MEASUREMENTS.

7) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.

8) THE SCIENTIFIC NAMES OF THE TREES SHOWN HEREON ARE TO THE BEST ABILITY OF THIS SURVEYOR, BUT THIS SURVEYOR DOES NOT PURPORT TO BE A CERTIFIED ARBORIST. THE LOCATION OF THE TREES SHOWN HEREON IS THE APPROXIMATE CENTER OF THE TREE AT GROUND LEVEL AND THE DIAMETER WAS MEASURED AT BREAST HEIGHT - THE EXTENT OF THE TREE CANOPY OR ROOT SYSTEM WAS NOT DETERMINED BY THIS SURVEYOR. IF THE LOCATION OF TREES IN RELATION TO NEARBY PROPERTY LINES IS CRITICAL A MORE DETAILED SURVEY MAY BE REQUIRED.

9) THE LOCATION OF LANDSCAPED AREAS, IF ANY, WERE NOT LOCATED AND ARE NOT SHOWN HEREON.

10) THE PROPERTY SHOWN HEREON CONTAINS 1.56 ACRES, MORE OR LESS.

11) PARCEL ADDRESS: 13700 PROGRESS BOULEVARD, ALACHUA, FLORIDA 32615

12) PARCEL NUMBER (PER THE ALACHUA COUNTY PROPERTY APPRAISER): 03956-010-017

13) THE PARCEL SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE PROGRESS CENTER UNIT 1 DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN O.R. 1588, PAGE 2207, AS AMENDED IN O.R. 1762, PAGE 1883, O.R. 2161, PAGE 1701, O.R. 2283, PAGE 613, O.R. 2283, PAGE 632, O.R. 3916, PAGE 445, AND O.R. 5173, PAGE 3380.

14) THE BUILDING SETBACKS SHOWN HEREON ARE FROM THE DECLARATION OF RESTRICTIONS RECORDED IN O.R. 5173, PAGE 3380 AND FROM THE RECORDED PLAT OF "REPLAT OF PROGRESS CENTER" AS RECORDED IN PLAT BOOK "P", PAGES 48 & 49. ADDITIONAL & MORE RESTRICTIVE BUILDING SETBACK REQUIREMENTS, SUCH AS ZONING REQUIREMENTS, MAY EXIST WHICH WERE NOT PROVIDED TO THIS SURVEYOR.

## LEGAL DESCRIPTION:

A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING IN A PORTION OF GOVERNMENT LOT 2, OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°24'48" EAST, ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, AND ALONG THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, A DISTANCE OF 33.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TECHNOLOGY AVENUE (80' RIGHT-OF-WAY); THENCE NORTH 89°14'54" EAST, ALONG SAID RIGHT-OF-WAY LINE, 152.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°14'54" EAST, ALONG SAID RIGHT-OF-WAY LINE, 100.61 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 360.00 FEET; THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°10'37", AN ARC DISTANCE OF 158.19 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 78°09'46" EAST, 156.92 FEET; THENCE SOUTH 65°34'28" EAST, ALONG SAID RIGHT-OF-WAY LINE, 160.18 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' RIGHT-OF-WAY); THENCE SOUTH 18°03'49" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 168.32 FEET; THENCE NORTH 71°56'11" WEST, PERPENDICULAR TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 362.12 FEET; THENCE NORTH 01°24'48" WEST, PARALLEL WITH SAID WEST BOUNDARY OF SECTION 24, A DISTANCE OF 144.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.56 ACRES MORE OR LESS.

| No. | Date | Comment |
|---|---|---|
| 1 | 1/19/26 | ADDED UNDERGROUND UTILITIES & ADDITIONAL TOPO |

## FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0140D, COMMUNITY NUMBER: 120084, PANEL: 0140D, EFFECTIVE DATE: 06/16/06 AS SAID MAP DESCRIBES ZONE(s) X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."


eda consultants inc.
Corporate Authorization No. LB 2389
AUTHORIZED ROGERS
P.S.M. 6687
720 S.W. 2nd Ave. South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
(352) 373-3541
www.edafl.com mail@edafl.com


Project No: 2025-0165.500
Drawn: AG
Check: JR

I HEREBY CERTIFY THAT THE ORIGINAL SIGNATURE AND THE RAISED SEAL APPEARING ON THIS DOCUMENT WERE AUTHORIZED BY ME. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PAGES OR SHEETS NOT ACCOMPANIED BY AN ELECTRONIC SIGNATURE IN ACCORDANCE WITH CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE CONTAIN NO SURVEY INFORMATION.

| | Survey Date | Drawing Completed | Revised |
|---|---|---|---|
| 1) | 12/30/2025 | 12/31/2025 | 01/19/2026 |
| 2) | | | |
| 3) | | | |
| 4) | | | |

PREPARED FOR: MLM BIOLOGICS INC

828 Fieldbook | 58-73 Page

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 12/30/2025

Sheet No.:

V-001

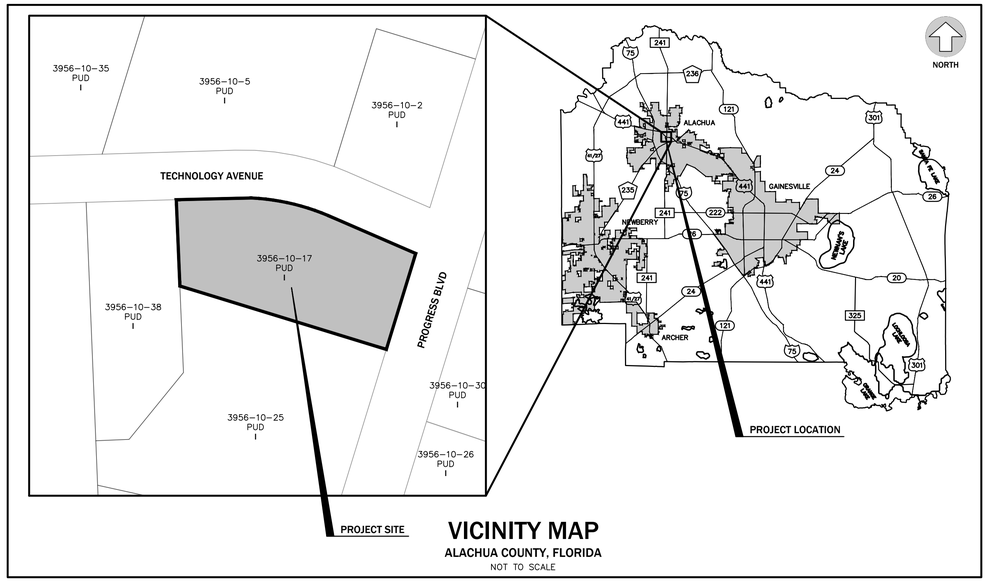
Plotted: Jan 16, 2026 - 14:15:15 - AGiorsetti

J:_Projects\2025\2025-0165 (MLM Biologics)\DWG\2025-0165.500.dwg - SHEET 1

# MLM BUILDING ADDITION - PROGRESS CENTER

## CITY OF ALACHUA, FLORIDA

| DEVELOPMENT INFORMATION | | |
|---|---|---|
| 1. | PROJECT OWNER: | MLM BIOLOGICS INC. |
| 2. | NAME OF PROJECT: | MLM BUILDING ADDITION – PROGRESS CENTER |
| 3. | PROJECT DESCRIPTION: | THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF AN ADDITIONAL 6,554 S.F. OF LABORATORY/OFFICE SPACE WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS. |
| 4. | PROJECT ADDRESS: | 13700 PROGRESS BLVD, ALACHUA FLORIDA 32615 |
| 5. | TAX PARCEL NUMBER: | 03956-010-017 |
| 6. | SECTION/TOWNSHIP/RANGE: | SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST |
| 7. | ZONING: | PLANNED UNIT DEVELOPMENT |
| 8. | FUTURE LAND USE DESIGNATION: | INDUSTRIAL |
| 9. | THIS SITE IS NOT LOCATED IN A FLOOD PLAIN. | |
| 10. | IRRIGATION SYSTEM WILL NOT PROVIDED FOR LANDSCAPED AREAS. | |
| 11. | THERE IS AN EXISTING STORMWATER SYSTEM WHICH INCLUDE FUTURE PHASES AND IT WAS PERMITTED WITH THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND THE CITY OF ALACHUA. (SRWMD PERMIT NO. 209047-1) | |
| 12. | POTABLE WATER SERVICE WILL BE CONNECT INTERNAL TO THE EXISTING BUILDING. | |
| 13. | NO SPECIAL FIRE PROTECTION CONCERNS ARE PROPOSED ON THIS BUILDING ADDITION. THE BUILDING ADDITION SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE. | |
| 14. | THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION. | |
| 15. | FIRE HYDRANTS AND STABILIZED SURFACES MUST BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE. | |
| 16. | THE PROPOSED BUILDING SHALL COMPLY WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE. | |




**VICINITY MAP**
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

### LEGAL DESCRIPTION

A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING IN A PORTION OF GOVERNMENT LOT 2, OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°24'48" EAST, ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, AND ALONG THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, A DISTANCE OF 33.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TECHNOLOGY AVENUE (80' RIGHT-OF-WAY); THENCE NORTH 89°14'54" EAST, ALONG SAID RIGHT-OF-WAY LINE, 152.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°14'54" EAST, ALONG SAID RIGHT-OF-WAY LINE, 100.61 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 360.00 FEET; THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°10'37", AN ARC DISTANCE OF 158.19 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 78°09'46" EAST, 156.92 FEET; THENCE SOUTH 65°34'28" EAST, ALONG SAID RIGHT-OF-WAY LINE, 160.18 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' RIGHT-OF-WAY); THENCE SOUTH 18°03'49" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 168.32 FEET; THENCE NORTH 71°56'11" WEST, PERPENDICULAR TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 362.12 FEET; THENCE NORTH 01°24'48" WEST, PARALLEL WITH SAID WEST BOUNDARY OF SECTION 24, A DISTANCE OF 144.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.56 ACRES MORE OR LESS.

### LEGEND:

ZONING:
PUD – PLANNED UNIT DEVELOPMENT

FUTURE LAND USE:
I – INDUSTRIAL

| CONTACT INFORMATION | |
|---|---|
| PROPERTY OWNER AND DEVELOPER: | MLM BIOLOGICS, INC.<br>13700 PROGRESS BLVD<br>AILACHUA, FL 32615<br>CONTACT: KENNETH HARVEY<br>PHONE: (352) 278-3060 |
| PROFESSIONAL ENGINEER OF RECORD: | eda consultants inc.<br>720 S.W. 2nd AVE, SOUTH TOWER, SUITE 300<br>GAINESVILLE, FL 32601<br>CONTACT: CLAUDIA VEGA, PE<br>PHONE: (352) 373-3541 |
| PLANNER: | eda consultants inc.<br>720 S.W. 2nd AVE, SOUTH TOWER, SUITE 300<br>GAINESVILLE, FL 32601<br>CONTACT: CLAY SWEGER, AICP, LEED AP<br>PHONE: (352) 373-3541 |
| SURVEYOR OF RECORD: | eda consultants inc.<br>720 S.W. 2nd AVE, SOUTH TOWER, SUITE 300<br>GAINESVILLE, FL 32601<br>CONTACT: JARED ROGERS, PSM<br>PHONE:(352) 373-3541 |
| LANDSCAPE ARCHITECT: | FLORAVIE DESIGN, LLC<br>833 HIGHLAND AVE #101,<br>ORLANDO, FL 32803<br>CONTACT: KALEY DUNLAP RICE, RLA<br>PHONE: (321) 277-0826 |
| PHOTOMETRIC ENGINEER: | HUNTER DESIGN AND CONSULTING, INC.<br>696 1st AVE N, STE 302,<br>ST. PETERSBURG, FL 33701<br>CONTACT: KENNETH HUNTER, PE<br>PHONE: (352) 238-6366 |
| ARCHITECT: | PAUL STRESING ASSOCIATES, INC.<br>3401 N.W. 98th ST, SUITE "C"<br>GAINESVILLE, FL 32606<br>CONTACT: JOHN AYERBE<br>PHONE: (386) 462-6407 |

| IMPERVIOUS AREA CALCULATIONS | | | | |
|---|---|---|---|---|
| # | DESCRIPTION | SQUARE FOOTAGE (S.F.) | ACREAGE (AC.) | PERCENTAGE (%) |
| 1. | TOTAL SITE AREA: | 67,954 S.F. | 1.56 AC. | 100.00% |
| 2. | PROPOSED BUILDING COVERAGE: | 6,554 S.F. | 0.15 AC. | 9.64% |
| 3. | EXISTING BUILDING COVERAGE: | 5,813 S.F. | 0.13 AC. | 8.55% |
| 4. | EXISTING AND PROPOSED PAVEMENT AND SIDEWALK: | 24,803 S.F. | 0.57 AC. | 36.50% |
| 5. | TOTAL IMPERVIOUS AREA: | 37,170 S.F. | 0.85 AC. | 54.70% |
| 6. | OPEN AREA: | 30,784 S.F. | 0.71 AC. | 45.30% |

**TRIP GENERATION**

ITE LAND USE: 760 RESEARCH AND DEVELOPMENT CENTER

PROPOSED: LABORATORY

| | | | | TRIP DISTRBUTION | | PROJECTED TRIPS | |
|---|---|---|---|---|---|---|---|
| PERIOD | RATE | PER UNIT | TRIPS | ENTER | EXIT | IN | OUT |
| AM | 0.48 | 6.55 | 3.15 | 78% | 22% | 2.45 | 0.69 |
| PM | 0.45 | 6.55 | 2.95 | 25% | 75% | 0.74 | 2.21 |
| ADT | 9.47 | 6.55 | 62.07 | 50% | 50% | 31.03 | 31.03 |

SOURCE: ITE TRIP GENERATION, 12TH EDITION, PAGES 794-797

| PARKING CALCULATIONS | | | | | |
|---|---|---|---|---|---|
| # | DESCRIPTION | CRITERIA | REQUIRED | MAXIMUM | PROVIDED |
| 1. | VEHICULAR PARKING | 1 PARKING SPACE PER 350 S.F. FLOOR AREA | (1 PARKING SPACE/350S.F.) * 12,367 SF = 35 SPACES | 35 SPACES * 125% = 44 SPACES | 38 INCLUDING 3 HANDICAP SPACE |
| 2. | BICYCLE PARKING | IF 50 OR MORE VEHICLE SPACES ARE PROVIDED, 1 SPACE PER 10 VEHICULAR SPACES | LESS THAN 50 VEHICULAR SPACES = 0 BIKE SPACES REQUIRED | | 0 SPACES<br>0 RACKS |

| BUILDING INFORMATION | |
|---|---|
| BUILDING HEIGHT: | 18'-8" |
| SPRINKLERED: | NO |
| OCCUPANCY CLASS: | (B) BUSINESS |
| CONSTRUCTION TYPE: | VI |
| NUMBER OF STORIES: | ONE |
| GROSS FLOOR AREA: | 6,554 S.F. |
| BUILDING AREA: | 6,554 S.F. |

| WATER METER SIZING | |
|---|---|
| EXISTING BUILDING TOTAL DEMAND: | 5 GPM |
| PROPOSED BUILDING ADDITION TOTAL DEMAND: | 5 GPM |
| SITE TOTAL DEMAND: | 10 GPM |
| PROPOSED WATER METER SIZE: | 1" |

| UTILITY SERVICE PROVIDERS | | |
|---|---|---|
| 1. | ELECTRICAL: | CITY OF ALACHUA |
| 2. | POTABLE WATER: | CITY OF ALACHUA |
| 3. | WASTEWATER: | CITY OF ALACHUA |

**DRAWING INDEX**


| Sheet Number | Sheet Title |
|---|---|
| C100 | COVER SHEET |
| C110 | LEGEND, SYMBOLS AND NOTES |
| C120 | DEMOLITION PLAN |
| C200 | DIMENSION PLAN |
| C300 | PAVING, GRADING AND DRAINAGE |
| C310 | PAVING AND GRADING DETAILS AND NOTES |
| C320 | STORMWATER POLLUTION PREVENTION PLAN |
| C400 | UTILITY PLAN |
| C410 | UTILITY DETAILS |
| V-SERIES | TOPOGRAPHIC SURVEY |
| A-SERIES | ARCHITECTURAL PLANS (BY OTHERS) |
| L-SERIES | LANDSCAPE PLANS (BY OTHERS) |
| E-SERIES | PHOTOMETRIC PLANS (BY OTHERS) |



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www.edafl.com mail@edafl.com


| No. | Date | Comment |
|---|---|---|
| | | |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

04/15/2026
Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 25-165

Project phase: CITY SUBMITTAL

Project title: MLM BUILDING ADDITION - PROGRESS CENTER CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed: NMD
Drawn: LL
Checked: CSV
Date: 04/15/26

Sheet No.: C100


\\fs\engprojects\mlm bldg - progress center - craig hawley\Plans\current dwg\Construction Plans\M25165J1.dwg, C100 - COVER, 4/15/2026 10:35:44 AM, LIndsey

## EXISTING SYMBOLS & ABBREVIATIONS

| | | |
|---|---|---|
| C/L | = | CENTERLINE |
| cmp | = | CORRUGATED METAL PIPE |
| CONC | = | CONCRETE |
| COR | = | CORNER |
| D | = | DELTA (CENTRAL) ANGLE |
| R | = | RADIUS |
| A | = | ARC |
| T | = | TANGENT |
| CB | = | CHORD BEARING |
| CD | = | CHORD DISTANCE |
| dip | = | DUCTILE IRON PIPE |
| ELEV | = | ELEVATION |
| ecmp | = | ELLIPTICAL CORRUGATED METAL PIPE |
| ercp | = | ELLIPTICAL REINFORCED CONCRETE PIPE |
| ID. | = | IDENTIFICATION |
| Inv | = | INVERT |
| F.D.O.T. | = | FLORIDA DEPARTMENT OF TRANSPORTATION |
| F.F. | = | FINISHED FLOOR |
| M.E.S. | = | MITERED END SECTION |
| No. | = | NUMBER |
| O.R. | = | OFFICIAL RECORDS BOOK |
| PGS. | = | PAGES |
| PVC | = | POLY-VINYL CHLORIDE |
| RCP | = | REINFORCED CONCRETE PIPE |
| R/W | = | RIGHT OF WAY |
| SEC 28-9-19 | = | SECTION 28, TOWNSHIP 9 SOUTH, RANGE 19 EAST |
| TRAN | = | ELECTRICAL TRANSFORMER PAD |
| w/ | = | WITH |
| ANCH | = | GUY ANCHOR |
| BO | = | WATER BLOW OFF |
| CO | = | SANITARY CLEAN-OUT |
| ■ | = | FOUND CONCRETE MONUMENT (size, ID) |
| ■ | = | FOUND DRILL HOLE |
| ○ | = | FOUND IRON PIPE (size, ID) |
| ❀ | = | FOUND NAIL & DISK (ID) |
| ● | = | FOUND REBAR & CAP (size, ID) |
| ▲ | = | FOUND SPIKE |
| GM | = | GAS METER |
| GV | = | GAS VALVE |
| GP | = | GUY POLE |
| EH | = | ELECTRICAL HANDHOLE |
| FH | = | FIRE HYDRANT |
| IRRIG VLV | = | IRRIGATION VALVE |
| LT PL | = | LIGHT POLE |
| MBOX | = | MAIL BOX |
| ◯ | = | MANHOLE |
| PP | = | POWER POLE |
| ○ | = | SET 5/8" REBAR & CAP (LB 2389) |
| □ | = | SET CONCRETE MONUMENT (PRM LB 2389) |
| ❀ | = | SET NAIL & DISC (PRM LB 2389) |
| △ | = | SET SPIKE |
| ◯ | = | SHRUB |
| | = | SIGN |
| TELBX | = | TELEPHONE RISER |
| TVBOX | = | CABLE TELEVISION RISER |
| WM | = | WATER METER |
| WV | = | WATER VALVE |
| 80 | = | ELEVATION CONTOUR LINE |
| X X | = | FENCE LINE |
| OHGW | = | OVERHEAD GUY WIRE |
| OHPL | = | OVERHEAD POWER LINE |
| OHTL | = | OVERHEAD TELEPHONE LINE |
| OHTV | = | OVERHEAD TELEVISION LINE |
| SS | = | SANITARY SEWER LINE |
| UGE | = | UNDERGROUND ELECTRIC LINE |
| GAS | = | UNDERGROUND GAS LINE |
| UGT | = | UNDERGROUND TELEPHONE LINE |
| UGTV | = | UNDERGROUND CABLE TELEVISION LINE |
| WL | = | UNDERGROUND WATER LINE |
| 88.95 X | = | SPOT ELEVATION |

## TREE LEGEND

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

LOCATION | SPECIES | DIAMETER AT BREAST HEIGHT IN INCHES

| SIZE/COMMON NAME | | |
|---|---|---|
| ba10. | = | 10" BAY |
| ch11. | = | 11" CHINABERRY |
| ce11. | = | 11" CEDAR |
| ch12. | = | 12" CHERRY |
| ch110. | = | 10" CHINESE TALLOW |
| hi11. | = | 11" HICKORY |
| laa12. | = | 12" LAUREL OAK |
| li15. | = | 15" LIVE OAK |
| mb12. | = | 12" MULBERRY |
| mg18. | = | 18" MAGNOLIA |
| pa18. | = | 18" PALM |
| pi14. | = | 14" PINE |
| po9. | = | 9" POST OAK |
| sb11. | = | 11" SUGARBERRY |
| sg17. | = | 17" SWEETGUM |
| tk11. | = | 11" TURKEY OAK |
| tree18. | = | 18" UNIDENTIFIED TREE |
| wa14. | = | 14" WATER OAK |

## LEGEND

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

## PROPOSED UTILITY SYMBOLS

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

## GENERAL NOTES

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

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

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

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

NOTE:
PLEASE REFER TO DEMOLITION PLAN FOR DEMOLITION NOTES.

## CONSTRUCTION NOTES

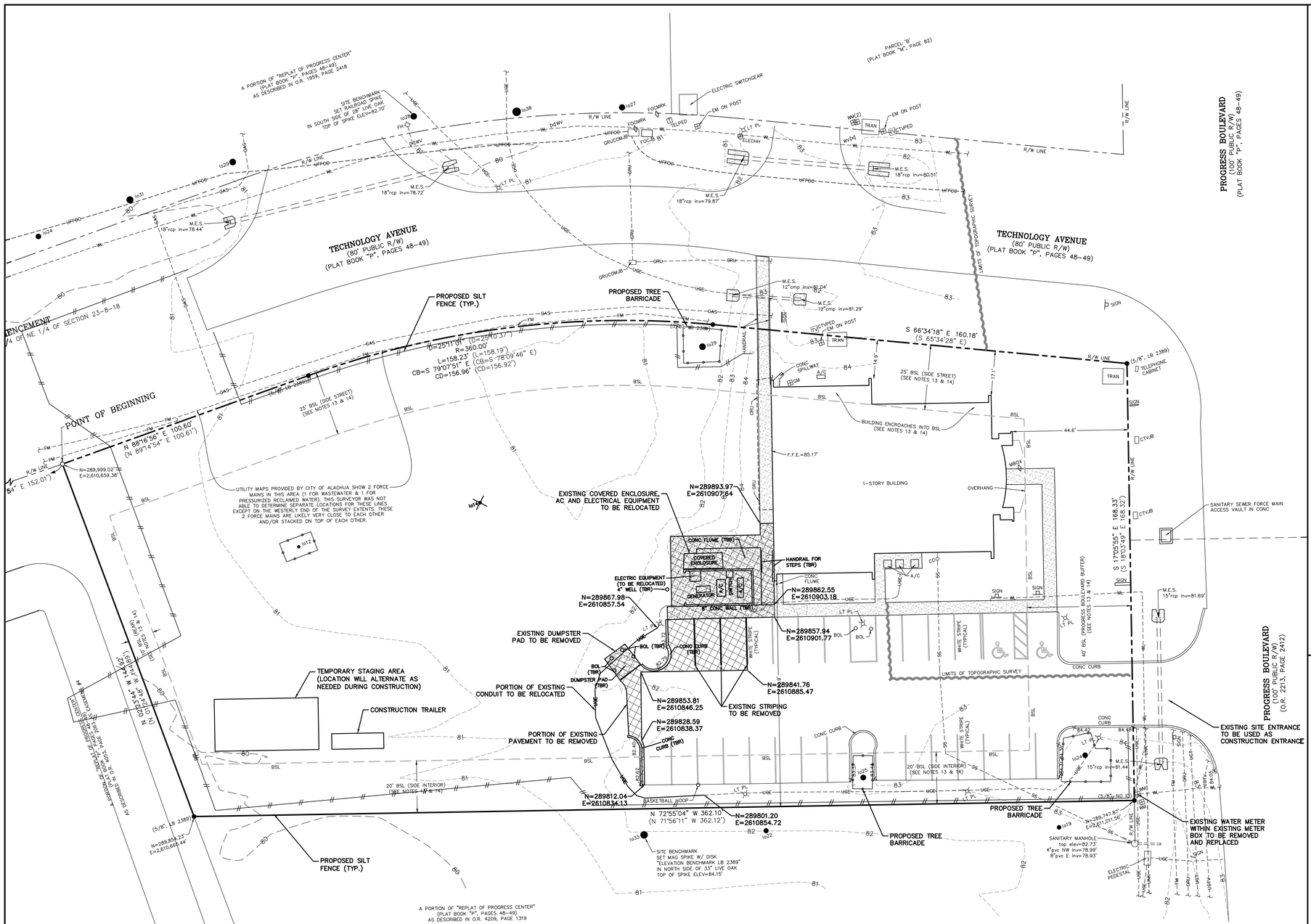
1. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'; AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S 'ROADWAY AND TRAFFIC DESIGN STANDARDS' INDEXES 600 THROUGH 685 (LATEST EDITIONS).
2. SAFE PEDESTRIAN TRAFFIC IS TO BE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

## EROSION CONTROL NOTES

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

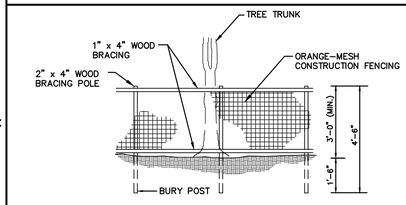
## PAVING, GRADING, AND DRAINAGE NOTES

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




## DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION / PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
5. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CLOSURE OF THESE FACILITIES MAY REQUIRE A MAINTENANCE OF TRAFFIC PLAN PREPARED BY A REGISTERED PROFESSIONAL AT THE CONTRACTORS EXPENSE.
6. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
7. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.
9. EROSION CONTROLS ARE TO BE INSTALLED AND INSPECTED PRIOR TO BEGINNING DEMOLITION WORK.
10. IN AREAS WHERE PROPOSED CURBING IS TO BE PLACED, THE ASPHALT PAVEMENT SHALL BE REMOVED TO THE FACE OF CURB TO ALLOW PLACEMENT OF 6" STANDARD CONCRETE CURBING.
11. IN AREAS OF PROPOSED LANDSCAPE AREA THE PAVEMENT, LIMEROCK BASE, AND 12" OF THE STABILIZED SUBGRADE SHALL BE REMOVED. COORDINATE WITH LANDSCAPE ARCHITECT TO DETERMINE IF ADDITIONAL REMOVAL IS REQUIRED TO MAKE AREA SUITABLE FOR LANDSCAPE PURPOSES. THE REMOVED LIMEROCK BASE SHALL NOT BE USED IN THE BASE FOR THE NEW PAVEMENT (PER FDOT SECTION 200), BUT THE REMOVED BASE CAN BE USED IN THE STABILIZATION OF SUBGRADE. SEE GRADING PLAN FOR BACKFILL REQUIREMENTS.
12. ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDER'S SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND 36" OF CLEAN FILL OF PH 5.5 – 6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
13. SEE DIMENSION PLAN FOR DIMENSIONING OF PROPOSED LANDSCAPE AREAS.
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES TO REMAIN AS SHOWN IN THE UTILITY PLAN. ANY EXISTING UTILITIES TO BE REMOVED SHALL BE COORDINATED WITH THE ASSOCIATED UTILITY COMPANY, AND PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

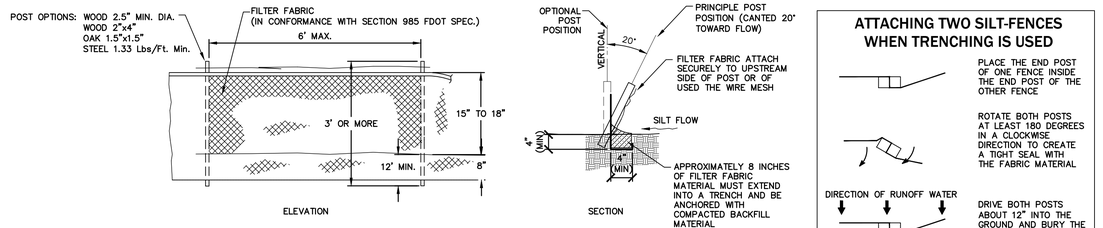



### ELEVATION

NOTES:

1. TREE BARRICADES WILL BE BUILT BEFORE ANY SITE WORK IS UNDERTAKEN AND WILL REMAIN IN PLACE UNTIL THE LANDSCAPING IS PLANTED.
2. EACH BARRICADE MUST BE AT LEAST 3 FEET TALL, WITH CORNER POSTS OF 2" X 4" WOOD INSERTED AT LEAST ONE AND A HALF (1-1/2) FEET DEEP. THE TWO ROWS OF SIDE SLATS MUST BE 1" X 4" AND BE MARKED WITH PLASTIC RIBBONS OR MESH FENCING FOR VISIBILITY.
3. NO GRADING WITHIN FENCING. ANY ROOTS GREATER THAN 1" IN DIAMETER THAT ARE DAMAGED OR EXPOSED SHALL BE CLEANLY CUT AND COVERED OVER WITH SOIL.
4. NO CONSTRUCTION MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN CONSTRUCTION FENCING OR BEYOND THE CONSTRUCTION LIMITS.
5. THE AREA ENCLOSED MUST BE AT OR OUTSIDE THE DRIPLINE FOR ALL HERITAGE AND CHAMPION TREES AND ALL REGULATED PINE AND PALM TREES, OR EQUAL TO 2/3 OF THE DRIPLINE OF THE TREE CANOPY FOR ALL OTHER REGULATED SPECIES, OR AT THE TREE ROOT PLATE WHERE ALLOWED BY CONSTRUCTION LIMITS.

### TREE BARRICADE FENCING DETAIL
N.T.S.




### TYPE III SILT FENCE DETAIL
N.T.S.

### ATTACHING TWO SILT-FENCES WHEN TRENCHING IS USED




PLACE THE END POST OF ONE FENCE INSIDE THE END POST OF THE OTHER FENCE

ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL

DRIVE BOTH POSTS ABOUT 12" INTO THE GROUND AND BURY THE FLAP IN A TRENCH

### LEGEND

| | |
|---|---|
| | SILT FENCE |
| | TREE BARRICADE |
| (TBR) | EXISTING FEATURES TO BE REMOVED (TBR) |
| | LIMITS OF EXISITING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED |
| ✕ p120 | EXISTING TREE TO BE REMOVED |


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

| No. | Date | Comment |
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Professional Engineer of Record:

04/15/2026
Claudia S. Vega, P.E. — 51532
Engineer — Certificate No.

Project No: 25-165

Project phase: CITY SUBMITTAL

Project title:
MLM BUILDING ADDITION - PROGRESS CENTER
CITY OF ALACHUA, FLORIDA

Sheet title: DEMOLITION PLAN

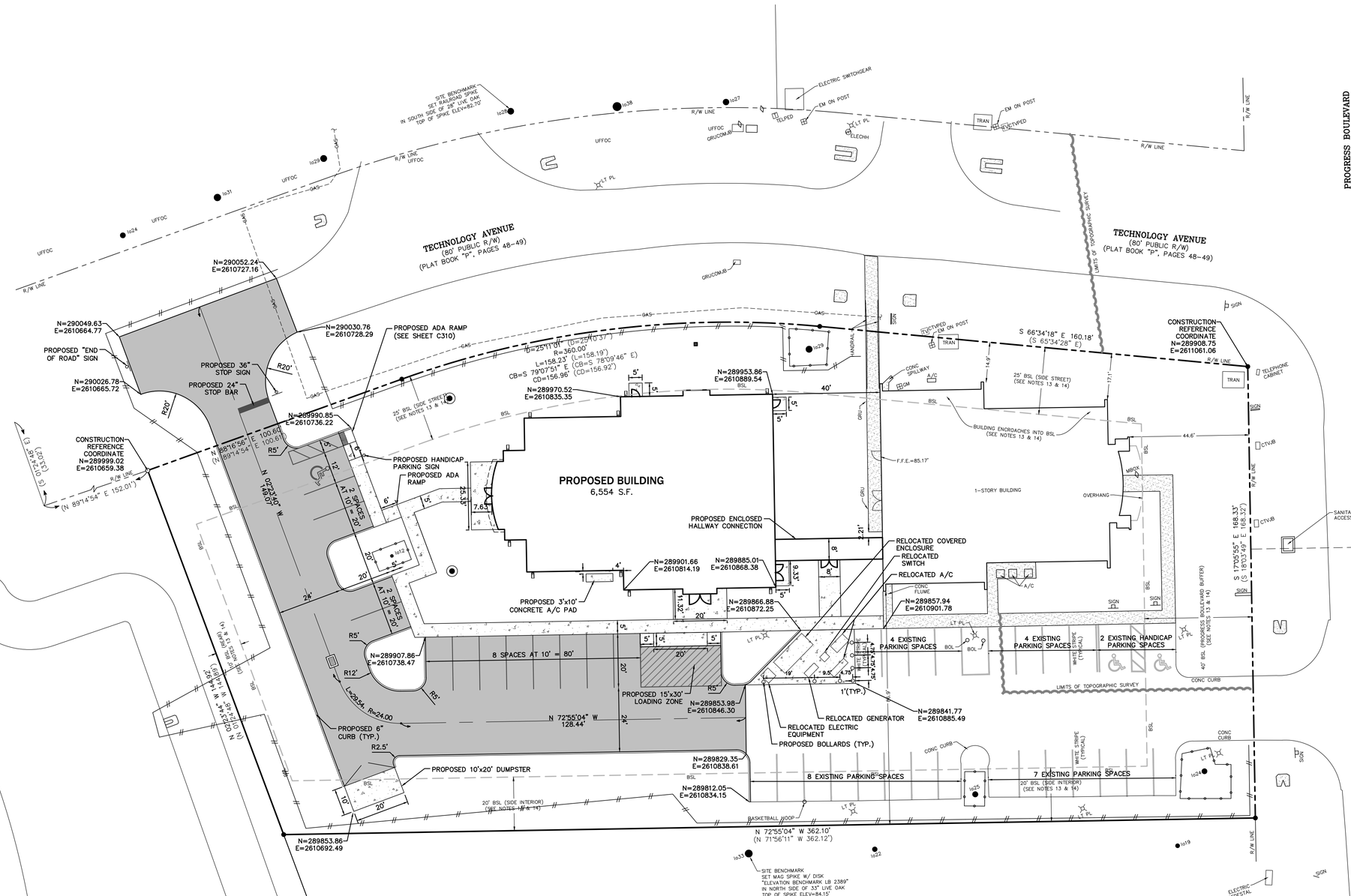
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## GENERAL NOTES

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




## SITE PARKING SPACE CALCULATION

| | |
|---|---|
| EXISTING PARKING SPACES | 25 INCLUDING 2 HANDICAP SPACES |
| PROPOSED PARKING SPACES | 13 INCLUDING 1 HANDICAP SPACE |
| TOTAL PARKING SPACES | 38 INCLUDING 3 HANDICAP SPACES |

## LEGEND

- SILT FENCE
- TREE BARRICADE
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- • pi20 EXISTING TREE TO REMAIN


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

| No. | Date | Comment |
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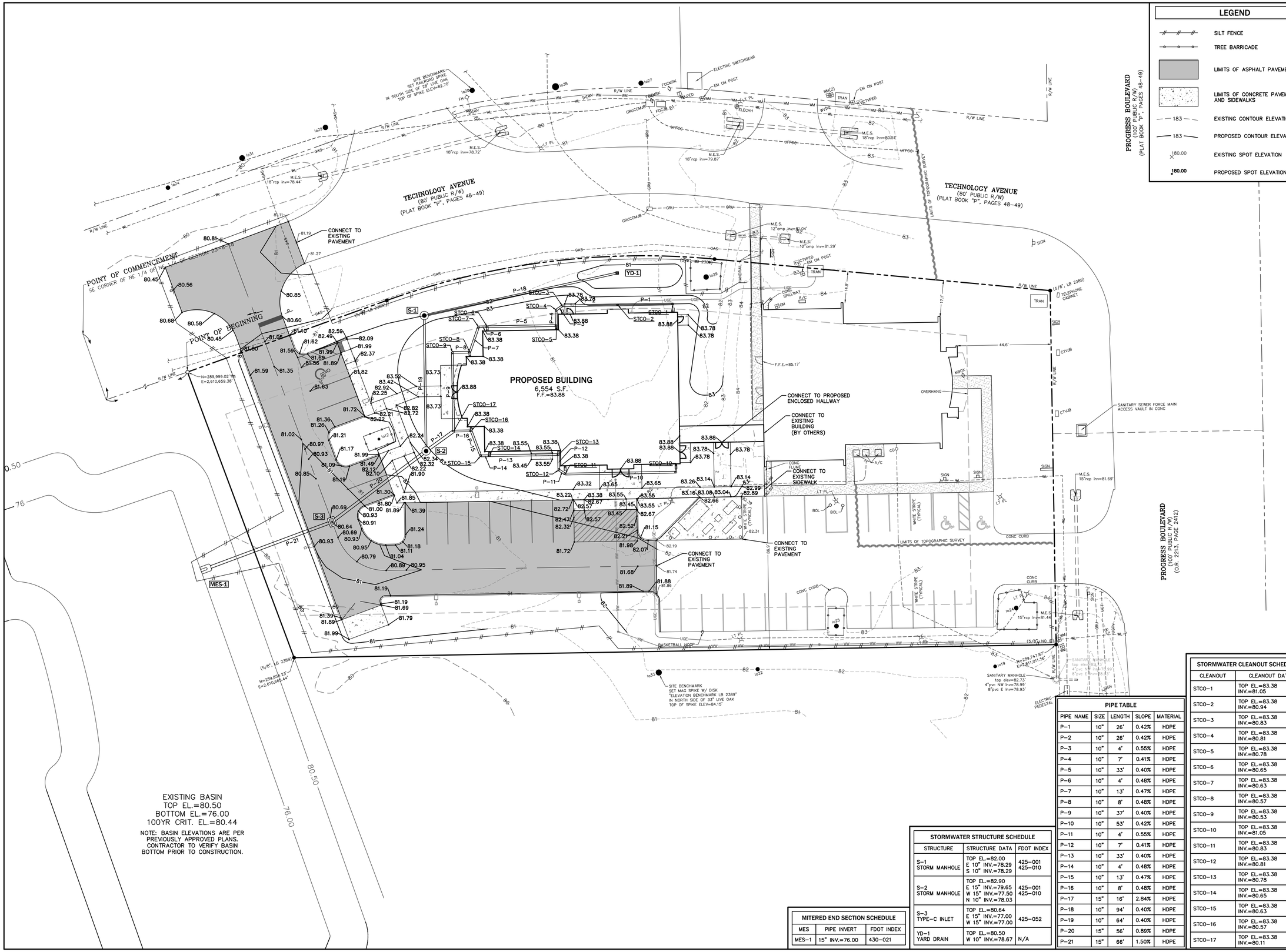
04/15/2026
Claudia S. Vega, P.E. — 51532
Engineer — Certificate No.

Project No: 25-165
Project phase: CITY SUBMITTAL
Project title: MLM BUILDING ADDITION - PROGRESS CENTER CITY OF ALACHUA, FLORIDA
Sheet title: DIMENSION PLAN

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## LEGEND

- SILT FENCE
- TREE BARRICADE
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- 183 — EXISTING CONTOUR ELEVATION
- 183 — PROPOSED CONTOUR ELEVATION
- 180.00 — EXISTING SPOT ELEVATION
- 180.00 — PROPOSED SPOT ELEVATION

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

**STORMWATER STRUCTURE SCHEDULE**

| STRUCTURE | STRUCTURE DATA | FDOT INDEX |
|---|---|---|
| S-1 STORM MANHOLE | TOP EL.=82.00<br>E 10" INV.=78.29<br>S 10" INV.=78.29 | 425-001<br>425-010 |
| S-2 STORM MANHOLE | TOP EL.=82.90<br>E 15" INV.=79.65<br>W 15" INV.=77.50<br>N 10" INV.=78.03 | 425-001<br>425-010 |
| S-3 TYPE-C INLET | TOP EL.=80.64<br>E 15" INV.=77.00<br>W 15" INV.=77.00 | 425-052 |
| YD-1 YARD DRAIN | TOP EL.=80.50<br>W 10" INV.=78.67 | N/A |

**MITERED END SECTION SCHEDULE**

| MES | PIPE INVERT | FDOT INDEX |
|---|---|---|
| MES-1 | 15" INV.=76.00 | 430-021 |

**PIPE TABLE**

| PIPE NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| P-1 | 10" | 26' | 0.42% | HDPE |
| P-2 | 10" | 26' | 0.42% | HDPE |
| P-3 | 10" | 4' | 0.55% | HDPE |
| P-4 | 10" | 7' | 0.41% | HDPE |
| P-5 | 10" | 33' | 0.40% | HDPE |
| P-6 | 10" | 4' | 0.48% | HDPE |
| P-7 | 10" | 13' | 0.47% | HDPE |
| P-8 | 10" | 8' | 0.48% | HDPE |
| P-9 | 10" | 37' | 0.40% | HDPE |
| P-10 | 10" | 53' | 0.42% | HDPE |
| P-11 | 10" | 4' | 0.55% | HDPE |
| P-12 | 10" | 7' | 0.41% | HDPE |
| P-13 | 10" | 33' | 0.40% | HDPE |
| P-14 | 10" | 4' | 0.48% | HDPE |
| P-15 | 10" | 13' | 0.47% | HDPE |
| P-16 | 10" | 8' | 0.48% | HDPE |
| P-17 | 15" | 16' | 2.84% | HDPE |
| P-18 | 10" | 94' | 0.40% | HDPE |
| P-19 | 10" | 64' | 0.40% | HDPE |
| P-20 | 15" | 56' | 0.89% | HDPE |
| P-21 | 15" | 66' | 1.50% | HDPE |

**STORMWATER CLEANOUT SCHEDULE**

| CLEANOUT | CLEANOUT DATA |
|---|---|
| STCO-1 | TOP EL.=83.38<br>INV.=81.05 |
| STCO-2 | TOP EL.=83.38<br>INV.=80.94 |
| STCO-3 | TOP EL.=83.38<br>INV.=80.83 |
| STCO-4 | TOP EL.=83.38<br>INV.=80.81 |
| STCO-5 | TOP EL.=83.38<br>INV.=80.78 |
| STCO-6 | TOP EL.=83.38<br>INV.=80.65 |
| STCO-7 | TOP EL.=83.38<br>INV.=80.63 |
| STCO-8 | TOP EL.=83.38<br>INV.=80.57 |
| STCO-9 | TOP EL.=83.38<br>INV.=80.53 |
| STCO-10 | TOP EL.=83.38<br>INV.=81.05 |
| STCO-11 | TOP EL.=83.38<br>INV.=80.83 |
| STCO-12 | TOP EL.=83.38<br>INV.=80.81 |
| STCO-13 | TOP EL.=83.38<br>INV.=80.78 |
| STCO-14 | TOP EL.=83.38<br>INV.=80.65 |
| STCO-15 | TOP EL.=83.38<br>INV.=80.63 |
| STCO-16 | TOP EL.=83.38<br>INV.=80.57 |
| STCO-17 | TOP EL.=83.38<br>INV.=80.11 |


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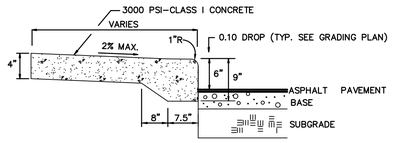
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Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 25-165
Project phase: CITY SUBMITTAL
Project title: MLM BUILDING ADDITION - PROGRESS CENTER CITY OF ALACHUA, FLORIDA
Sheet title: PAVING, GRADING AND DRAINAGE

Designed: NMD
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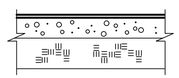
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**TYPICAL STEPUP SIDEWALK**

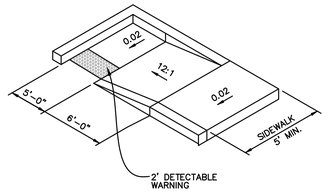
N.T.S.



1-1/2" TYPE SP-9.5, ASPHALTIC CONCRETE
8" LIMEROCK BASE, COMPACTED TO 98% OF MODIFIED PROCTOR DENSITY
12" SUBGRADE, LBR 40, COMP. TO 98% MODIFIED PROCTOR DENSITY

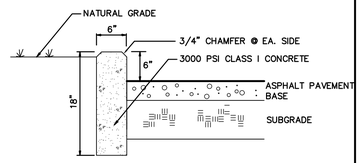
**TYPICAL ASPHALT PAVEMENT DETAIL**

N.T.S.



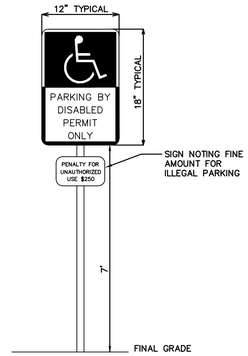

**SIDEWALK RAMP DETAIL**

N.T.S.




**6" STANDARD CURB DETAIL**

N.T.S.

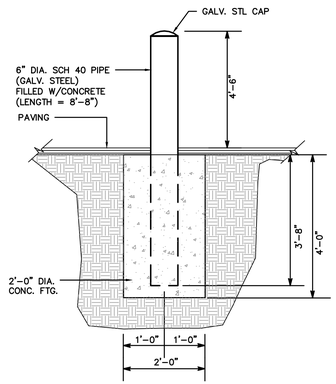



SIGN NOTES:

1. SIGN TO BE MADE OF 0.063" STEEL PAINTED WITH TRAFFIC PAINT
2. HANDICAP SIGN TO BE AS SHOWN ABOVE OR AS REQUIRED BY LOCAL CODE PAINT SIGN BLUE AND WHITE

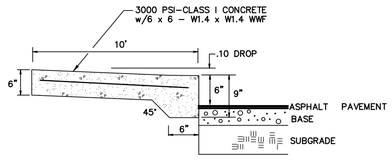
**HANDICAP PARKING SIGN DETAIL**

N.T.S.



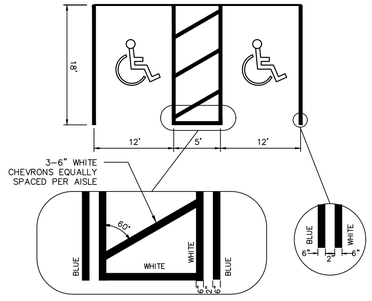

**BOLLARD DETAIL**

N.T.S.




**CONCRETE DUMPSTER PAD DETAIL**

N.T.S.




**HANDICAP STRIPING DETAIL**

N.T.S.

## PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. GENERAL: ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.

2. ALL AREAS OF NEW CONSTRUCTION SHALL BE PREPARED AFTER SITE DEMOLITION. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.

3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-3, OR A-2-4 AND SHALL BE PLACED IN 6"-12" LOOSE LIFTS AND COMPACTED TO 98% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).

   B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.

   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL BE TYPE 'B' CONFORMING TO SECTION 914-3 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUES AND DENSITIES AS SHOWN IN THE TYPICAL SECTIONS.

   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" MINIMUM COMPACTED LIFT OR DOUBLE COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.

   E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE AS PER DESIGN SECTIONS AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330. ASPHALT PAVEMENT SHALL BE SUPERPAVE SP-PG 67-22 ASPHALT BINDER.

4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, AND CURBING SHALL BE CLASS I CONFORMING TO SECTION 346.

5. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 430.

6. ALL PAVEMENT MARKINGS REQUIRED IN THE R/W SHALL BE THERMOPLASTIC AND INCLUDE RAISED PAVEMENT MARKERS, WHERE REQUIRED CONFORMING TO SECTION 711.

7. ALL PAVEMENT MARKING, SYMBOLS AND STRIPING WITHIN THE SITE SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKING SHALL BE 4" BLUE/WHITE (HANDICAP) OR WHITE (REGULAR) AND SHALL CONFORM TO THE LATEST F.D.O.T. AND M.U.T.C.D. STANDARDS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL CONSULTANT TO PROVIDE A FIELD INVESTIGATION REPORT DELINEATING RECOMMENDATIONS FOR UNDERCUTTING AND/OR UNDERDRAINS. A COPY OF THIS REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO UNDERCUTTING OR INSTALLING UNDERDRAIN. UNIT PRICES SHALL BE PROVIDED FOR UNDERDRAIN AND UNDERCUTTING. THE CONTRACTOR SHALL NOT CONSTRUCT BASE COURSE UNTIL THE REPORT IS REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.

9. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. TESTING RESULTS SHALL BE SUBMITTED FOR THE SUBGRADE AND BASE COURSE, IN ACCORDANCE WITH THE DESIGN SECTION. A MINIMUM OF 5 TEST LOCATIONS SHALL BE PROVIDED ONSITE. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS. THE CONTRACTOR SHALL NOT PROCEED TO THE SUBSEQUENT PAVEMENT SECTION UNTIL TESTING -RESULTS ARE APPROVED FOR PREVIOUS SECTION. ALL TESTING REQUIRED WITHIN THE COUNTY R/W SHALL BE COORDINATED WITH THE COUNTY INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING COST.

10. LANDSCAPING: FINAL GRADING IN OPEN AREAS AND LANDSCAPE ISLANDS SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY IRRIGATION AND ELECTRICAL CONDUIT SLEEVES DURING CONSTRUCTION.

11. ROOF RUNOFF WILL BE DIRECTED TO THE STORMWATER SYSTEM IF A GUTTER COLLECTION SYSTEM IS NOT SHOWN IN THE PLANS. RUNOFF COLLECTION SHALL BE COORDINATED WITH THE ARCHITECT.

12. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF pH 5.5-6.5.

13. TREE BARRICADES MUST REMAIN IN PLACE AND IN THE DIMENSIONS SHOWN ON THE PLAN UNTIL LANDSCAPING BEGINS. SEE NOTE ON SHEET C120 AND THE DETAIL ON THE LANDSCAPE PLAN.

14. CITY RIGHT-OF-WAY:

   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE ROW SHALL CONFORM TO THE REQUIREMENT SPECIFIED BY THE PUBLIC WORKS DEPARTMENT.

   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE ROW, WITHOUT INSPECTION BY THE PUBLIC WORKS DEPARTMENT, AND THE CONTRACTOR/DEVELOPER SHALL FURNISH THE DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.

   C. THE PUBLIC WORKS DEPARTMENT RESERVES THE RIGHT TO MODIFY THE PROPOSED WORK WITHIN THE ROW TO ENSURE COMPATIBILITY WITH EXISTING IMPROVEMENTS. SUCH MODIFICATION COSTS SHALL BE BORNE BY THE DEVELOPER.

15. COUNTY RIGHT-OF-WAY

   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE COUNTY ROW SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT.

   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE ROW, WITHOUT INSPECTION BY THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT (462-2147), AND THE CONTRACTOR/DEVELOPER SHALL FURNISH THE DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.

16. STATE RIGHT-OF-WAY

   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE ROW SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY THE PUBLIC WORKS DEPARTMENT AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).

   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE CITY AND STATE ROW, WITHOUT INSPECTION BY THE PUBLIC WORKS DEPARTMENT, AND FDOT RESPECTIVELY, AND THE CONTRACTOR/DEVELOPER SHALL FURNISH EACH DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.


50 years
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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

04/15/2026

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 25-165

Project phase: CITY SUBMITTAL

Project title: MLM BUILDING ADDITION - PROGRESS CENTER
CITY OF ALACHUA, FLORIDA

Sheet title: PAVING AND GRADING DETAILS AND NOTES

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| Designed: NMD | Sheet No.: C310 |
| Drawn: LL | |
| Checked: CSV | |
| Date: 04/15/26 | |


\\fs\engprojects\mlm bldg - progress center - craig hawley\Plans\current dwg\Construction Plans\M25165J1.dwg, C320 - PGD DETAILS, 4/15/2026 10:35:53 AM, LLindsey

**THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAY BE MODIFIED AND UPDATED DURING CONSTRUCTION AS A RESULT OF WEATHER, UNPREDICTABLE EVENTS AND SITE INSPECTIONS.**

THIS DOCUMENT WAS PREPARED IN ORDER TO BE IN COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGES OF STORM-WATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF DEP DOCUMENT No. 62-621.300 (4) (A) FDEP FORM 62-261.300 (4) (B) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

## I. PROJECT INFORMATION:

PROJECT: MLM BUILDING ADDITION – PROGRESS CENTER
COUNTY: ALACHUA, FLORIDA
SECTION/TOWNSHIP/RANGE: S 24 , T 08 SOUTH, R 18 EAST
COUNTY PARCEL NO.:03956-010-017
LATITUDE AND LONGITUDE: 29°46'53.2"N 82°28'29.0"W
STREET ADDRESS:13700 PROGRESS BLVD, ALACHUA FL 32615
PROJECT AREA:1.56 AC.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION:
0.95 Ac.

## II. SITE DESCRIPTION:

1. THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF AN ADDITIONAL BUILDING WITH ASSOCIATED PAVING, DRAINAGE AND UTILITY IMPROVEMENTS.

   THERE IS AN EXISTING MASTER STORMWATER SYSTEM LOCATED WEST OF THE SITE THAT WILL SERVE THE PROPOSED IMPROVEMENTS. THE SYSTEM IS A CLOSED SYSTEM WHICH PROVIDES THE REQUIRED WATER QUALITY AND FLOOD CONTROL.

2. SEQUENCE OF CONSTRUCTION:

   A. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRICADES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.

   B. THE CONSTRUCTION ENTRANCE(S) WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.

   C. THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.

   D. THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.

   E. THE SITE WILL BE ROUGHLY GRADED. IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED.

   F. ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.

   G. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.

   H. EXISTING STORMWATER BASIN WILL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT.

   I. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

## III. CONTROLS:

THE CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION OF THE PROJECT. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES NECESSARY.

1. THE CONSTRUCTION ACCESS SHALL BE STABILIZED WITH GRAVEL AND TEMPORARY VEGETATION TO PREVENT SILT LEAVING THE SITE.
2. TREE BARRICADES SHALL BE IMPLEMENTED BEFORE CLEARING AND GRUBBING OF ANY OF THE WORK AREAS.
3. BEFORE CLEARING, SILT FENCES SHALL BE INSTALLED AROUND THE PERIMETER OF THE CONSTRUCTION AND AROUND THE EXISTING BASIN AS SHOWN IN THE PLANS. ALL EXISTING STORM DRAINAGE SWALES AND INLETS SHALL BE PROTECTED PER THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
4. AFTER CLEARING BUT BEFORE EXCAVATION AND GRADING, TEMPORARY BERMS AND SWALES SHALL BE CONSTRUCTED AS REQUIRED TO DIVERT THE FLOW INTO THE CORRESPONDING STORMWATER BASIN.
5. THE BASIN AREA SHALL BE PROTECTED AS INDICATED ON THE PLANS.
6. DURING CONSTRUCTION OF PAVING AND BUILDINGS, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.
7. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE SHALL BE COMPLETELY LANDSCAPED AND/OR GRASSED. FINAL STABILIZATION (INCLUDING SEEDING, MULCHING, SODDING OR RIPRAP) SHALL BE INSTALLED AS REQUIRED. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS AND PRIOR TO FINAL RELEASE.

## IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES

1. ALL ENTRANCES TO THE SITE SHALL BE STABILIZED BEFORE CONSTRUCTION AND FURTHER DISTURBANCE BEGINS. GRAVEL PAD SHALL PROVIDE STABILIZATION AND MINIMIZE THE AMOUNT OF SEDIMENT LEAVING THE SITE. MAINTENANCE OF THE ENTRANCE SHALL INCLUDE SWEEPING OF THE AREA ADJACENT TO THE ENTRANCE. STONE AND GRAVEL MIGHT NEED TO BE PERIODICALLY ADDED TO MAINTAIN THE EFFECTIVENESS OF THE ENTRANCE(S).
2. TREE BARRICADES SHALL BE INSTALLED AROUND THE TREES AS SHOWN IN THE DETAIL PLAN TO PROTECT THE EXISTING VEGETATION.
3. MULCH SHALL BE PLACED IN THE AREAS REQUIRED TO PREVENT EROSION FROM STORMWATER RUNOFF AND THE AREAS SHOWN ON THE PLANS. MULCH SHALL BE ANCHORED TO RESIST WIND DISPLACEMENT AND SHALL BE INSPECTED AFTER EVERY RAINSTORM TO IDENTIFY AREAS WHERE MULCH HAS BEEN WASHED OUT OR LOOSENED. THESE AREAS SHALL HAVE MULCH COVER REPLACEMENT.
4. SEEDING SHALL BE STARTED AFTER GRADING HAS BEEN FINISHED ON THE AREAS SHOWN IN THE PLANS. SEEDED AREAS SHOULD BE INSPECTED FOR FAILURE TO ESTABLISH, AND NECESSARY REPAIRS AND RESEEDING SHOULD BE MADE AS SOON AS POSSIBLE. ADDITIONAL SEEDING AND MULCH MAY BE REQUIRED AS NECESSARY TO PREVENT EROSION DURING OR AFTER CONSTRUCTION HAS FINISHED.
5. SOD SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS. SOD SHALL BE PEGGED IF INSTALLED ON SLOPES GREATER THAN 3:1. SODDED AREAS SHALL BE MAINTAINED AND INSPECTED TO ENSURE SUCCESSFUL ESTABLISHMENT.

SEDIMENTATION PRACTICES

1. SILT FENCES SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS AND AS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT TO ENSURE THAT THERE ARE NO GAPS OR TEARS. IF GAPS OR TEARS ARE FOUND THE FABRIC SHOULD BE REPAIRED OR REPLACED. SEDIMENT REMOVAL SHALL BE PART OF THE REGULAR MAINTENANCE. SILT FENCES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS FINISHED AND DISTURBED AREAS ARE PERMANENTLY STABILIZED.
2. DIVERSION SWALES, IF REQUIRED, SHALL BE CONSTRUCTED BEFORE MAJOR LAND DISTURBANCE OF THE RECEIVING BASIN. DIVERSION SWALES SHALL BE STABILIZED AFTER CONSTRUCTION TO MAINTAIN ITS EFFICIENCY.
3. INLETS SHOULD BE TEMPORARILY PROTECTED TO PREVENT SEDIMENT ENTERING THE INLET. BARRIERS WILL CATCH SOIL, DEBRIS AND SEDIMENT AT THE ENTRANCE OF THE INLET.
4. OUTFALL STRUCTURES SHALL HAVE SILT FENCES TO PREVENT SILT FROM ENTERING THE STORMWATER BASINS AND SHALL BE STABILIZED AS REQUIRED TO PREVENT EROSION FROM WASHOUTS.

## V. STORMWATER MANAGEMENT:

1. THE PROPOSED PROJECT OBTAINED AN ENVIRONMENTAL RESOURCE PERMIT FROM SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) FOR THE CONSTRUCTION AND OPERATION OF A STORMWATER TREATMENT SYSTEM AND CONTROLS. THE PROPOSED SYSTEM (AS SHOWN ON THE PLANS) INCLUDED THE USE OF THE BEST MANAGEMENT PRACTICES (BMP) CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF RULE 40C-42 OF THE DISTRICT. THE OWNER AND/OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM AND CONTROLS UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED. HOWEVER, THE OWNER AND/OR AN ENTITY SIMILAR TO A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM IN PERPETUITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT.
2. THERE IS AN EXISTING MASTER STORMWATER SYSTEM LOCATED WEST OF THE SITE THAT WILL SERVE THE PROPOSED IMPROVEMENTS. THIS STORMWATER SYSTEM WAS PERMITTED AND APPROVED WITH SRWMD ERP NO. 209047 – 1. THE SYSTEM IS A CLOSED SYSTEM WHICH PROVIDES THE REQUIRED WATER QUALITY AND FLOOD CONTROL.

## VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

1. WASTE DISPOSAL: NO SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO SURFACE WATERS AND ARE NOT AUTHORIZED UNDER THE ISSUED ENVIRONMENTAL RESOURCE PERMIT.
2. THE USE OF GRAVEL AND CONTINUING SWEEPING ACTIVITIES AT THE ENTRANCE OF THE SITE WILL CONTROL THE TRACKING OF SEDIMENT AND DUST LEAVING THE SITE.
3. THE PROPOSED DEVELOPMENT WILL PROVIDE WATER AND SEWER SYSTEM BY CONNECTING INTO THE CENTRAL MUNICIPAL SYSTEM OF GAINESVILLE REGIONAL UTILITIES.
4. ANY APPLICATION OF FERTILIZERS AND PESTICIDES NECESSARY TO ESTABLISH AND MAINTENANCE OF VEGETATION DURING CONSTRUCTION AND THROUGH PERPETUITY MAINTENANCE SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS AND THE APPLICABLE RULES OF THE STATE OF FLORIDA.
5. ANY TOXIC MATERIALS REQUIRED DURING CONSTRUCTION SHALL BE PROPERLY STORED, DISPOSED OF AND CONTRACTOR AND/OR OWNER SHALL PROVIDE THE APPROPRIATE PERMITS FROM THE LOCAL OR STATE AGENCIES.

## VII. APPROVED STATE OR LOCAL PLANS:

1. ALL THE SEDIMENT AND EROSION CONTROLS THAT ARE LISTED IN THE SITE PLAN AS APPROVED BY THE SRWMD ARE INCLUDED IN THIS STORMWATER POLLUTION PREVENTION PLAN (SEE ITEM III AND IV).
2. THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED IF REQUIRED BY ANY LOCAL OR STATE AGENCY OR AS REQUIRED BY UNFORESEEABLE CONDITIONS AND THE OWNER SHALL SUBMIT A RE-CERTIFICATION TO THE NPDES STATE OFFICE THAT THE PLAN HAS BEEN AMENDED TO ADDRESS THOSE CHANGES.

## VIII. MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE.

IN ADDITION TO THE ITEMS MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE BASINS DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION.

1. MAINTENANCE WOULD BE DIVIDED IN ROUTINE MAINTENANCE AND REPAIR MAINTENANCE. ALL STORMWATER BMP'S SHOULD BE INSPECTED FOR CONTINUED EFFECTIVENESS AND STRUCTURAL INTEGRITY ON A REGULAR BASIS. THE SYSTEMS SHOULD BE CHECKED AFTER EACH STORM EVENT IN ADDITION TO REGULARLY SCHEDULED INSPECTIONS.
2. ROUTINE MAINTENANCE REQUIREMENTS SHOULD BE INCLUDED IN THE INSPECTOR CHECKLIST TO AID THE INSPECTOR IN DETERMINING WHETHER A BMP'S MAINTENANCE IS ADEQUATE OR NEEDS A REVISION. INSPECTORS SHALL KEEP RECORD OF MAINTENANCE, ROUTINE OR REPAIR, TO PROVIDE EVIDENCE OF AN EFFICIENT INSPECTION AND MAINTENANCE.
3. SIDE ENTRANCES: MAINTENANCE SHALL INCLUDE REPLACEMENT OF GRAVEL AND CLEANING THE SOIL THAT IS TRACKED OFFSITE FOR PROPER DISPOSAL.
4. TREE BARRICADES: MAINTENANCE SHALL INCLUDE INSPECTION OF MESH AND POSTS AND REPAIR OR REPLACEMENT OF DAMAGED VEGETATION.
5. SILT FENCES: MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL AND INSPECTION TO ENSURE PROPER ANCHORING THAT NO TEARING OR GAPS HAVE OCCURRED. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF SILT FENCE.
6. DIVERSION SWALES: MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY RAINFALL EVENT AND ONCE EVERY TWO WEEKS BEFORE FINAL STABILIZATION. THEY SHOULD BE CLEARED OF SEDIMENT AND MAINTAIN VEGETATIVE COVER.
7. TEMPORARY BERMS: MAINTENANCE SHALL INCLUDE REMOVAL OF DEBRIS, TRASH SEDIMENT AND LEAVES. SIDES OF THE BERM SHALL BE INSPECTED FOR EROSION AFTER EACH STORM EVENT.
8. MULCHING: ROUTINE MAINTENANCE SHALL INCLUDE REPLACEMENT PERIODICALLY.
9. SEEDING: ROUTINE MAINTENANCE SHALL INCLUDE RESEEDING OF AREAS THAT FAILED TO ESTABLISH.
10. SODDING: ROUTINE MAINTENANCE SHALL INCLUDE WATERING AND MOWING. REPLACEMENT OF GRASS MAY BE NECESSARY IF COVER IS NOT FULLY ESTABLISHED.
11. INLETS: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT AND MIGHT INCLUDE REMOVAL OF ACCUMULATED SEDIMENT.
12. OUTFALL STRUCTURES: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT TO ASSURE NO EROSION OR SCOUR HAS OCCURRED.
13. DRY RETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.
14. WET DETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.

## IX. INSPECTIONS:

1. THE OWNER AND /OR CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR DISTURBED AREAS, THE EROSION AND SEDIMENTATION CONTROLS AND BMP'S AS LISTED IN THIS PLAN. THE INSPECTION SHALL BE PERFORMED DURING CONSTRUCTION AND BEFORE FINAL STABILIZATION, ONCE EVERY SEVEN-CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS GREATER THAN 0.50 INCHES. AFTER FINAL STABILIZATION AND BEFORE FINISH OF CONSTRUCTION THE INSPECTION SHALL BE CONDUCTED ONCE EVERY MONTH.
2. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS IN EXCESS OF 0.50 INCHES.
3. ALL DISTURBED AREAS AND AREAS USED FOR MATERIALS STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND LEAVE THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
4. REPAIR OR MAINTENANCE NEEDED TO ASSURE PROPER OPERATION OF THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE DONE IN A TIMELY MANNER BUT NO LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
5. A REPORT SHALL BE KEPT OF EACH INSPECTION FOR THREE YEARS AFTER FINAL STABILIZATION AND SHALL INCLUDE THE DATES OF EACH INSPECTION, THE SCOPE OF THE INSPECTION, MAJOR OBSERVATIONS, ANY REPAIR AND/OR MAINTENANCE REQUIRED AND ANY INCIDENT OF NON-COMPLIANCE. IF THE REPORT DOES NOT CONTAIN ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY HAS BEEN IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE PERMIT AND THAT NO TEARING OR GAPS HAVE OCCURRED. THE REPORT SHALL INCLUDE THE NAME AND QUALIFICATIONS OF THE INSPECTOR AND SHALL BE SIGNED IN ACCORDANCE TO FDEP RULE 62-621.300, PART VII.C. A COPY OF THE CONSTRUCTION INSPECTION FORM IS INCLUDED ON THIS STORMWATER POLLUTION PREVENTION PLAN SHEET. A COPY SHALL BE RETAINED AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

## X. NON-STORMWATER DISCHARGES:

1. THE FOLLOWNG NON-STORMWATER DISCHARGES MIGHT BE COMBINED WITH STORMWATER AND WOULD BE AUTHORIZED AS PART OF THIS PERMIT: FIRE HYDRANT FLUSHING, CONTROL OF DUST, POTABLE WATER FLUSHING AND IRRIGATION DRAINAGE. BECAUSE OF THE NATURE OF THESE DISCHARGES, THE EROSION, STABILIZATION AND TREATMENT SYSTEMS TO BE IMPLEMENTED, AS PART OF THIS PLAN WOULD BE APPROPRIATE TO PREVENT AND TREAT ANY POLLUTION RELATED TO THESE NON-STORMWATER DISCHARGES.
2. DISCHARGES FROM DEWATERING ACTIVITIES ASSOCIATED WITH SITE CONSTRUCTION ARE NOT AUTHORIZED AND REQUIRED CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND USE OF APPROPRIATE FLOCCULATING AGENTS TO ENHANCE PARTICLE SEGREGATION AND SPEED UP SETTLING OF PARTICLES.

## XI. CONTRACTORS:

1. ALL CONTRACTORS AND/OR SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING THE PLAN SHALL SIGN THE CERTIFICATION STATEMENT BEFORE STARTING CONSTRUCTION ACTIVITIES OF THE PROJECT. THE CERTIFICATION MUST INCLUDE THE NAME AND TITLE OF THE PERSON PROVIDING THE SIGNATURE, THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTING FIRM, THE ADDRESS OF THE SITE AND THE DATE THE CERTIFICATION IS MADE. THE OWNER SHALL KEEP THESE CERTIFICATIONS AS PART OF THIS POLLUTION PLAN. MULTIPLE COPIES OF THE CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING UPON THE NUMBER OF SUBCONTRACTORS ASSOCIATED WITH THE PROJECT.

## CERTIFICATION STATEMENT

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

CONTRACTING FIRM: _____

ADDRESS: _____

CITY, STATE, ZIP CODE: _____

TELEPHONE: _____

FAX: _____

PROJECT NAME: MLM BUILDING ADDITION – PROGRESS CENTER

PROJECT ADDRESS: 13700 PROGRESS BLVD

PROJECT ADDRESS: _____

CITY, STATE, ZIP CODE: ALACHUA, FLORIDA, 32615

NAME: _____ SIGNATURE: _____

DATE: _____

## STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

PROJECT NAME: **MLM BUILDING ADDITION - PROGRESS CENTER** FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10 _____

OWNER: _____ CONTRACTOR: _____

CONSTRUCTION MANAGER: _____

| Date of Inspection | Location | Rain data | Type of control (see below) | Date installed / modified | Current Condition (see below) | Observations or Corrective Action / Other Remarks | Inspected By |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
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CONDITION CODE: G = Good; C = Needs to be cleaned; M = Marginal, needs maintenance or replacement soon; P = Poor, needs immediate maintenance or replacement; O = Other

**CONTROL TYPE CODES**

| | | | |
|---|---|---|---|
| 1. Silt Fence | 10. Storm drain inlet protection | 19. Reinforced soil retaining system | 28. Tree protection |
| 2. Earth dikes | 11. Vegetative buffer strip | 20. Gabion | 29. Detention pond |
| 3. Structural diversion | 12. Vegetative preservation area | 21. Sediment Basin | 30. Retention pond |
| 4. Swale | 13. Retention Pond | 22. Temporary seed / sod | 31. Waste disposal / housekeeping |
| 5. Sediment Trap | 14. Construction entrance stabilization | 23. Permanent seed / sod | 32. Dam |
| 6. Check dam | 15. Perimeter ditch | 24. Mulch | 33. Sand Bag |
| 7. Subsurface drain | 16. Curb and gutter | 25. Hay Bales | 34. Other |
| 8. Pipe slope drain | 17. Paved road surface | 26. Geotextile | |
| 9. Level spreaders | 18. Rock outlet protection | 27. Rip-rap | |

INSPECTOR INFORMATION:

Name _____ Qualification _____ Date _____

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non compliance identified above.

* * * * * *

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.


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


| No. | Date | Comment |
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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

04/15/2026

Claudia S. Vega, P.E. — Engineer

51532 — Certificate No.

Project No: 25-165

Project phase: CITY SUBMITTAL

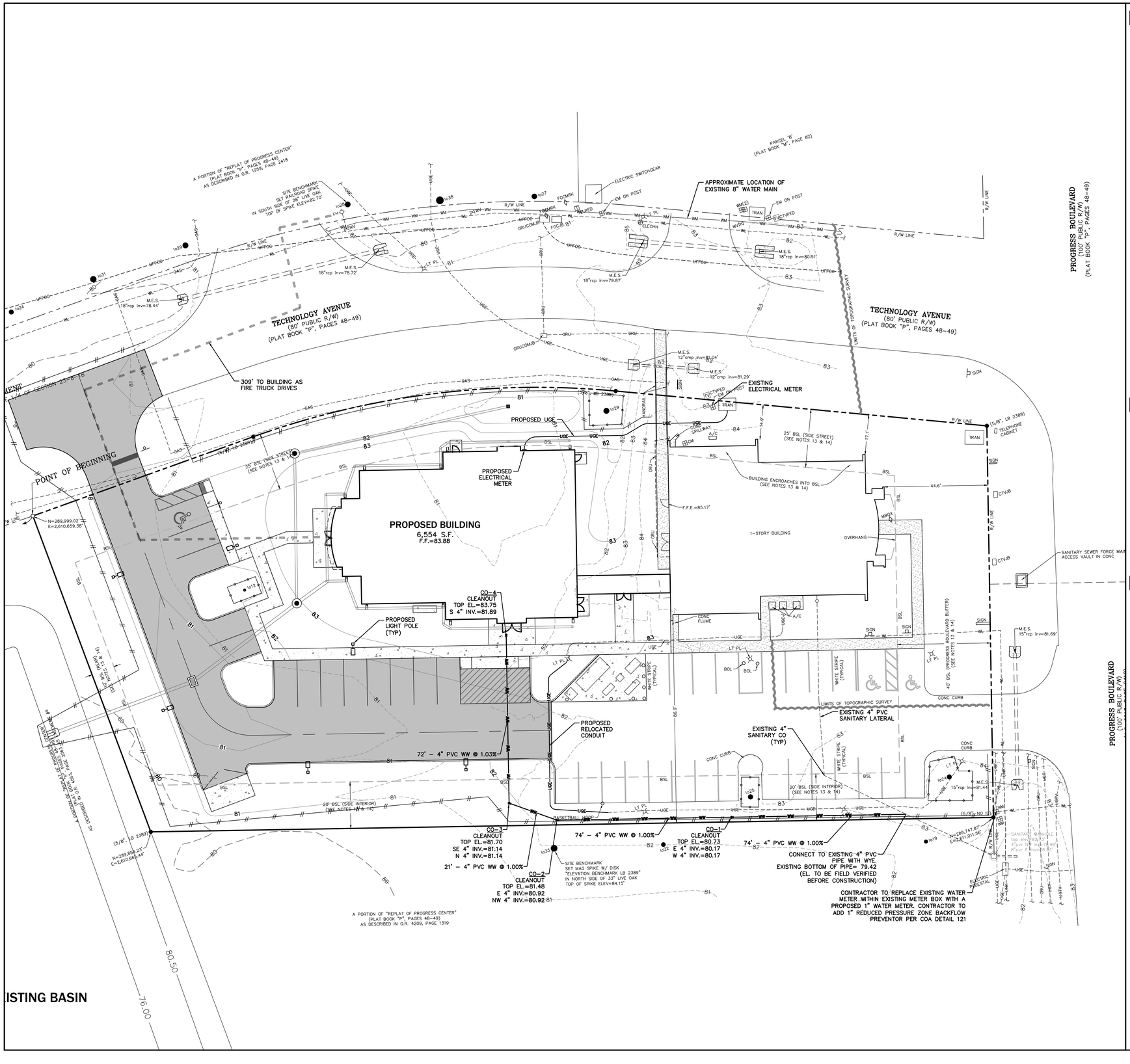
Project title: MLM BUILDING ADDITION - PROGRESS CENTER CITY OF ALACHUA, FLORIDA

Sheet title: STORMWATER POLLUTION PREVENTION PLAN

Designed: NMD
Drawn: LL
Checked: CSV
Date: 04/15/26

Sheet No.: C320

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## GENERAL UTILITY NOTES

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

## CITY OF ALACHUA ELECTRICAL SCOPE OF WORK

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK TO EXTEND THIS EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A COMBINED EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER

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

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS, AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

## SANITARY SEWER NOTES

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 PVC, UNLESS OTHERWISE NOTED.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.
4. WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND GRAVITY SEWER, THE SEWER SHALL BE UPGRADED TO C-900, DR18 AND PRESSURE TESTED TO 150 PSI.
5. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
6. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF ALACHUA UTILITIES INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
7. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE CITY OF ALACHUA'S SYSTEMS SHALL CONFORM TO THE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
8. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE TEST ASSEMBLIES AND TRACER WIRE TO BOTH METALLIC AND NON-METALLIC PIPE AS PER THE CITY OF ALACHUA DESIGN STANDARDS AND DETAILS.
10. ALL PROPOSED SANITARY SEWER SERVICE TO BE PRIVATE.

## LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- 183 — EXISTING CONTOUR ELEVATION
- 183 — PROPOSED CONTOUR ELEVATION


50 years
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www.edafl.com mail@edafl.com


NORTH
SCALE: 1" = 20'
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GRAPHIC SCALE

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

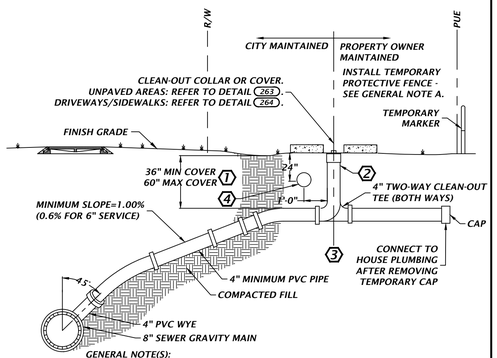
04/15/2026
Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 25-165
Project phase: CITY SUBMITTAL
Project title: MLM BUILDING ADDITION - PROGRESS CENTER CITY OF ALACHUA, FLORIDA
Sheet title: UTILITY PLAN

Designed: NMD
Drawn: LL
Checked: CSV
Date: 04/15/26

Sheet No.: C400

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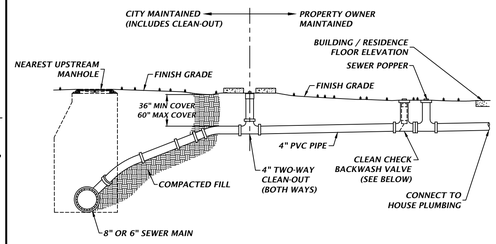

GENERAL NOTE(S):

A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND CLEANOUT PER 324.
B. SOLVENT WELD ALL PVC FITTINGS.
C. DURING DESIGN AND CONSTRUCTION, REVIEW LATERAL LOCATION RELATIVE TO PROPOSED DRIVEWAY. STRONG CITY OF ALACHUA PREFERENCE IS FOR CLEAN-OUT NOT TO BE INSTALLED IN DRIVEWAY. SEE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL.

KEYED NOTE(S):

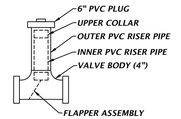
1. CONTRACTOR SHALL VERIFY SUFFICIENT VERTICAL DIMENSION TO INSTALL UTILITIES ABOVE LATERAL.
2. DO NOT CONNECT HOUSE PLUMBING TO STUB RISER.
3. DETAIL SHOWS CLEAN-OUT (CO) IN MIDDLE OF PUE, A STRONG CITY PREFERENCE. CITY MUST APPROVE ALL OTHER CLEANOUT LOCATIONS.
4. TEMPO OMNI MARKER II: ELECTRONIC MARKER, SANITARY GREEN, MODEL OM-6, PART 52085009.

**200** WASTEWATER SERVICE LATERAL
NTS




GENERAL NOTE:

A. USE THIS DETAIL WHEN FLOOR ELEVATION IS LESS THAN 6" ABOVE RIM ELEVATION OF NEAREST UPSTREAM MANHOLE.
B. SEE 200 FOR DETAILS FROM SEWER MAIN TO AND INCLUDING CLEAN-OUT.




CLEAN CHECK BACKWASH VALVE
NTS

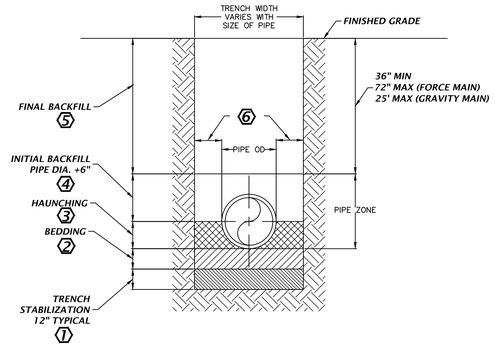
**242** WASTEWATER SERVICE LATERAL, PRIVATE, LOW-LYING BUILDING/ RESIDENCE
NTS

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):

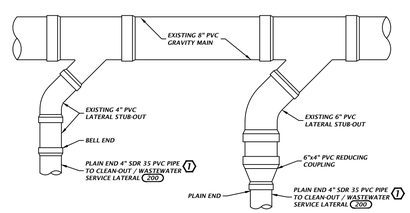
1. TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
2. BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
3. HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE 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

## GENERAL UTILITY NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND VERIFICATION OF EXISTING UTILITIES. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
2. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA.
3. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING AND DRAINAGE PLAN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
5. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
6. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.

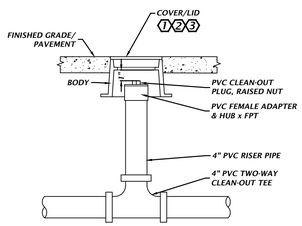



GENERAL NOTES:

A. REMOVE EXISTING CAPS FROM EXISTING STUB-OUTS.
B. IT IS ASSUMED THAT EXISTING LATERAL STUB-OUTS ARE INSTALLED AT 45° ABOVE HORIZONTAL. IF NOT, CONTACT THE ENGINEER OR CITY.
C. CLEAN EXISTING STUB-OUT AND NEW PIPE PRIOR TO SOLVENT WELDING.
D. SOLVENT WELD ALL PVC CONNECTIONS.

1

**260** INSTALLING SERVICE LATERALS TO EXISTING PVC STUB-OUTS
NTS



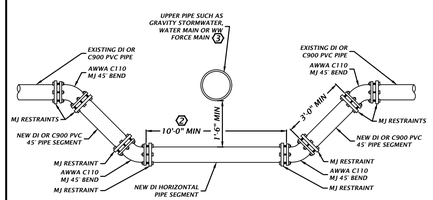

KEYED NOTES:

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



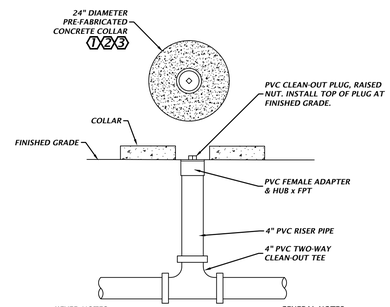

GENERAL NOTE(S):

A. USE THIS DETAIL TO RESOLVE CONFLICT BETWEEN UPPER AND LOWER PIPES
B. REFER TO 266H
C. MAINTAIN TRACER WIRE CONTINUITY,REFER TO 266H
D. IF THIS DETAIL IS NOT TECHNICALLY FEASIBLE AND IF APPROVED BY COA, SEPARATE PIPES AS PER RULE 62-555.314, F.A.C.

KEYED NOTE(S)

1. FOR ALTERNATE TIE ROD RESTRAINT, REFER TO 266F MAXIMUM ALLOWABLE TIE ROD LENGTH = 5'-0"
2. CENTER HORIZONTAL PIPE SEGMENT ON CENTER OF EXISTING GRAVITY PIPE
3. INSTALLING WATER MAIN UNDER WW FORCE MAIN IS NOT COA PREFERENCE. CONTACT COA STAFF AND REFER TO DESIGN AND CONSTRUCTION MANUAL.

**266D** RESOLVING UPPER AND LOWER PIPE CROSSING CONFLICTS
NTS



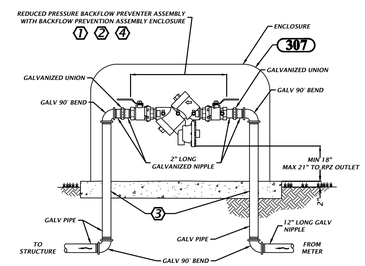

KEYED NOTES:

1. 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 COLLAR AS PER 307

GENERAL NOTES:

1. REFER TO 200

**263** CLEAN-OUT COVER FOR UNPAVED AREAS
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


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


SCALES:
AS SHOWN

| No. | Date | Comment |
|---|---|---|
| | | |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

04/15/2026
Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 25-165
Project phase: CITY SUBMITTAL
Project title: MLM BUILDING ADDITION - PROGRESS CENTER
CITY OF ALACHUA, FLORIDA
Sheet title: UTILITY DETAILS

Designed: NMD
Drawn: LL
Checked: CSV
Date: 04/15/26
Sheet No.: C410

\\fs\engprojects\mlm bldg - progress center - craig hawley\Plans\current dwg\Construction Plans\M25165\1.dwg, C410 - UTIL DETAILS, 4/15/2026 10:38:58 AM, LLindsey

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ANY MODIFICATIONS TO THESE PLANS OR RE-USE OF THESE PLANS MUST BE APPROVED BY AND SIGNED BY THE ARCHITECT.

Q:\ACTIVE PROJECTS\2025\25-865 CRAIG HAWLEY NEW BUILDING\25-865 DWGS\25-865_A-03.dwg, 3/17/2026 11:30:45 AM, AutoCAD PDF (General Documentation).pc3

105'-4"

35'-4"

22'-8"

10'-0"

8'-0"

15'-4"

34'-8"

73'-4"

51'-4"

40'-0"

45'-4"

55'-4"

21'-4"

ADD ALT 3" X 5" MT'L DOWNSPOUT (COLOR PER ARCH) W/ PRE-CAST CONC SPLASHBLOCK @ EA D/S (TYP - SEE EXT ELEV)

SLOPE GRADE DOWN & AWAY FROM BUILDING FOR POSITIVE DRAINAGE

4"TH REINF CONC SLAB ON VAPORBARRIER W/ REINF CONC THK'D EDGES (SEE STRUC FOR REINF)

SLOPE DOWN 1/8" PER FT

OFFICE 113

TECH OFFICE 114

VESTIBULE 119

OFFICE 115

LINE OF V.P.B. BULKHEAD ABOVE - SEE REF. CLG. PLAN

ADA UNISEX BATHROOM 112

HAND DRYER

18" X 30" H/C MIRR

36" GB

42" GB

TPD

SD

DASHED LINE INDICATES ROOF OVERHANG ABOVE

CONFERENCE RM 112

HALL 110

F RESTRM 109

FOLDING H/C SHWR SEAT

H/C SHWR GB

TOWEL HOOK

QC LABS 116

CENTRAL SUPPLY 118

HALL 117

LARGE LAB 120

FIN. FLR EL. = 100'-0"

MOP HOLDER (SEE PROJ MANUAL)

JANITOR 111

M RESTRM 109

18" X 30" MIRR

HAND DRYER

HALL 106

VESTIBULE 105

CEO OFFICE 108

TECH OFFICE 107

HALL 101

COPIER MACHINE BY OWNER (NIC)

FLAMMABLE STORAGE 104

RECEIVING 103

SHOP 102

ELEC 120

HATCHED AREA INDICATES EXTENT OF PROPOSED MECHANICAL MEZZANINE ABOVE CEILING

STEEL LADDER UP TO MECH MEZZ

PROVIDE 1 GAL/SF TO IDENTIFY MECH MEZZ ONLY NOT FOR STORAGE

4" TH CONC SIDEWALK SEE ARCHITECTURAL SITE PLAN FOR CONTINUATION

6" TH REINF CONC SLAB ON VAPORBARRIER W/ REINF CONC THK'D EDGES (SEE STRUC FOR REINF)

SLOPE GRADE DOWN & AWAY FROM BUILDING FOR POSITIVE DRAINAGE

ADD ALT: 3" X 5" MT'L DOWNSPOUT (COLOR PER ARCH) W/ PRE-CAST CONC SPLASHBLOCK @ EA D/S (TYP - SEE EXT ELEV)

5 A.10 SIM/OPP

3 (SIM)

MCJ

NORTH

# FLOOR PLAN

1/4" = 1'-0"

## GENERAL NOTES:

1. REFER TO M-E-P DRAWINGS FOR LAYOUT OF ALL SYSTEMS.
2. INSTALL SOUND BATT INSULATION IN CEILINGS OF ALL BATHROOMS AND CONFERENCE ROOM.
3. OFFSET BACK TO BACK RECEPTACLES A MIN. OF 12" TO PREVENT FLANKING NOISE INTRUSION.
4. INSTALL WOOD BLOCKING AT LIGHT GAUGE METAL STUD FRAMING AT THE BATHROOMS FOR MOUNTING OF TOILET ACCESSORIES AND IN ROOMS RECEIVING UPPER WALL HUNG CABINETS.

## BUILDING INFORMATION:

| | |
|---|---|
| BUILDING AREA | 6,554 SQ. FT |
| CONSTRUCTION TYPE | VII |
| OCCUPANCY CLASSIFICATION | (B) BUSINESS |
| NUMBER OF STORIES | ONE |
| SPRINKLED | NO |

DRAWN BY: KC / JMA

DATE: 2025

PROJECT NO: 25-865

PAUL STRESING ASSOCIATES, INC.
340 NW 8th ST, SUITE C
GAINESVILLE, FLORIDA 32601
E-MAIL: prsarch@atlantic.net
TELEPHONE: (352) 331-3930 FAX (352)331-3801
REGISTRATION NO. AR0013985 - CA NO. AA0003377

MLM

NEW LABORATORY / OFFICE BUILDING
MLM R&D FACILITY
ALACHUA, FLORIDA

REVISIONS ITEM: DATE:

ARCHITECT'S SEAL

LIC. NO: AR0013985

SHEET NO.

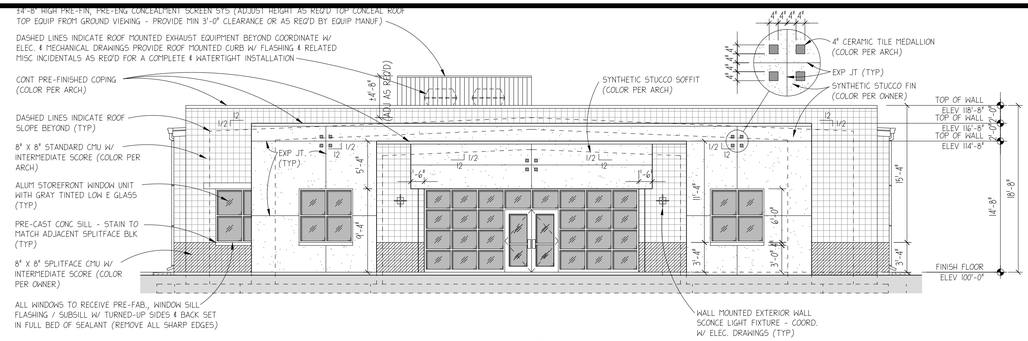
A.3

OF X

ANY MODIFICATIONS TO THESE PLANS OR RE-USE OF THESE PLANS MUST BE APPROVED BY AND SIGNED BY THE ARCHITECT.

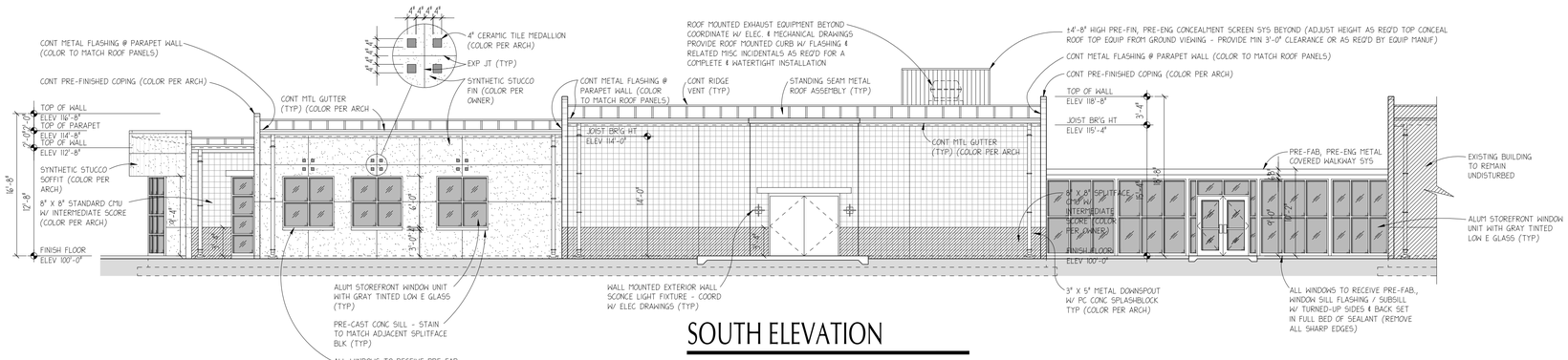
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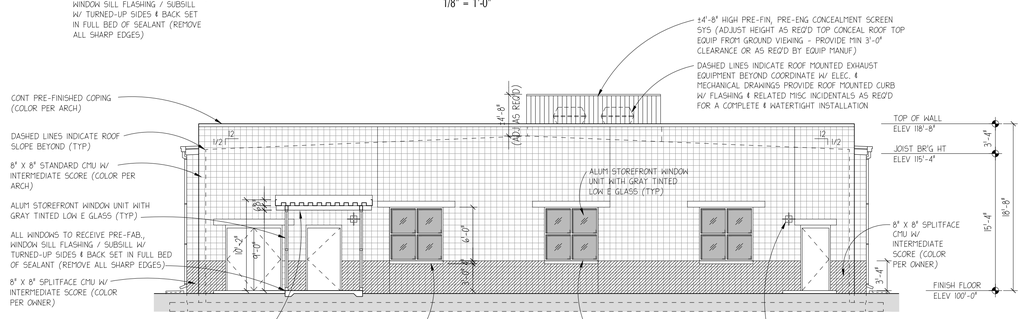

## WEST ELEVATION

1/8" = 1'-0"



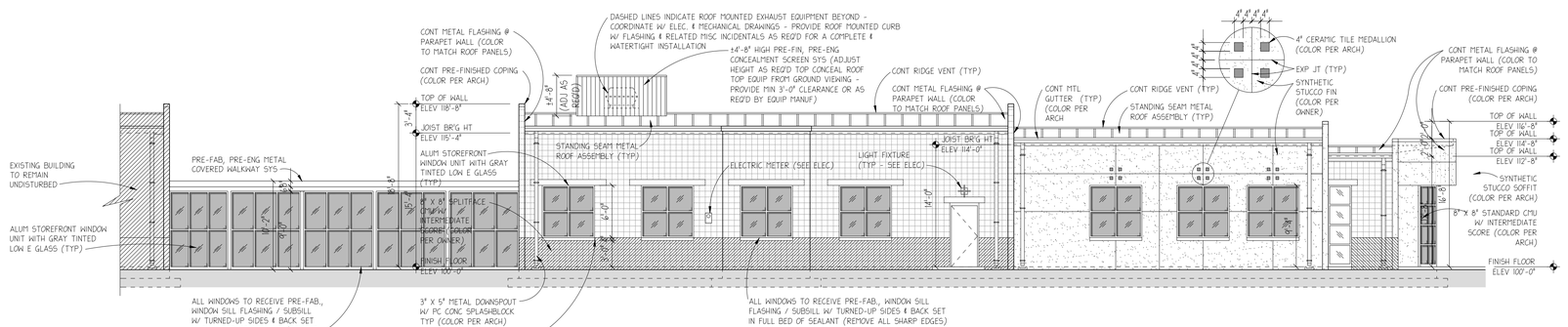

## SOUTH ELEVATION

1/8" = 1'-0"




## EAST ELEVATION

1/8" = 1'-0"




## NORTH ELEVATION

1/8" = 1'-0"

DRAWN BY: KC / JMA
DATE: 2025
PROJECT NO: 25-865

PAUL STRESING ASSOCIATES, INC.
340 NW 76th St, Suite C
Gainesville, FL 32607
E-MAIL: prsarch@atlantic.net
TELEPHONE (352) 331-3330 FAX (352)331-3801
REGISTRATION NO. AR0013985 - CA NO. AA0003377

MLM

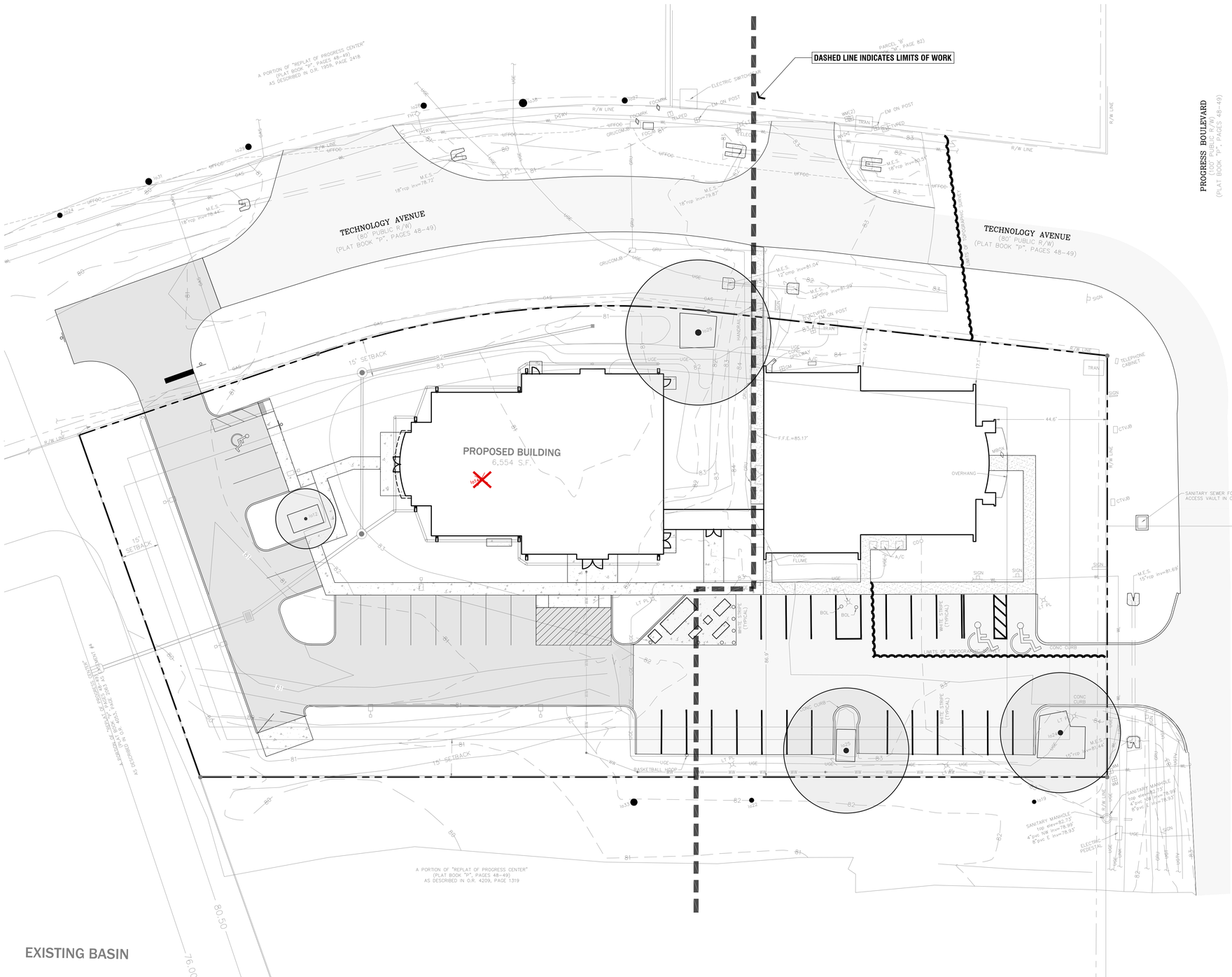
NEW LABORATORY / OFFICE BUILDING
MLM R&D FACILITY
ALACHUA, FLORIDA

REVISIONS
ITEM:
DATE:

ARCHITECT'S SEAL

LIC. NO: AR0013985

SHEET NO.
A.6
OF X




## TREE REMOVAL CALCULATIONS:

*Quercus virginiana* - Live Oak - 14" DBH

Per LDC Article 6 DEVELOPMENT STANDARDS
*Sec. 6.2 (D) (1) Regulated trees shall be replaced on a one-for-one basis.*

(1) replacement trees required

## TREES TO REMAIN:

*Quercus virginiana* - Live Oak - 29" DBH
*Quercus virginiana* - Live Oak - 12" DBH
*Quercus virginiana* - Live Oak - 25" DBH
*Quercus virginiana* - Live Oak - 24" DBH

## LEGEND

Tree to be removed

Tree to be preserved

PREPARED BY:
floravie design
Contact: KALEY DUNLAP RICE
PHONE: (321) 277-0826
kaley@floraviedesign.com

PREPARED FOR:

EDA CONSULTANTS
CONTACT: Claudia Vega
720 SW 2nd Avenue, Suite 300
Gainesville, Florida
PHONE: (352) 373-3541

NORTH

0 20 40 feet
SCALE: 1" = 20'-0"

| No. | Date | Comment |
|---|---|---|
| 1 | 2026-03-17 | PER CITY COMMENTS |
| 2 | 2026-04-14 | PER CITY COMMENTS |
| 3 | 2026-05-04 | PER CITY COMMENTS |

Professional Landscape Architect of Record:

REGISTERED LANDSCAPE ARCHITECT
KALEY RICE
LA 666-7256
STATE OF FLORIDA

Kaley M. Rice, PLA — LA6667256
Landscape Architect — Certificate No.

Project No.: 26-001

Project Phase: CITY SUBMITTAL

Project Title: MLM ORAGENICS
CITY OF ALACHUA, FLORIDA

Sheet Title: TREE MITIGATION

| | |
|---|---|
| Designed: | KMR |
| Drawn: | ZRR |
| Checked: | KMR |
| Date: | 01/27/2026 |

Sheet No.: L100

# GENERAL LANDSCAPE NOTES

1. **INVASIVE SPECIES:** REMOVE INVASIVE, NONNATIVE PLANT SPECIES AS LISTED ON THE FLORIDA PROHIBITED AQUATIC PLANTS LIST OR THE FLORIDA NOXIOUS WEED LIST FROM THE SITE PRIOR TO ISSUANCE OF THE CERTIFICATION OF OCCUPANCY. ALL HERBICIDE APPLICATIONS TO CONTROL INVASIVE, NONNATIVE PLANTS IN WETLAND OR UPLAND SET-ASIDE AREAS, INCLUDING BUFFERS, SHALL BE APPLIED BY A CONTRACTOR LICENSED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF AGRICULTURAL ENVIRONMENTAL SERVICES, WITH A CURRENT CERTIFICATION IN NATURAL AREAS WEED MANAGEMENT.

2. **ON-SITE LITTER REMOVAL:** REMOVE ALL EXISTING LITTER AND DEBRIS VISIBLE ON THE PROJECT SITE.

3. **PLANTING PREPARATION:** REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNERS REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTING.

4. **PRUNING:** IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURAL (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH - SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.

**PLANT MATERIAL QUALITY:** PLANT MATERIAL TO COMPLY WITH "FLORIDA #1" GRADE QUALITY STANDARD OR BETTER AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS" AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, PESTS, AND DEFECTS.

5. **NEW TREES:** NEW TREES SHALL BE INSTALLED TO REPLACE HEALTHY REGULATED TREES REMOVED PURSUANT TO SECTION 6.2.1. REGULATED TREES SHALL BE REPLACED ON A ONE-FOR-ONE BASIS. HEALTHY HERITAGE AND CHAMPION TREES REMOVED AS PROVIDED HEREIN SHALL BE REPLACED ON AN INCH-FOR-INCH BASIS. REPLACEMENT TREES SHALL BE GRADED FLORIDA NO. 1 OR BETTER, AS OUTLINED IN THE MOST RECENT PUBLICATION OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES. THE TERM "HEALTHY," AS STATED HEREIN, MEANS "GOOD" OR BETTER PER THE STANDARD DEFINITION FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STATING THE TREE HAS NO MAJOR STRUCTURAL PROBLEMS, NO SIGNIFICANT DAMAGE DUE TO DISEASE OR PESTS, NO SIGNIFICANT MECHANICAL DAMAGE, A FULL BALANCE CROWN, AND NORMAL TWIG CONDITION AND VIGOR FOR ITS SPECIES. PALM TREES MAY BE UTILIZED AS REPLACEMENT TREES BUT AT AN INCREASED RATIO OF 3:1 REPLACEMENT AND SHALL BE A MINIMUM OF EIGHT FEET TALL AT THE TIME OF PLANTING.

6. **DURING DEVELOPMENT:** DURING DEVELOPMENT OR SITE ALTERATION ACTIVITIES, THE FOLLOWING STANDARDS SHALL BE MET:
   - 6.1. PROTECTIVE BARRICADES SHALL BE PLACED TO DEFINE A PROTECTIVE AREA AROUND EXISTING TREES TO REMAIN. BARRIERS SHALL BE PLACED AROUND ALL REGULATED TREES AT A MINIMUM OF TWO-THIRDS OF THE AREA OF THE DRIPLINE OF THE TREE OR STAND OF TREES OR AT SIX FEET FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER. PROTECTIVE BARRICADES SHALL BE PLACED AT THE DRIPLINE OF ALL HERITAGE TREES, CHAMPION TREES, AND REGULATED PALM TREES. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA. PROTECTIVE BARRICADES SHALL BE AT LEAST FOUR FEET HIGH AND CONSTRUCTED OF EITHER WOODEN CORNER POSTS AT LEAST FOUR INCHES IN WIDTH BY FOUR INCHES IN DEPTH BY FOUR FEET IN HEIGHT BURIED ONE FOOT DEEP WITH AT LEAST TWO COURSES OF WOODEN SIDE SLATS AT LEAST TWO INCHES IN WIDTH BY FOUR FEET WITH COLORED FLAGGING OR COLORED MESH CONSTRUCTION FENCING ATTACHED OR CONSTRUCTED OF ONE INCH ANGLE IRON CORNER POSTS WITH BRIGHTLY COLORED MESH CONSTRUCTION FENCING ATTACHED.
   - 6.2. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
   - 6.3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
   - 6.4. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
   - 6.5. RAISING OR LOWERING OF GRADE WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
   - 6.6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:
     - 6.6.1. THE CLEARING OF VEGETATION EXCEPT BY HAND;
     - 6.6.2. THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;
     - 6.6.3. THE PLACEMENT OF DEBRIS;
     - 6.6.4. THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;
     - 6.6.5. THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND
     - 6.6.6. THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
   - 6.7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1(D)(1), IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
   - 6.8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

7. **SOD:** ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS SHALL BE SODDED. SEE SHEET L....

8. **MULCHING:** THREE INCHES OF MULCH, SETTLED, SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINESTRAW MULCH IN ALL AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.

9. **IRRIGATION:** THE IRRIGATION SYSTEM USED FOR LANDSCAPE SHALL BE DESIGNED TO CORRELATE TO THE WATER USE PLANT ZONES ESTABLISHED IN THE LANDSCAPE DESIGN. A PRELIMINARY IRRIGATION PLAN SHALL BE SUBMITTED AT TIME OF SITE PLAN OR CONSTRUCTION PLAN APPLICATION SUBMISSION WITH A NOTE THAT THE FOLLOWING STANDARDS FOR IRRIGATING THE SITE SHALL BE USED IN THE DESIGN OF THE SYSTEM:
   - IN THE HIGH WATER USE ZONE: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH LOW VOLUME HEADS THAT ARE TIMED TO PRODUCE NO MORE THAN TWO INCHES OF WATER PER WEEK IN ESTABLISHED LANDSCAPES.
   - IN THE MODERATE WATER USE ZONE: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 100 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
   - IN LOW WATER USE ZONES: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 50 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
   - RAIN SENSOR DEVICES SHALL BE REQUIRED ON ALL AUTOMATIC IRRIGATION SYSTEMS TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL.
   - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE IRRIGATION OVERTHROW ONTO IMPERVIOUS SURFACES AND TO NEGATE ANY PONDING EFFECTS.
   - . A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION OR CONSTRUCTION PLAN APPLICATION AND SHALL BE REVIEWED TO ENSURE THAT THE DESIGN STANDARDS FOUND IN THIS SUBSECTION HAVE BEEN MET.

11. **RESPONSIBILITY:** THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING.

12. **MAINTENANCE RECOMMENDATIONS:** PER CITY OF ALACHUA ULDR, ARTICLE 6., SEC. 6.2.2.D.7.B.vii. A MAINTENANCE SCHEDULE MUST BE SUBMITTED ADDRESSING THE FOLLOWING:
   - **CHECKING:** CHECK DISTRIBUTION AND SPRINKLER FUNCTION OF THE IRRIGATION SYSTEM PERIODICALLY AND MONTHLY AT A MINIMUM. MAKE REPAIRS AS NEEDED. ADJUST SPRAY HEADS TO MINIMIZE OVERTHROW ONTO PAVEMENT.
   - **RESETTING:** WATER AT A FREQUENCY AS ALLOWED BY THE LOCAL JURISDICTIONS INCLUDING CITY OF ALACHUA AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT. WATER AT A DURATION AS INDICATED IN IRRIGATION DESIGN INDICATED FOR EACH ZONE. ADJUST FREQUENCY AND DURATION AS NEEDED AND AS DIRECTED BY REGULATING AGENCIES.
   - **REMULCHING:** MAINTAIN THE DEPTH OF MULCH IN ALL PLANTING AREAS AS SPECIFIED IN PLANS. REPLENISH A MINIMUM OF TWICE A YEAR OR AS NEEDED. DEPTH SHALL BE MEASURED WHEN MULCH IS SETTLED. REMOVE STICKS, CONES, AND DEBRIS FROM MULCH PRIOR TO PLACING. UTILIZE MULCH TYPE AS SPECIFIED IN PLANS. REMOVE DEBRIS FROM MULCH AREAS PRIOR TO REMULCHING.
   - **FERTILIZING:** APPLY A SLOW-RELEASE, GRANULAR FERTILIZER WITHIN ALL PLANTING AREAS. APPLY IN A MANNER AND AT A RATE AND FREQUENCY AS RECOMMENDED BY THE MANUFACTURER AND AS PER CITY OF ALACHUA REGULATIONS, IF APPLICABLE. DO NOT APPLY ON LEAVES OR BRANCHES. DO NOT ALLOW FERTILIZER TO FALL ON PAVEMENT OR NEAR DRAINS. FERTILIZER TO MEET SPECIFICATION FOR COMMERCIAL APPLICATIONS.
   - **WEEDING:** KEEP PLANTING BEDS, TREE RINGS, AND MULCH AREAS FREE OF UNDESIRABLE VEGETATION. APPLY A PRE-EMERGENT HERBICIDE AS APPROVED BY THE OWNER TO PLANTING AREAS PRIOR TO THE PLANTING SEASON IN EARLY SPRING. MANUALLY REMOVE WEEDS AND OTHER UNDESIRABLE SPECIES OVER 12" IN HEIGHT. UTILIZE A POST-EMERGENT HERBICIDE AS APPROVED BY THE REGULATING AGENCIES FOR WEEDS LESS THAN 12". WEED MONTHLY, MINIMUM.
   - **PRUNING:** MAINTAIN PLANTINGS TO MAINTAIN THE CLEAR SIGHT WINDOW AS DEFINED BY THE REGULATING AGENCIES OF THE ADJACENT ROADWAYS. PRUNING TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300). PRUNE FLOWERING PLANTS FOLLOWING THEIR BLOOMING PERIOD. PRUNE OTHER PLANTS IN EARLY SPRING PRIOR TO THEIR FIRST FLUSH. REMOVE DEAD OR INJURED BRANCHES. HEAD BRANCHES IF NEEDED TO MAINTAIN HEIGHT AND TRIM AT DIFFERENT LENGTHS FOR A MORE NATURAL FORM, WHERE DESIRED BY THE OWNER. DO NOT PRUNE SHRUBS INTO BALLS OR OTHER SHAPES AND INSTEAD MAINTAIN IN THEIR NATURAL FORM, AS DIRECTED BY THE OWNER.
   - **MOWING:** MOW TURF AT A FREQUENCY TO MAINTAIN TURF IN A VIGOROUS AND HEALTHY STATE WITHOUT APPEARING UNKEMPT. REMOVE UNWANTED VEGETATION. AND DEBRIS FROM TURF AREAS DURING MOWING ACTIVITIES.

13. **EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL 811.

811 Know what's **below.** **Call** before you dig.

# XERISCAPE CRITERIA

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.7.b. Xeriscape Standards

**Required:** Preserve and maintain native vegetation
**Provided:** ***Site plan preserves existing trees where able.***

**Required:** Group plant material into water use zones based on water needs.
**Provided:** ***Plant groupings have similarly low water needs and can thus be irrigated accordingly. Irrigation to be temporary and provided through establishment period only.***

**Required:** Ensure plant types are appropriate for soils.
**Provided:** ***All species provided are Florida Friendly species suited to the proposed site conditions.***

**Required:** Use of mulch.
**Provided:** ***Mulch is proposed for all planting areas, including trees outside of main landscape beds.***

**Required:** Use of low water use plants.
**Provided:** ***Plants with high drought tolerances and low water requirements are proposed.***

**Required:** Efficient irrigation.
**Provided:** ***Irrigation to be temporary and provided through establishment period only.***

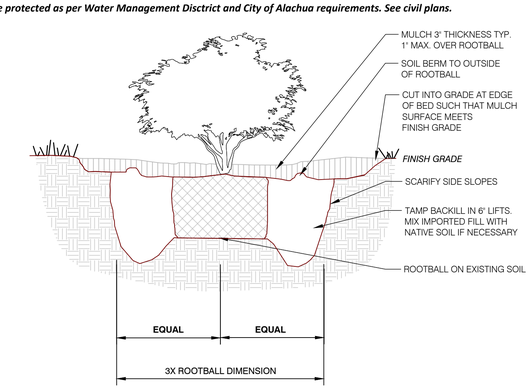
**Required:** Maintenance.
**Provided:** ***Maintenance is required as per general landscape notes 12.***

**Required:** Drip irrigation or emitters.
**Provided:** ***Drip or emmitters to be provided. Irrigation to be temporary and provided through establishment period only.***

# FLORIDA FRIENDLY LANDSCAPING PRACTICES

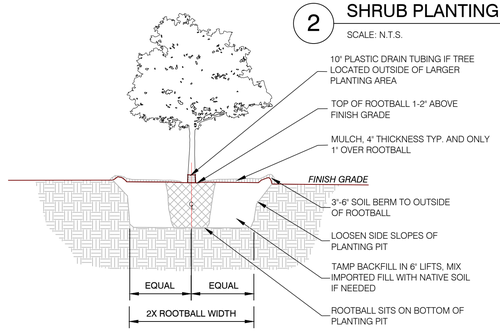
Per City of Alachua ULDR Article 6, Sec. 6.2.2.C.8 Florida Friendly Landscaping.

1. Right Plant Right Place. ***Proposed plants are native species or species that are well adapted to the site conditions. Plants are chosen and placed so as to avoid utility, vehicular and pedestrian conflicts. Preference has been given to species that are well-suited for the site microclimate and the industrial use of the site. Shrubs are varied to foster diversity, create visual interest and attract a variety of wildlife. Plants are a minimum of 2' from all building facades to reduce maintenance concerns. On the west sides of the building, deciduous trees provide shade in the summer and allow natural winter light into the buildings and parking for passive heating.***
2. Water Efficiently. ***Irrigation to be temporary and provided through establishment period only.***
3. Fertilize Appropriately. ***Fertilizer and application as required as per general landscape notes 12.***
4. Mulch. ***Mulch is to be provided in all planting areas as shown by the hatched bedlines.***
5. Attract Wildlife. ***Proposed plants include species that attract pollinators. All plants are well-adapted to the region.***
6. Manage Yard Pests Responsibly. ***Proposed pest management will be per best management practices.***
7. Recycle Yard Waste. ***Yard waste to be disposed of as required within Alachua County and the City of Alachua.***
8. Reduce Stormwater Runoff. ***Stormwater management meets regulating agency requirements. See civil plans.***
9. Protect the Waterfront. ***Wetland areas are protected as per Water Management Disctrict and City of Alachua requirements. See civil plans.***




## 2 SHRUB PLANTING DETAIL

SCALE: N.T.S. P-ED-04




NOTES:

1. ENSURE PLANTING PIT DRAINS WELL PRIOR TO INSTALLATION.
2. REMOVE TREE FROM CONTAINER OR REMOVE UPPER $\frac{1}{3}$ OF BURLAP AND WIRE MESH FOR B&B TREES.
3. SLICE ROOTBALL VERTICALLY ON OUTSIDE EDGES OF AND AROUND ROOTBALL.
4. TREE TO BE PLUMB. STAKE TREE, SUBMIT TREE STAKING DETAILS AND LAYOUT FOR APPROVAL.

## 1 TREE PLANTING DETAIL

SCALE: N.T.S. P-ED-01


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floravie design
Contact: KALEY DUNLAP RICE
PHONE: (321) 277-0826
kaley@floraviedesign.com

PREPARED FOR:
EDA CONSULTANTS
CONTACT: Claudia Vega
720 SW 2nd Avenue, Suite 300
Gainesville, Florida
PHONE: (352) 373-3541


| No. | Date | Comment |
|---|---|---|
| 1 | 2026-03-17 | PER CITY COMMENTS |
| 2 | 2026-04-14 | PER CITY COMMENTS |
| 3 | 2026-05-04 | PER CITY COMMENTS |

Professional Landscape Architect of Record:

REGISTERED LANDSCAPE ARCHITECT KALEY RICE LA 666-7256 STATE OF FLORIDA

Kaley M. Rice, PLA — LA6667256
Landscape Architect — Certificate No.

Project No.: 26-001

Project Phase: CITY SUBMITTAL

Project Title: MLM ORAGENICS CITY OF ALACHUA, FLORIDA

Sheet Title: LANDSCAPE NOTES AND DETAILS

| | | | |
|---|---|---|---|
| Designed: | KMR | Sheet No.: | L200 |
| Drawn: | ZRR | | |
| Checked: | KMR | | |
| Date: | 01/27/2026 | | |

DASHED LINE INDICATES LIMITS OF WORK

TECHNOLOGY AVENUE
BUFFER TYPE A - OPTION 1
272.90' LINEAR FEET
Required: (1) canopy and (1) understory tree per 60 linear feet
272.90 LF / 60 LF = 4.54 trees required
(5) canopy and (5) understory trees required
PROVIDED: (1) existing canopy tree, (4) canopy trees, (5) understory trees

PROPOSED BUILDING
6,554 S.F.

PARKING LOT BUFFER - 135.51'
Required: 5.40 (5) canopy trees + 2.70 (3) understory trees + hedge

BUFFER TYPE A - OPTION 1
144.92' LINEAR FEET
Required: (1) canopy and (1) understory tree per 60 linear feet
144.92 LF / 60 LF = 2.42 trees required
(2) canopy and (2) understory trees required

PARKING LOT BUFFER - 129.08'
Required: 5.16 (5) canopy trees + 2.58 (3) understory trees + hedge

BUFFER TYPE A - OPTION 1
197.97' LINEAR FEET
Required: (1) canopy and (1) understory tree per 60 linear feet
197.97 LF / 60 LF = 3.30 trees
(3) canopy and (3) understory trees required

BUFFER TYPE A - OPTION 1
108.91' LINEAR FEET
Required: (1) canopy and (1) understory tree per 60 linear feet
108.91 LF / 60 LF = 1.81 trees
(2) canopy and (2) understory trees required

PROGRESS BOULEVARD
(80' PUBLIC R/W)
(PLAT BOOK "P", PAGES 48-49)

TECHNOLOGY AVENUE
(80' PUBLIC R/W)
(PLAT BOOK "P", PAGES 48-49)

PROGRESS BOULEVARD
(80' PUBLIC R/W)
(O.R. 2213, PAGE 2412)

EXISTING BASIN

## LEGEND

Tree to be preserved

PREPARED BY:

floravie design

Contact: KALEY DUNLAP RICE

PHONE: (321) 277-0826
kaley@floraviedesign.com

PREPARED FOR:

EDA CONSULTANTS
CONTACT: Claudia Vega
720 SW 2nd Avenue, Suite 300
Gainesville, Florida
PHONE: (352) 373-3541

NORTH

0 20 40 feet
SCALE: 1" = 20'-0"

| No. | Date | Comment |
|---|---|---|
| 1 | 2026-03-17 | PER CITY COMMENTS |
| 2 | 2026-04-14 | PER CITY COMMENTS |
| 3 | 2026-05-04 | PER CITY COMMENTS |

Professional Landscape Architect of Record:
REGISTERED LANDSCAPE ARCHITECT
KALEY RICE
LA 666-7256
STATE OF FLORIDA

Kaley M. Rice, PLA — LA6667256
Landscape Architect — Certificate No.

Project No.: 26-001

Project Phase: CITY SUBMITTAL

Project Title:
MLM ORAGENICS
CITY OF ALACHUA, FLORIDA

Sheet Title: LANDSCAPE PLAN

| | |
|---|---|
| Designed: | KMR |
| Drawn: | ZRR |
| Checked: | KMR |
| Date: | 01/27/2026 |

Sheet No.: L300

## PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | NOTES |
|---|---|---|---|---|---|
| CANOPY TREES | | | | | |
| | LT | 8 | Liriodendron tulipifera / Tulip Poplar | 2" Cal. | 10` Ht. |
| | QF | 6 | Quercus falcata / Southern Red Oak | 2" Cal. | 10` Ht. |
| | QV | 3 | Quercus virginiana / Southern Live Oak | 2" Cal. | 10` Ht. |
| | UA | 4 | Ulmus alata / Winged Elm | 2" Cal. | 10` Ht. |
| CANOPY/UNDERSTORY | | | | | |
| | AR | 2 | Acer rubrum / Red Maple | 2" Cal. | 10` Ht. |
| | BN | 2 | Betula nigra / River Birch Multi-Trunk | 1.5" Cal. Canes | 10` Ht. |
| | IE | 3 | Ilex x attenuata 'East Palatka' / East Palatka Holly | 2" Cal. | 10` Ht. |
| | MG | 3 | Magnolia grandiflora / Southern Magnolia | 2" Cal. | 10` Ht. |
| | SS | 4 | Sabal palmetto / Cabbage Palmetto | 8` CT | |
| UNDERSTORY TREES | | | | | |
| | DV | 2 | Diospyros virginiana / Common Persimmon | 2" Cal. | 10` Ht. |
| | LI | 10 | Lagerstroemia indica / Crape Myrtle | 1.5" Cal. Canes | 10` Ht. |
| | ML | 4 | Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia | 2" Cal. | 10` Ht. |
| | VO | 3 | Viburnum obovatum / Walter's Viburnum | 2" Cal. | 10` Ht. |

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | NOTES | SPACING |
|---|---|---|---|---|---|---|
| SHRUBS | | | | | | |
| | DI | 40 | Dietes iridioides / African Iris | 3 gal. | 18" ht. x 15" sprd. | 30" o.c. |
| | HC | 41 | Hamelia patens 'Compacta' / Dwarf Firebush | 3` Ht. Minimum | | 36" o.c. |
| | VD | 177 | Viburnum obovatum 'Densa' / Dwarf Walter's Viburnum | 3` Ht. Minimum | | 36" o.c. |
| | ZP | 139 | Zamia pumila / Coontie | 7 gal. | 24"x24", Full | 30" o.c. |
| GROUNDCOVERS | | | | | | |
| | LM | 314 | Liriope muscari / Lilyturf | 1 gal. | | 18" o.c. |

**NOTES:**

- ALL AREAS NOT DESIGNATED BY PLANT MATERIAL (TREES, SHRUBS, GROUNDCOVERS) SHALL BE ARGENTINE BAHIA SOD.
- TWO FOOT (2') RADIUS MULCH CIRCLE TO BE PROVIDED AROUND ALL TREES WHEN NOT IN PLANTING BED.

**(d) Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.**

## SITE LANDSCAPING REQUIREMENTS

Per City of Alachua, ULDR, Article 6., Sec. 6.2.2.(D)(1)(d) Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

**CANOPY REQUIREMENTS**

**CANOPY Per 6.2.2.D.(1)(d)(i)**

**Primary/Street facing side of the primary structure:** one canopy tree per acre
**Rear of the primary structure:** 2 canopy trees per acre
**Sides of the primary structure:** 2 canopy trees per acre

**BUILDING FACADE Per 6.2.2.D.(1)(d)(i)**

**Primary structure:** An additional canopy tree per 150 linear feet of facade. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.

**SITE AREA: 0.95 ACRES**

**CANOPY REQUIREMENTS**

| LOCATION | REQUIREMENT | 25% REDUCTION | PROVIDED |
|---|---|---|---|
| **PRIMARY / STREET-FACING SIDE (West Facade)** | 1 canopy tree / acre<br>*1 canopy trees x 0.95 acres =*<br>***0.95 canopy trees required*** | **0.95 * 25% = -0.24**<br>**0.71 required** | **1 canopy tree** |
| **SIDE FACADE (South Facade)** | 2 canopy trees / acre<br>*2 trees x # acres = 0.95 trees =*<br>***1.9 canopy trees required*** | **1.9 * 25% = -0.475**<br>**1.425 required** | **1 canopy tree** |
| **SIDE FACADE (North Facade)** | 2 canopy trees / acre<br>*2 trees x # acres = 0.95 trees =*<br>***1.9 canopy trees required*** | **1.9 * 25% = -0.475**<br>**1.425 required** | **1 canopy tree** |
| **REAR FACADE (East Facade)** | 2 canopy trees / acre<br>*2 trees x # acres = 0.95 trees =*<br>***1.9 canopy trees required*** | **1.9 * 25% = -0.475**<br>**1.425 required** | **1 canopy tree** |
| **FRONT FACADE (West Facade)** | 1 canopy tree / 150 LF of facade<br>*57 LF / 150 LF = 0.38 x 1 tree =*<br>***0.38 canopy tree required*** | **0.38 * 25% = -0.095**<br>**0.285 required** | **1 canopy trees** |

**UNDERSTORY REQUIREMENTS**
**UNDERSTORY Per 6.2.2.D.(1)(d)(ii)**

**Primary structure:** Six ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.

**UNDERSTORY REQUIREMENTS**

| LOCATION | REQUIREMENT | 25% REDUCTION | PROVIDED |
|---|---|---|---|
| **FRONT - WEST (50%)** | 6 understory trees / acre (50%)<br>*6 trees x 0.95 acres = 5.7 trees*<br>*5.7 trees x 50% =*<br>***2.85 understory trees required*** | **2.85 * 25% = -0.71**<br>**2.14 required** | **2 understory trees** |
| **SIDE - NORTH (25%)** | 6 understory trees / acre (25%)<br>*6 trees x 0.95 acres = 5.7 trees*<br>*5.7 trees x 25% =*<br>***1.425 understory trees required*** | **1.425 * 25% = -0.36**<br>**1.07 required** | **1 understory tree** |
| **SIDE - SOUTH (25%)** | 6 understory trees / acre (25%)<br>*6 trees x 0.95 acres = 5.7 trees*<br>*5.7 trees x 25% =*<br>***1.425 understory trees required*** | **1.425 * 25% = -0.36**<br>**1.07 required** | **1 understory tree** |

**OPEN SPACE STANDARDS**
**Section 6.7.3(B)**

**OPEN SPACE:** 30,783 square feet

**PARKING LOT LANDSCAPING**
**Section 6.2.2(D)(2)**

**PARKING AREA:** 9,662 square feet
REQUIRED: (1) canopy or understory tree per 1,800 square feet of parking area

9,662 sf / 1,800 sf = 5.37 = (5) canopy or understory trees

**PROVIDED:** (3) canopy trees, (2) understory trees, and (10+) shrubs per parking island


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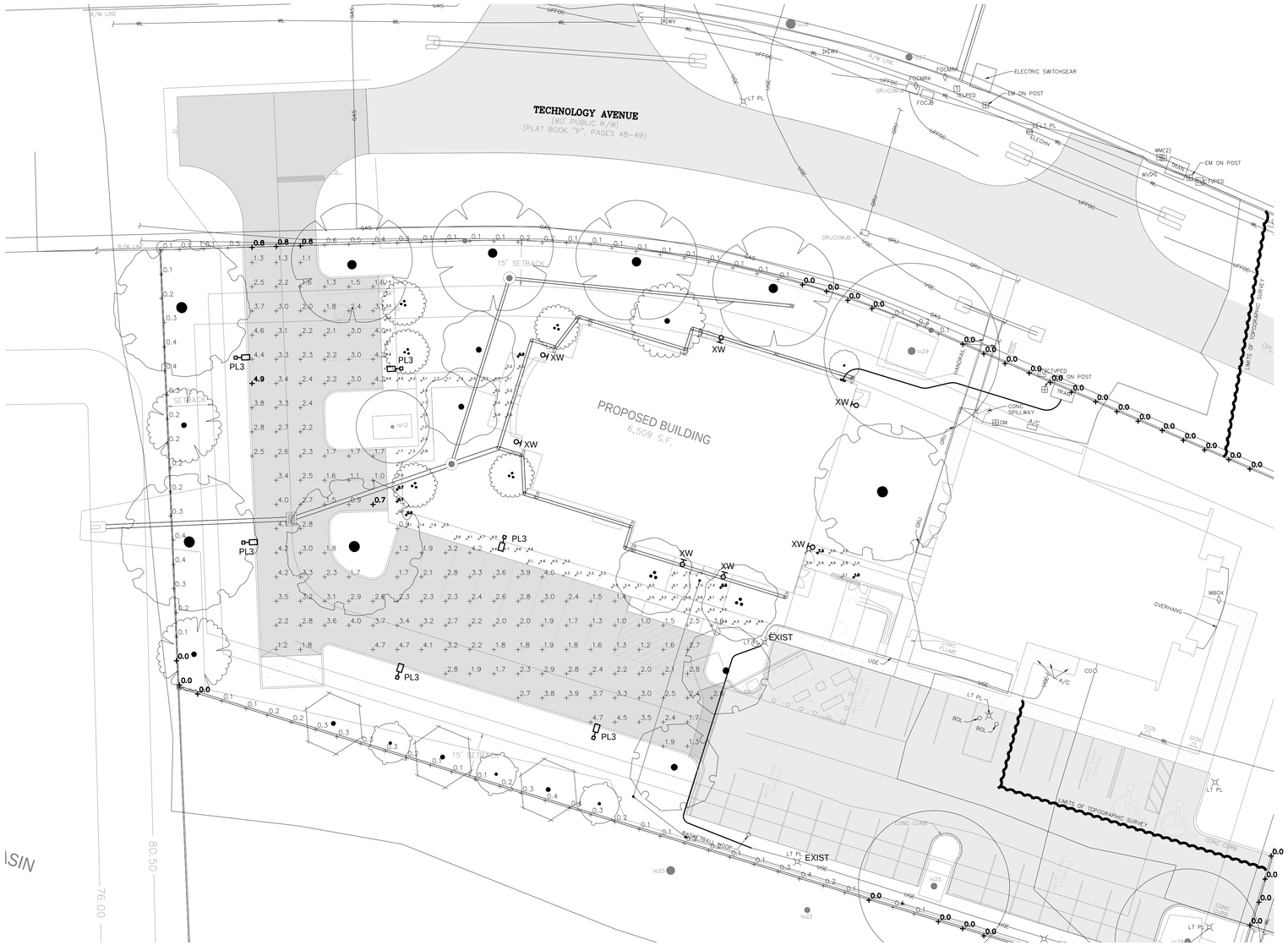

| No. | Date | Comment |
|---|---|---|
| 1 | 2026-03-17 | PER CITY COMMENTS |
| 2 | 2026-04-14 | PER CITY COMMENTS |
| 3 | 2026-05-04 | PER CITY COMMENTS |

Professional Landscape Architect of Record:
REGISTERED LANDSCAPE ARCHITECT · KALEY RICE · LA 666-7256 · STATE OF FLORIDA

Kaley M. Rice, PLA — LA6667256
Landscape Architect — Certificate No.

Project No.: 26-001
Project Phase: CITY SUBMITTAL
Project Title: MLM ORAGENICS CITY OF ALACHUA, FLORIDA
Sheet Title: LANDSCAPE SCHEDULE

Designed: KMR
Drawn: ZRR
Checked: KMR
Date: 01/27/2026
Sheet No.: L301




| Photometric Statistics | | | | | | |
|---|---|---|---|---|---|---|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| NEW PARKING AREA | + | 2.6 fc | 4.9 fc | 0.7 fc | 7.0:1 | 3.7:1 |
| EAST ENTRANCES | + | 4.2 fc | 7.3 fc | 1.0 fc | 7.3:1 | 4.2:1 |
| SOUTH ENTRANCE | + | 4.4 fc | 8.5 fc | 0.9 fc | 9.4:1 | 4.9:1 |
| WEST ENTRANCE | + | 3.2 fc | 6.9 fc | 0.7 fc | 9.9:1 | 4.6:1 |
| PROPERTY LINE | + | 0.1 fc | 0.8 fc | 0.0 fc | N/A | N/A |

| Luminaire Schedule for Photometrics | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | LLF | Wattage | Mounting Height |
| ▭ | PL3 | 6 | COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON) | GALN-SA2B-830-U-T3 | GALLEON AREA AND ROADWAY LUMINAIRE (2) 80 CRI, 3000K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS | 0.81 | 82 | 15 |
| ○ | XW | 7 | COOPER LIGHTING SOLUTIONS – STREETWORKS (FORMERLY EATON) | GAW-SA1A-830-U-T3 | GALLEON WALL LUMINAIRE (1) 80 CRI, 3000K, 615mA LIGHTSQUARE WITH 16 LEDS AND TYPE III OPTICS | 0.81 | 34 | 8 |

## SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE

0 10 20 40

## GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
3. POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.

KENNETH W. HUNTER
LICENSE
No. 76961
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Kenneth W. Hunter, P.E. on the date adjacent to the seal.

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

HUNTER DESIGN AND CONSULTING, INC.
696 1ST AVE N, STE 302
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

# MLM BIOLOGIC @ PROGRESS PARK

SITE PHOTOMETRIC PLAN

ALACHUA, FLORIDA

| PROJECT INFORMATION | |
|---|---|
| PROJECT NUMBER: | 25123 |
| DRAFTED: | K. HUNTER |
| DESIGNED: | K. HUNTER |
| REVIEWED: | K. HUNTER |
| ISSUE DATE: | 3/18/2026 |
| REVISIONS | |

SHEET NUMBER

SL-1

# TYPE PL3

| | | | | | |
|---|---|---|---|---|---|
| Project | | Catalog # | | Type | |
| Prepared by | | Notes | | Date | |



## McGraw-Edison

### GALN Galleon II

Area / Site Luminaire

### Interactive Menu


- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 17


### Product Features

BAA, TAA, BABA, FADC, Light Ahead Ready™

### Product Certifications

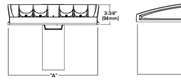
DLC LISTED, DLC PREMIUM, 3G VIB, IP66, CERTIFIED, 5 YEAR, RoHS, Declare

### Quick Facts

- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 22 optical distributions
- Efficacy up to 178 LPW

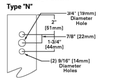
### Dimensional Details

**Standard Pole Mount Arm**




**Pole Drilling Pattern**

**Type "N"**




| Number of Light Squares | Width "A" | Housing Length "B" | Weight with Standard or QM Arm | EPA with Standard or QM Arm |
|---|---|---|---|---|
| 1-4 | 16" | 22" | 29 lb | 0.95 |
| 5-6 | 22" | 22" | 39 lb | 0.95 |
| 7-9 | 22" | 28-1/8" | 48 lb | 1.1 |

**NOTES:**
1. EA Certified (3000K CCT and warmer only, fixed mounting options)



# TYPE PL3

## McGraw-Edison

GALN Galleon II

### Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

| Product Family [1,2] | Light Engine Configuration: Light | Light Engine Configuration: Square Count | Light Engine Configuration: Lumen Output | Color Temperature | Voltage | Distribution | Mounting | Finish |
|---|---|---|---|---|---|---|---|---|
| **GALN-Galleon II**<br>**BAA-GALN**-Galleon II Buy America Act Compliant [4]<br>**TAA-GALN**-Galleon II Trade Agreements Act Compliant [4]<br>**BABA-GALN**-Galleon II BABA/GSA Compliant [4] | **SA**-1A LED Light Source<br>**SB**-2A LED Light Source | 1-1 Light Square<br>2-2 Light Squares<br>3-3 Light Squares<br>4-4 Light Squares<br>5-5 Light Squares<br>6-6 Light Squares<br>7-7 Light Squares<br>8-8 Light Squares<br>9-9 Light Squares | A-Output Level 1<br>B-Output Level 2<br>C-1000mA<br>D-1200mA [3] | 722-7CRI, 2200K<br>727-70CRI, 2700K<br>730-70CRI, 3000K<br>735-70CRI, 3500K<br>740-70CRI, 4000K<br>750-70CRI, 5000K<br>760-70CRI, 6000K<br>827-80CRI, 2700K<br>830-80CRI, 3000K<br>835-80CRI, 3500K<br>840-80CRI, 4000K<br>930-90CRI, 3000K<br>935-90CRI, 3500K<br>940-90CRI, 4000K<br>950-90CRI, 5000K<br>AMB-Amber [5,6,7] | **U**-120-277V<br>**H**-347-480V [7,8,9]<br>1-120V<br>2-208V<br>3-240V<br>4-277V<br>5-347V [9]<br>6-480V [7,9]<br>9-347V [9]<br>DV-277V-480V Dual Volt Drivers [7,8,10] | **T1**-Type I<br>**T2**-Type II<br>**T2R**-Type II Roadway<br>**T3**-Type III<br>**T3R**-Type III Roadway<br>**T4FT**-Type IV Forward Throw<br>**T4W**-Type IV Wide<br>**SL2**-Type II w/Split Control<br>**SL3**-Type III w/Split Control<br>**SL4**-Type IV w/Split Control<br>**SLL**-90° Split Light Eliminator Left<br>**SLR**-90° Split Light Eliminator Right<br>**RW**-Rectangular Wide Type I<br>**SNQ**-Type V Square Narrow<br>**SMQ**-Type V Square Medium<br>**SWQ**-Type V Square Wide | **[Blank]**-Standard Pole Mount Arm<br>**QM**-Quick Mount Universal Arm<br>**QM**-Pole Mount Arm with Quick Mount Adaptor<br>**PA**-Pole Mount, Adjustable<br>**SP-3"**-Slipfitter, Adjustable [11]<br>**SP2-3**-3/8" Slipfitter, Adjustable [11]<br>**QMA**-Quick Mount Mast Arm Adaptor<br>**MA**-Mast Arm, Fixed<br>**WM**-Wall Mount, Fixed<br>**WA**-Wall Mount, Adjustable<br>**UP**-Upswept Arm | **AP**-Grey<br>**BZ**-Bronze<br>**BK**-Black<br>**DP**-Dark Platinum<br>**GM**-Graphite Metallic<br>**WH**-White<br>**RAL5X**-Custom Color |

| Options (Add as Suffix) | Controls and Systems Options (Add as Suffix) | Accessories (Order Separately) [17] |
|---|---|---|
| **DIM**-External 0-10V Dimming Leads [18]<br>**F**-Single Fuse (120, 277 or 347V Specify Voltage)<br>**FF**-Double Fuse (208, 240 or 480V Specify Voltage)<br>**HVG**-120V Surge Protection [19]<br>**SCCR**-10kA SCCR<br>**HA**-50°C High Ambient [20]<br>**HSS**-Installed House Side Shield [21]<br>**BCS**-BackLight Control Shield [22,23]<br>**GBSBK**-Glare Reducing Shield, Black [24]<br>**GBSWH**-Glare Reducing Shield, White [24]<br>**RTA**-Factory Installed Finish to Match Housing [25]<br>**TH**-Tool-less Door Hardware [26]<br>**CC**-Coastal Construction finish [27]<br>**LVG**-Optics Rotated 90° Left<br>**RVG**-Optics Rotated 90° Right<br>**SSDGM**-3 Standard Gasket Color Matching [28]<br>**AHD145**-After Hours Dim, 5 Hours [29]<br>**AHD245**-After Hours Dim, 6 Hours [29]<br>**AHD365**-After Hours Dim, 7 Hours [29]<br>**AHD485**-After Hours Dim, 8 Hours [29]<br>**SALI**-DALI Drivers [30]<br>**CDW**-Non-programmable Drivers [30] | **BPC**-Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. [31]<br>**PR**-NEMA 3 PIN Photocontrol Receptacle<br>**PR7**-NEMA 7 PIN Photocontrol Receptacle [32]<br>**PRC**-Field Adjustable Dimming Controller [33]<br>**SPBT**-Dimming Occupancy Sensor with Bluetooth Interface, 8' Mounting [34,35]<br>**SPD**-Dimming Occupancy Sensor with Bluetooth Interface, 8' 20' Mounting [34,35]<br>**SPD4**-Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [34,35]<br>**MS-LXX**-Motion Sensor for On/Off Operation [32,36,38]<br>**MS/DIM-LXX**-Motion Sensor for Dimming Operation [32,36,38]<br>**WPSZXX**-WaveLinx PIR, SB Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [32,36,38]<br>**WPS4XX**-WaveLinx Pro, SB Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [32,36,38]<br>**WLSZXX**-WaveLinx Lite, SB Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [32,36,38]<br>**WLS4XX**-WaveLinx Lite, SB Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [32,36,38]<br>**LWA-LXX**-Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Heights [36,38,39]<br>**LWN-LN**-Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Heights [36,38,39] | **OA/RA1616**-NEMA Photocontrol Multi Tap - 105-285V<br>**OA/RA1627**-NEMA Photocontrol - 480V<br>**OA/RA1721**-NEMA Photocontrol - 347V<br>**OA/RA1722**-Photocontrol Shorting Cap<br>**OA/RA1816**-1700 Photocontrol<br>**MA1252**-10kV Surge Module Replacement<br>**MA1535-XX**-Single Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1537-XX**-2@180° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1137-XX**-2@120° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1185-XX**-4@90° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1119-XX**-2@90° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1192-XX**-3@90° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1193-XX**-3@120° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1538-XX**-Single Tenon Adapter for 3-1/2" O.D. Tenon<br>**MA1539-XX**-2@180° Tenon Adapter for 3-1/2" O.D. Tenon<br>**MA1539-XX**-2@180° Tenon Adapter for 3-1/2" O.D. vertical tenon<br>**MA1153-XX**-4@90° Tenon Adapter for 3-1/2" O.D. Tenon<br>**MA1194-XX**-2@90° Tenon Adapter for 3-1/2" O.D. Tenon<br>**MA1195-XX**-3@90° Tenon Adapter for 3-1/2" O.D. Tenon<br>**SRA238**-Adapter kit for mounting 3" SF arm to 3-1/2" O.D. tenon<br>**FSIR-100**-Wireless Configuration Tool for NFC/BM [40]<br>**LSGBSBK-SPK**-Glare Reducing Shield, Black for SB Light Squares [41]<br>**LSGBSS-SB-Field**-Installed House Side Shield for SB Light Squares [41]<br>**LSBCS**-Backlight Control Shield [41,42]<br>**LSGBSBK-SPK**-Glare Reducing Shield, Black [41]<br>**LSGBSWH-SPK**-Glare Reducing Shield, White [41]<br>**LSPPS**-Perimeter Shield, Black [41]<br>**WOLC-7P-10A**-WaveLinx Outdoor Control Module [42,43,44]<br>**TLT-SI-IOT**-SiteSync 7-PIN node, 110-480V [42,43,44]<br>**CBSSW-450-002**- AirMesh central base station with 5-button control [45] |

**NOTES:**
1. Luminaire is responsive for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our Pole Matching Guide for more information.
2. Designlights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
4. Not available with fusing options.
5. When using SA light squares, Output Level 4 not available with color temperatures 722, 727, 827, 830 or 930 when HSS is selected.
6. Not available with HA option.
7. Not available with voltage options H, 6 or 9.
8. Not available with 347V, 480V or DV voltage selections. Not available in combination with HA high ambient and sensor options at Output Level 3. 4 voltage not available with sensor options, choose voltage A or 5.
9. DV arm limited to 3" O.D. vertical tenon. SPT3 limited to 3-3/8" O.D. vertical tenon.
10. Not available with 480V options.
11. 3- is not available with SB light squares. Not available with SPB at 347V or 480V. Not available with WaveLinx or 350V surge options.
12. Replaces PA7.
13. Replaces E4 with sensor order (MS, B2 or BK.).
14. NEC Gateway required to enable field configurability. Order WAC-PoE and WPOE-120 (18V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
15. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Output Level 1, supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with SMQ, SWQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
16. Not available in 1200mA. When used with CSP or HA options, only available with single light square.
17. Not available in 1200mA, SPL or CSP options. Available with single light square.
18. Not available with B, C, SLL, SLR, HA, CSP, PR or PR7 options.
19. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP rated. Control option limited to BPC.
20. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
21. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
22. BCS is a PCB Product Configurator to specify fusing, driver current and wattage. Not available with AMB. Not available with SB light squares.
23. Uses the FSP-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
24. Controls system is not available with photocontrol receptacles (PR, PR7) or other controls systems (FADC, SPNA).
25. Replaces E3 with sensor order (MS, B2 or BK.).
26. 3-step Maximum ellipse binning. Available in 740 CRI/CCT only. Longer lead times apply, consult your lighting representative at Cooper Lighting Solutions for more information.
27. Not available with T1, AMB or SALI options.
28. Only product configurations with these prefixes are built to be compliant with Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have stringent compliancestandards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
29. Select SA light square. Only available with Output Levels 1, 2 or 3. Not compatible with HSS, UVG, BCS or PFS shield options, or LCF.
30. Not compatible with SALI.
31. Does not NFC (Near Field Communication) drivers to eliminate field programmability.
32. Sensor configuration mobile application required for configuration. See controls page for details.
33. Refer to PRC Programming Guide for configuration as specified by the SPR, referencing the "SPR24 Availability Table" on the controls page.
34. Not available with HSS, CBSBK or CBSWH.
35. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
36. Consult factory for further information.
37. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPE.
38. Not available with FT, AHD or SALI options. Controls and/or battery packs operate only one of the two circuits when 3- is specified. 3- with controls options not available with 347V or 480V.
39. Not available with CSP or CSP-CCC options.
40. Cannot be used with PR7 or other motion response control options.
41. Customer-specific specifications utilizes standard products with small adjustments to meet unique requirements such as packaging, labels, wattage adjustments, etc.
42. Controls system is not available with photocontrol receptacles (PR, PR7) or other controls systems (FADC, SPNA).
43. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliancestandards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.



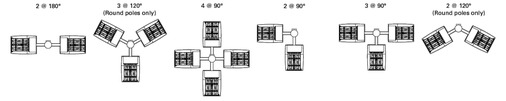
# TYPE PL3

## McGraw-Edison

GALN Galleon II

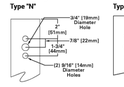
### Mounting Details

**Pole Configuration Options**

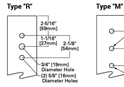



**Pole Drilling Patterns**

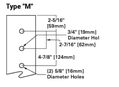
**Type "N"**



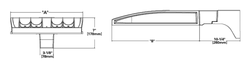

**Type "R"**




**Type "M"**




**Quick Mount Universal Arm (QU)**




NOTE: Universal bolt pattern compatible with Type A through Type M drilling patterns

**Quick Mount Mast Arm (QMA)**




*NOTE: Fits 2-3/8" O.D. tenon.

**Pole Mount Arm with Quick Mount Adaptor (QM)**



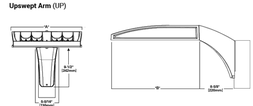

*NOTE: See Quick Drilling pattern

**Mast Arm, Fixed (MA)**



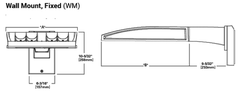

*NOTE: Fits 2-3/8" O.D. tenon.

**Upswept Arm (UP)**




NOTE: Universal bolt pattern compatible with Type A through Type M drilling patterns

**Wall Mount, Fixed (WM)**






# TYPE PL3

## McGraw-Edison

GALN Galleon II

**SA Light Squares, Output Level 2, 4000K CCT, 70 CRI**

Galleon II IES Files | Supplemental Lumen Tables

| Number of Light Squares | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Nominal Power (Watts)** | | 44 | 82 | 121 | 164 | 204 | 243 | 286 | 325 | 364 |
| **Input Current @ 120V** | | 0.367 | 0.689 | 1.014 | 1.378 | 1.704 | 2.027 | 2.393 | 2.716 | 3.041 |
| **Input Current @ 208V** | | 0.213 | 0.401 | 0.594 | 0.802 | 0.997 | 1.188 | 1.400 | 1.605 | 1.782 |
| **Input Current @ 240V** | | 0.184 | 0.347 | 0.510 | 0.694 | 0.860 | 1.021 | 1.210 | 1.386 | 1.531 |
| **Input Current @ 277V** | | 0.160 | 0.303 | 0.449 | 0.605 | 0.757 | 0.898 | 1.065 | 1.242 | 1.347 |
| **Input Current @ 347V** | | 0.125 | 0.235 | 0.355 | 0.471 | 0.592 | 0.710 | 0.828 | 0.958 | 1.065 |
| **Input Current @ 480V** | | 0.092 | 0.172 | 0.258 | 0.344 | 0.422 | 0.517 | 0.605 | 0.706 | 0.775 |
| Optics | | | | | | | | | | |
| T1 | Lumens | 5,748 | 11,423 | 16,957 | 22,470 | 28,446 | 33,683 | 39,563 | 45,867 | 51,494 |
| | BUG Rating | B2-U0-E1 | B3-U0-E2 | B4-U0-E2 | B4-U0-E2 | B5-U0-E3 | B5-U0-E3 | B5-U0-E3 | B5-U0-E4 | B5-U0-E4 |
| | Lumens per Watt | 131 | 139 | 140 | 137 | 139 | 139 | 138 | 141 | 141 |
| T2 | Lumens | 5,790 | 11,506 | 17,085 | 22,638 | 28,658 | 33,935 | 39,859 | 46,210 | 51,879 |
| | BUG Rating | B1-U0-E2 | B2-U0-E2 | B2-U0-E3 | B3-U0-E4 | B3-U0-E4 | B3-U0-E4 | B3-U0-E5 | B3-U0-E5 | B4-U0-E5 |
| | Lumens per Watt | 132 | 140 | 141 | 138 | 140 | 140 | 139 | 142 | 143 |
| T2R | Lumens | 5,868 | 11,662 | 17,311 | 22,941 | 29,041 | 34,388 | 40,391 | 46,827 | 52,572 |
| | BUG Rating | B1-U0-E1 | B2-U0-E2 | B2-U0-E2 | B3-U0-E3 | B3-U0-E4 | B3-U0-E4 | B3-U0-E4 | B3-U0-E5 | B3-U0-E5 |
| | Lumens per Watt | 133 | 142 | 143 | 140 | 142 | 142 | 141 | 144 | 144 |
| T3 | Lumens | 5,710 | 11,347 | 16,845 | 22,322 | 28,258 | 33,461 | 39,303 | 45,565 | 51,155 |
| | BUG Rating | B1-U0-E1 | B2-U0-E2 | B3-U0-E3 | B3-U0-E3 | B3-U0-E4 | B3-U0-E4 | B4-U0-E4 | B4-U0-E5 | B4-U0-E5 |
| | Lumens per Watt | 130 | 138 | 139 | 136 | 139 | 138 | 137 | 140 | 141 |
| T3R | Lumens | 5,892 | 11,710 | 17,383 | 23,035 | 29,161 | 34,530 | 40,558 | 47,020 | 52,788 |
| | BUG Rating | B1-U0-E2 | B2-U0-E2 | B2-U0-E3 | B3-U0-E4 | B3-U0-E4 | B3-U0-E5 | B3-U0-E5 | B3-U0-E5 | B4-U0-E5 |
| | Lumens per Watt | 134 | 143 | 144 | 140 | 143 | 142 | 142 | 145 | 145 |
| T4FT | Lumens | 5,745 | 11,418 | 16,949 | 22,460 | 28,433 | 33,668 | 39,546 | 45,847 | 51,471 |
| | BUG Rating | B1-U0-E2 | B2-U0-E3 | B2-U0-E3 | B3-U0-E4 | B3-U0-E4 | B3-U0-E5 | B3-U0-E5 | B4-U0-E5 | B4-U0-E5 |
| | Lumens per Watt | 131 | 139 | 140 | 137 | 139 | 138 | 138 | 141 | 141 |
| T4W | Lumens | 5,762 | 11,451 | 16,999 | 22,536 | 28,517 | 33,767 | 39,662 | 45,982 | 51,622 |
| | BUG Rating | B1-U0-E2 | B2-U0-E2 | B3-U0-E3 | B3-U0-E4 | B3-U0-E4 | B3-U0-E5 | B4-U0-E5 | B4-U0-E5 | B4-U0-E5 |
| | Lumens per Watt | 131 | 140 | 140 | 137 | 140 | 139 | 139 | 141 | 142 |
| SL2 | Lumens | 5,747 | 11,422 | 16,956 | 22,469 | 28,444 | 33,681 | 39,561 | 45,865 | 51,491 |
| | BUG Rating | B1-U0-E2 | B2-U0-E3 | B3-U0-E3 | B3-U0-E4 | B3-U0-E4 | B4-U0-E5 | B4-U0-E5 | B4-U0-E5 | B4-U0-E5 |
| | Lumens per Watt | 131 | 139 | 140 | 137 | 139 | 138 | 138 | 141 | 141 |
| SL3 | Lumens | 5,707 | 11,342 | 16,836 | 22,311 | 28,244 | 33,444 | 39,283 | 45,542 | 51,129 |
| | BUG Rating | B1-U0-E2 | B2-U0-E3 | B3-U0-E3 | B3-U0-E4 | B3-U0-E4 | B3-U0-E5 | B3-U0-E5 | B3-U0-E5 | B3-U0-E5 |
| | Lumens per Watt | 130 | 138 | 139 | 136 | 138 | 138 | 137 | 140 | 140 |
| SL4 | Lumens | 5,636 | 11,201 | 16,627 | 22,034 | 27,893 | 33,028 | 38,794 | 44,976 | 50,493 |
| | BUG Rating | B1-U0-E2 | B1-U0-E2 | B2-U0-E4 | B2-U0-E4 | B3-U0-E5 | B3-U0-E5 | B3-U0-E5 | B3-U0-E5 | B3-U0-E5 |
| | Lumens per Watt | 128 | 137 | 137 | 134 | 137 | 136 | 136 | 138 | 139 |
| SNQ | Lumens | 6,009 | 11,942 | 17,727 | 23,492 | 29,739 | 35,214 | 41,362 | 47,953 | 53,835 |
| | BUG Rating | B2-U0-E1 | B3-U0-E1 | B4-U0-E2 | B4-U0-E2 | B5-U0-E2 | B5-U0-E3 | B5-U0-E3 | B5-U0-E3 | B5-U0-E3 |
| | Lumens per Watt | 137 | 146 | 147 | 143 | 146 | 145 | 145 | 148 | 149 |
| SMQ | Lumens | 6,039 | 12,001 | 17,814 | 23,609 | 29,887 | 35,389 | 41,586 | 48,191 | 54,103 |
| | BUG Rating | B3-U0-E1 | B4-U0-E2 | B4-U0-E2 | B5-U0-E3 | B5-U0-E3 | B5-U0-E4 | B5-U0-E4 | B5-U0-E4 | B5-U0-E5 |
| | Lumens per Watt | 137 | 146 | 147 | 144 | 147 | 146 | 145 | 148 | 149 |
| SWQ | Lumens | 6,026 | 11,976 | 17,778 | 23,559 | 29,824 | 35,315 | 41,480 | 48,090 | 53,999 |
| | BUG Rating | B3-U0-E1 | B4-U0-E2 | B5-U0-E3 | B5-U0-E3 | B5-U0-E4 | B5-U0-E4 | B5-U0-E5 | B5-U0-E5 | B5-U0-E5 |
| | Lumens per Watt | 137 | 146 | 147 | 144 | 146 | 145 | 145 | 148 | 148 |
| SLL/ SLR | Lumens | 4,963 | 9,863 | 14,642 | 19,403 | 24,563 | 29,083 | 34,163 | 39,607 | 44,465 |
| | BUG Rating | B1-U0-E2 | B1-U0-E3 | B2-U0-E3 | B2-U0-E4 | B3-U0-E4 | B3-U0-E5 | B3-U0-E5 | B3-U0-E5 | B3-U0-E5 |
| | Lumens per Watt | 113 | 120 | 121 | 118 | 120 | 120 | 119 | 122 | 122 |
| RW | Lumens | 5,940 | 11,806 | 17,526 | 23,224 | 29,400 | 34,813 | 40,891 | 47,407 | 53,222 |
| | BUG Rating | B3-U0-E1 | B3-U0-E2 | B4-U0-E2 | B4-U0-E2 | B5-U0-E3 | B5-U0-E3 | B5-U0-E3 | B5-U0-E4 | B5-U0-E4 |
| | Lumens per Watt | 135 | 144 | 145 | 142 | 144 | 143 | 143 | 146 | 146 |
| AFL | Lumens | 5,814 | 11,555 | 17,153 | 22,730 | 28,775 | 34,073 | 40,021 | 46,398 | 52,090 |
| | BUG Rating | B1-U0-E1 | B2-U0-E1 | B2-U0-E2 | B2-U0-E2 | B3-U0-E3 | B3-U0-E3 | B3-U0-E3 | B3-U0-E4 | B3-U0-E4 |
| | Lumens per Watt | 132 | 141 | 142 | 139 | 141 | 140 | 140 | 143 | 143 |

* Nominal lumen data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.



# TYPE XW

| | | | | | |
|---|---|---|---|---|---|
| Project | | Catalog # | | Type | |
| Prepared by | | Notes | | Date | |



## Streetworks

### GAW Galleon Wall

Wall Mount Luminaire

### Interactive Menu


- Ordering Information page 2
- Product Specifications page 2
- Optical Distributions page 3
- Energy and Performance Data page 4
- Control Options page 6


### Product Certifications & Features

BAA, TAA, BABA, FADC, Light Ahead Ready™, DLC LISTED, DLC PREMIUM, IP66, CERTIFIED, 5 YEAR

### Product Specifications

**OPTICS**
- T7 patented AccuLED high efficiency roadway and area optical distributions
- 13 optical distributions

**ELECTRICAL**
- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- 10kV and 20kV surge protection options with series or parallel configurations
- -40ºC to 40ºC ambient temperature operating range. Optional 50°C high ambient (HA) configuration

**PHYSICAL CHARACTERISTICS**
- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock®" mechanism for easy installation
- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

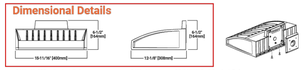
**CONTROLS**
- Optional Field Adjustable Dimming Control (FADC) module allows for manual adjustment of lumen output and power usage; factory preset to highest output level. Enables a single SKU to cover multiple field applications

**COMPLIANCE**
- Meets ANSI C136.25 for IP66 Optical enclosure rating
- Meets ANSI C136.15 for luminaire field identification label standard
- Meets ANSI C136.22 internal label standard
- Safety listing - Wet Location UL 1598
- 3,000-hours per ASTM B117, with a scribe rating of 7 per ASTM D1654 for standard color finish
- DarkSky approved for 3000K CCT and warmer, with mounting options less than 10° of tilt
- ~~Coastal Construction (CC) option salt spray tested~~ to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654
- DLC and DLC Premium listed- visit designlights.org to confirm listed variations
- BAA domestic preference option meets BAA requirements. See DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

**SHIPPING DATA**
- Net Weight: 17.0 lbs (7.7 kgs)

**WARRANTY**
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

### Dimensional Details






# TYPE XW

## Streetworks

GAW Galleon Wall

### Ordering Information

SAMPLE NUMBER: **GAW-SA2C-740-U-T4FT-GM**

| Product Family [1] | Light Engine Configuration: Configuration | Light Engine Configuration: Drive Current | Color Temperature | Voltage | Distribution | Finish |
|---|---|---|---|---|---|---|
| **GAW**-Galleon Wall<br>**BAA-GAW**-Galleon Wall, Buy American Act Compliant [4]<br>**TAA-GAW**-Galleon Wall, Trade Agreements Act Compliant [4]<br>**BABA-GAW**-Galleon Wall, Build America Buy America Act Compliant [4] | **SA**1-Square<br>**SA2**-2 Squares [2] | **A**-530mA<br>**B**-700mA<br>**C**-1000mA<br>**D**-1200mA [3] | 722-7CRI, 2200K<br>727-70CRI, 2700K<br>730-70CRI, 3000K<br>735-70CRI, 3500K<br>740-70CRI, 4000K<br>750-70CRI, 5000K<br>760-70CRI, 6000K<br>827-80CRI, 2700K<br>830-80CRI, 3000K<br>AMB-Amber [5,6,7] | **U**-120-277V<br>**H**-347-480V [7,8]<br>1-120V<br>2-208V<br>3-240V<br>4-277V<br>5-347V [8]<br>6-480V [7,8]<br>9-347V [8]<br>DV-277V-480V Dual Volt Drivers [7,8,9] | **T2**-Type II<br>**T3**-Type III<br>**T4FT**-Type IV Forward Throw<br>**T4W**-Type IV Wide<br>**SL2**-Type II w/Split Control<br>**SL3**-Type III w/Split Control<br>**SLL**-90° Split Light Eliminator Left<br>**SLR**-90° Split Light Eliminator Right<br>**RW**-Rectangular Wide Type I<br>**SNQ**-Type V Square Narrow<br>**SMQ**-Type V Square Medium<br>**SWQ**-Type V Square Wide | **AP**-Grey<br>**BZ**-Bronze<br>**BK**-Black<br>**DP**-Dark Platinum<br>**GM**-Graphite Metallic<br>**WH**-White |

| Options (Add as Suffix) | Controls and Systems Options (Add as Suffix) | Accessories (Order Separately) [10] |
|---|---|---|
| **F**-Single Fused (120, 277 or 347V. Must Specify Voltage)<br>**FF**-Double Fused (208, 240 or 480V. Must Specify Voltage)<br>**HVG**-10kV Surge Protection<br>**SCCR**-20kA SCCR, 14kA Surge Protective Device<br>**ZL**-Zero Visual Light Engine [11]<br>**DIM**-External 0-10V Dimming Leads [4,12]<br>**CBP**-Battery Pack with Back Box, Cold Weather Rated. [4,6,13]<br>**CBP-CCC**-Battery Pack with Back Box, Cold Weather Rated, CCC compliant [4,13]<br>**BB**-Optics Rotated Back Box Accessory<br>**LVG**-Optics Rotated 90° Left<br>**RVG**-Optics Rotated 90° Right<br>**HSS**-Factory Installed House Side Shield [14]<br>**GBSBK**-Factory Installed Glare Shield, BK [14]<br>**GBSWH**-Factory Installed Glare Shield, WH [14]<br>**UPL**-Upright Housing [15]<br>**CC**-CE Marking and Small Terminal Block [16]<br>**LCF**-Light Square Trim Plate Painted to Match Housing [17]<br>**MT**-Factory Installed Mesh Top<br>**CC**-Coastal Construction finish [18]<br>**CE**-CE Marking and Small Terminal Block [16]<br>**AHD145**-After Hours Dim, 5 Hours [19]<br>**AHD245**-After Hours Dim, 6 Hours [19]<br>**AHD365**-After Hours Dim, 7 Hours [19]<br>**AHD485**-After Hours Dim, 8 Hours [19]<br>**DALI**-DALI Driver [20]<br>**SXXXXX**-Department of Transportation - Customer specific requirements<br>**UXXXXX**-Utility - Customer specific details [4] | **BPC**-Button Type Photocontrol. Must specify voltage (120, 208, 240 or 277V. Must Specify Voltage)<br>**PR**-NEMA 3 PIN Twistlock Photocontrol Receptacle<br>**PR7**-NEMA 7 PIN Twistlock Photocontrol Receptacle [21]<br>**FADC**-Field Adjustable Dimming Controller [22]<br>**SPBT**-Dimming Occupancy Sensor with Bluetooth Interface, 8' Mounting [23,24]

After lunch, the long known as one of City officials described Programs and group

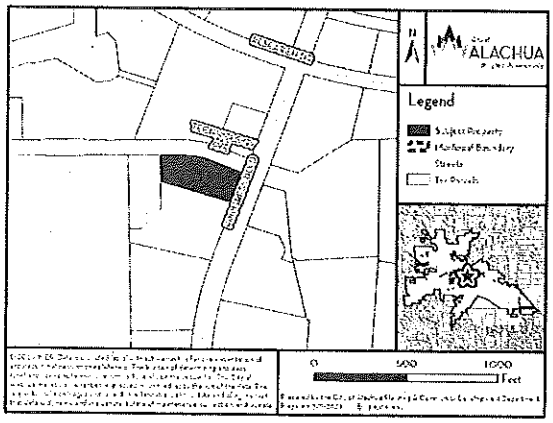
# City of ALACHUA

## 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 June 9, 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 #: PSP26-0003 | MLM Building Addition – Progress Center**

A request by eda consultants, inc. (Applicant/Agent) on behalf of MLM Biologics Inc. (Property Owner) for a site plan proposing the construction of a ± 6,509 square foot building with associated site improvements on a ± 1.56-acre subject property generally located on 13700 Progress Boulevard, South of US Highway 441 and along Progress Boulevard (Tax Parcel 03956-010-017). FLU: Industrial; Zoning: Planned Unit Development (PUD).




At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, 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 - May 28, 2026)

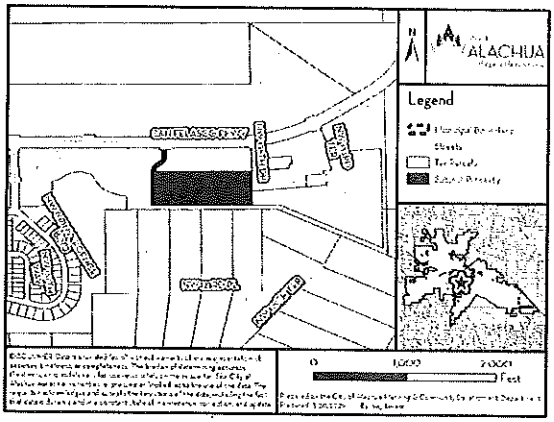
# City of ALACHUA

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**Application #: PPP25-0003 – Convergence Research Park Residential Phase 4 "Canopy Trace"**

A request by Vector Civil Engineering, LLC, agent and applicant for Split Oak Alachua Investments, LLLP, property owner, for the Convergence Research Park Residential Phase 4 which proposes the subdivision of land into 60 single-family detached lots with associated common areas and rights-of-ways on a ± 10.60-acre subject property generally located south of US Highway 441 along Progress Boulevard (tax parcel 03929-005-000.) Future Land Use: Corporate Park District; Zoning: Corporate Park District.




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 - May 28, 2026)

City of ALACHUA
the good life community

MAILED
MAY 2 1 2026

RODOLFO VALLADARES
CITY MANAGER

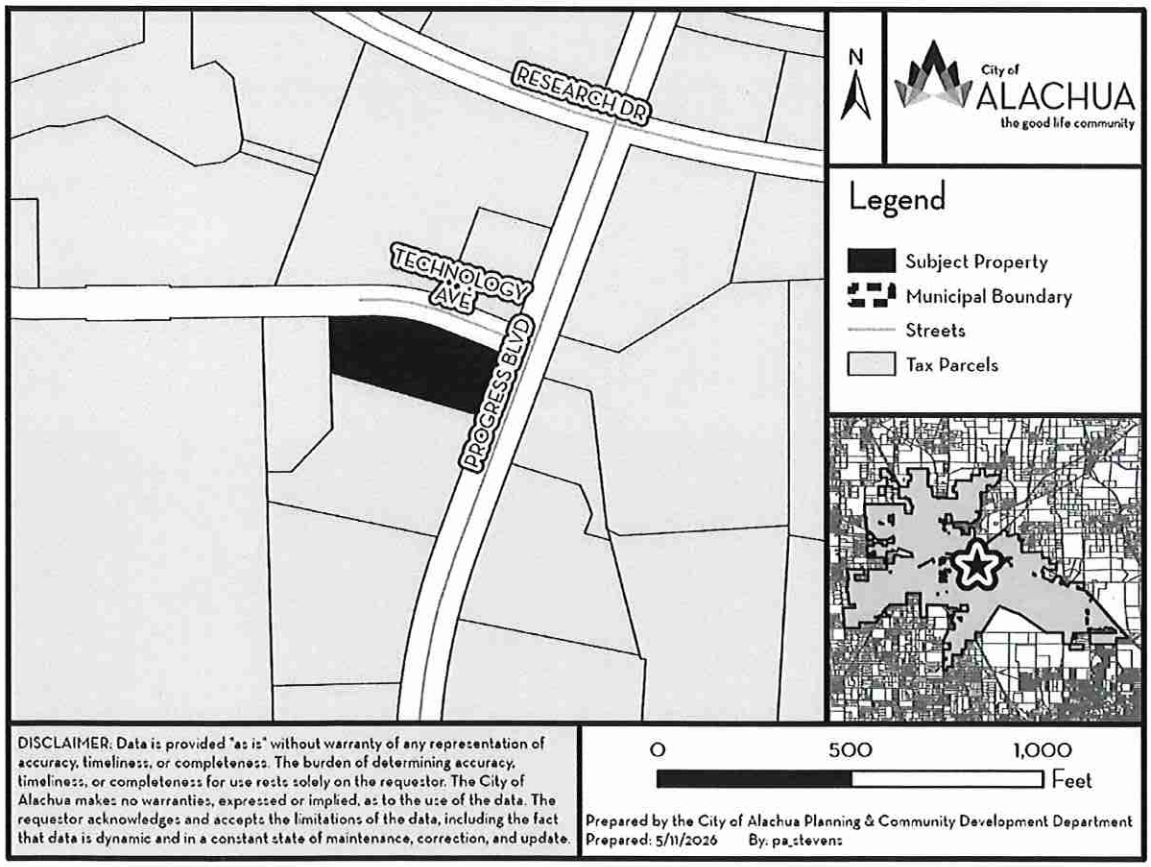
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

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

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**Application #: PSP26-0003** – MLM Building Addition – Progress Center

A request by eda consultants, inc. (Applicant/Agent) on behalf of MLM Biologics Inc. (Property Owner) for a site plan proposing the construction of a ± 6,509 square foot building with associated site improvements on a ± 1.56-acre subject property generally located on 13700 Progress Boulevard, South of US Highway 441 and along Progress Boulevard (Tax Parcel 03956-010-017). FLU: Industrial; Zoning: Planned Unit Development (PUD).




PO Box 9
Alachua, Florida 32616-0009

*"The Good Life Community"*
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

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.

Planning & Community
Development- LDR Administrator
PO Box 9
Alachua, FL 32615

Adam Hall, AICP
Planner, University of Florida
PO Box 115050
Gainesville, FL 32611

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

Stephen Hofstetter
EPD Director
14 NE 1st Street
Gainesville, FL 32601

Michele L. Lieberman
County Manager
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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

MAILED
MAY 2 1 2026

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

03956-010-029
NATIONAL CENTER FOR CONSTRUCTION
EDUCATION RESEARCH
13614 PROGRESS BLVD
ALACHUA, FL 32615

03956-010-001
NUCLEIC ACIDS LICENSING LLC
1501 NW 68TH TER
GAINESVILLE, FL 32605

03929-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03956-010-022
ALACHUA COPELAND PARK
INVESTMENTS
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

03956-010-017
MLM BIOLOGICS INC
13700 PROGRESS BLVD
ALACHUA, FL 32615

03956-010-005
STATE OF FL IIF, C/O TIITF REC & PARKS -
SAN FELASCO HAMMOCK PRESERVE
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03956-010-002
INVERSIONES SAN MARCOS LLC
12076 TECHNOLOGY AVE
ALACHUA, FL 32615

03956-010-034
CONCEPT DEVELOPMENT INC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

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

# Posted Notice Location Map
# PSP26-0003 | MLM Building Addition

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.

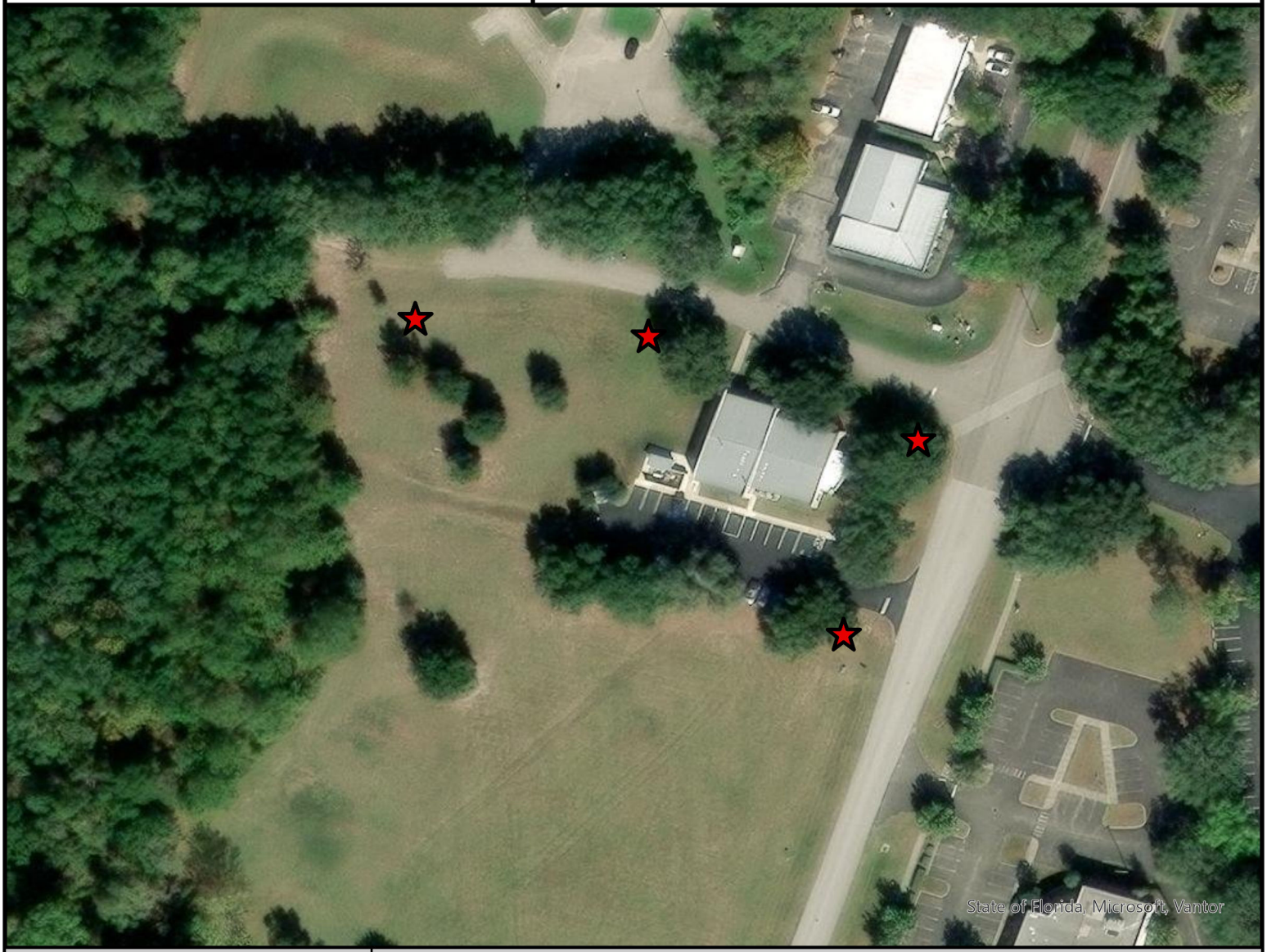
**SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION**

N

0 46.5 93 186 Feet

Legend

Sign Locations




Prepared by the City of Alachua Planning & Community Development Department

Prepared: 5/11/2026 By: pa_stevens

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.

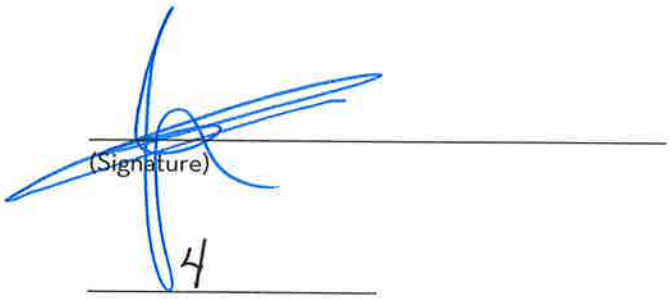
# AFFIDAVIT FOR POSTED LAND USE SIGN

I, Cathy Jackson-Williamson, POSTED THE LAND USE SIGN(S)
(Print Name)

ON May 21, 2026 FOR THE MLM Building Addition – Progress Center Site Plan
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.



(Signature)

4

(Number of signs)

# CITY OF ALACHUA

## NOTICE OF LAND USE DEVELOPMENT ACTION

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

**PROJECT NAME:** MLM Building Addition - Progress Center

**APPLICATION NO.:** PSP26-0003

**APPLICATION TYPE:** Site Plan

**CURRENT ZONING:** Planned Unit Development (PUD)

**NATURE/SCOPE OF PROPOSAL:** A request for a site plan proposing the construction of a ± 6,509 square foot building with associated site improvements

**DATE OF PUBLIC HEARING(S):** June 9, 2026 **AT** 6:00 PM **PM**

_____ **AT** _____ **PM**

_____ **AT** _____ **PM**

**LOCATION OF PUBLIC HEARING(S):**
**ALACHUA CITY HALL - 15100 NW 142ND TERRACE**

**FOR MORE INFORMATION CONTACT:**
**CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

**386-418-6121**

**planning@cityofalachua.com**

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).



Parker A. H. Stevens
Planner
Planning and Community Development Department

Parker A. H. Stevens is a Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Stevens holds a bachelor's degree in Sociology and a bachelor's degree in Social Sciences, Interdisciplinary, with a focus on Urban Studies from Florida State University, and is working on his master's degree in Urban and Regional Planning from Florida State University.

## EDUCATION

**Florida State University**
Bachelor of Science in Sociology
Graduated: May 2024

**Florida State University**
Master of Urban and Regional Planning
Graduated: May 2026

**Florida State University**
Bachelor of Science in Social Studies, Interdisciplinary, with a focus in Urban Studies.
Graduated: May 2024

## WORK EXPERIENCE

**City of Alachua, Florida** | Planner | Jan 2026-Present
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6123

**City of Monticello, Florida** | City Intern | May-Nov 2025
245 S Mulberry St, Monticello, Fl 32344 | (850) 342-0153

## CERTIFICATES AND OTHER SKILLS

**ArcGIS Pro** | Competent
**ArcGIS Desktop** | Competent
**Microsoft Office Certified** | Word PowerPoint | Excel
**Public Speaking** | Proficient

# City of Alachua
## Planning & Community Development Department
## Staff Report

**Planning & Zoning Board Hearing Date:** June 9, 2026
**Quasi-Judicial Hearing** **Application #:PR26-0001**

| | |
|---|---|
| **SUBJECT:** | A request to amend the existing land use of tax parcel 03114-000-000 from Residential Single Family – 3 (RSF-3) to Government Facility (GF). |
| **APPLICANT/AGENT:** | City of Alachua |
| **PROPERTY OWNER:** | City of Alachua |
| **LOCATION:** | N/A |
| **PARCEL ID NUMBER:** | 03114-000-000 |
| **FLUM DESIGNATION:** | Medium Density Residential |
| **ZONING:** | Residential Single Family – 3 (RSF-3) |
| **OVERLAY:** | N/A |
| **ACREAGE:** | ± 0.44 acres |
| **PROJECT PLANNER:** | Parker A.H. Stevens |
| **RECOMMENDATION:** | Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for the City of Alachua 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 the City of Alachua to be consistent with the City of Alachua Comprehensive Plan and in compliance with the 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 the City of Alachua for consideration of a site-specific amendment to the City of Alachua Official Zoning Atlas (rezoning). The proposed amendment would change the zone district from Residential Single Family – 3 (RSF-3) to Government Facility (GF) on a ± 0.49-acre subject property generally located at the southeast corner of NW 159th Lane and NW 141st street, and west of the Cleather Hathcock Community Center (tax parcel 03114-000-000).

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 Medium Density Residential and Recreation to Public.

## Existing Zone District

Section 3.4.2 of the City's Land Development Regulations establishes the general purposes of the business zone districts, with Section 3.4.2(B) establishing the specific purposes for the Residential Single Family – 3 (RSF-3) district.

3.4.2(B) *RSF-3, Residential Single Family – 3.* The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is three dwelling units an acre.

The subject property is currently zoned for Residential Single Family – 3 (RSF – 3), 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(I) establishing the specific purposes for the Government Facility (GF) district.

3.5.2(I) *GF: Governmental Facilities District.* The GF District is established and intended to include public lands for the purpose of accommodating governmental facilities. Governmental facilities include, but are not limited to, recreational, community and governmental uses and activities (such as governmental offices and facilities, emergency services, baseball fields, softball fields, soccer fields, tennis courts, and similar uses), utilities (such as potable water and sanitary sewer treatment facilities, electric facilities, communications, gas, stormwater management facilities, and other similar public utilities), public storage yards, airports, parking lots, libraries, hospitals, cultural facilities, religious institutions, educational facilities (such as public and private schools meeting the educational requirements of the State of Florida, public or private colleges and/or universities authorized or licensed by the State, but not including technical, business, or

trade schools), and uses including privately owned entities which provide a public service (such as but not limited to, nonprofit agencies).

| | Existing FLUM Designation | Proposed FLUM Designation |
|---|---|---|
| FLUM Designation: | Residential Single Family - 3 | Government Facility |
| Max. Gross Density: | 3 dwellings/1-acre<br>2 dwelling units | N/A |
| Max. Floor Area: | N/A | N/A |
| 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. Community center;<br>2. Cultural facility;<br>3. Library;<br>4. Senior center;<br>5. Youth club facility;<br>6. College or university;<br>7. School;<br>8. Vocational school;<br>9. Youth club facility;<br>10. Governmental maintenance, storage, and distribution facility;<br>11. Government office;<br>12. Post office;<br>13. Hospital;<br>14. Auditorium;<br>15. Convention center;<br>16. Religious institution, with seating capacity less than 300 in sanctuary or main activity area;<br>17. Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities;<br>18. Arboretum,<br>19. Botanical garden,<br>20. Cemetary, columbaria, mausoleum<br>21. Community garden<br>22. Golf course, public<br>23. Park, private and public<br>24. Public square,<br>25. Recreational trail;<br>26. Resource-based recreation uses, nonintensive;<br>27. Fire and EMS;<br>28. Police station;<br>29. Substation for fire and City police;<br>30. Airport;<br>31. Airplane landing strip;<br>32. Helicopter landing facilities;<br>33. Passenger terminal, surface transportation; |

| | | |
|---|---|---|
| | | 34. Senior center;<br>35. Wireless communication tower and/or antenna, freestanding;<br>36. Wireless communication antenna, collocation on existing tower;<br>37. Wireless communication antenna, placement on existing building;<br>38. Railroad right-of-way;<br>39. Utility, major;<br>40. Utility, minor;<br>41. Conference center;<br>42; Parking lot;<br>43: Parking structure;<br>44. Banquet hall;<br>45. Commercial recreation, indoor;<br>46. Neighborhood recreation center;<br>47. Theater;<br>48. Archery range;<br>49. Arena, amphitheater, auditorium, stadium;<br>50. Commercial recreation; outdoor;<br>51. Landfill. |
| Net Increase/ Decrease: | N/A | |

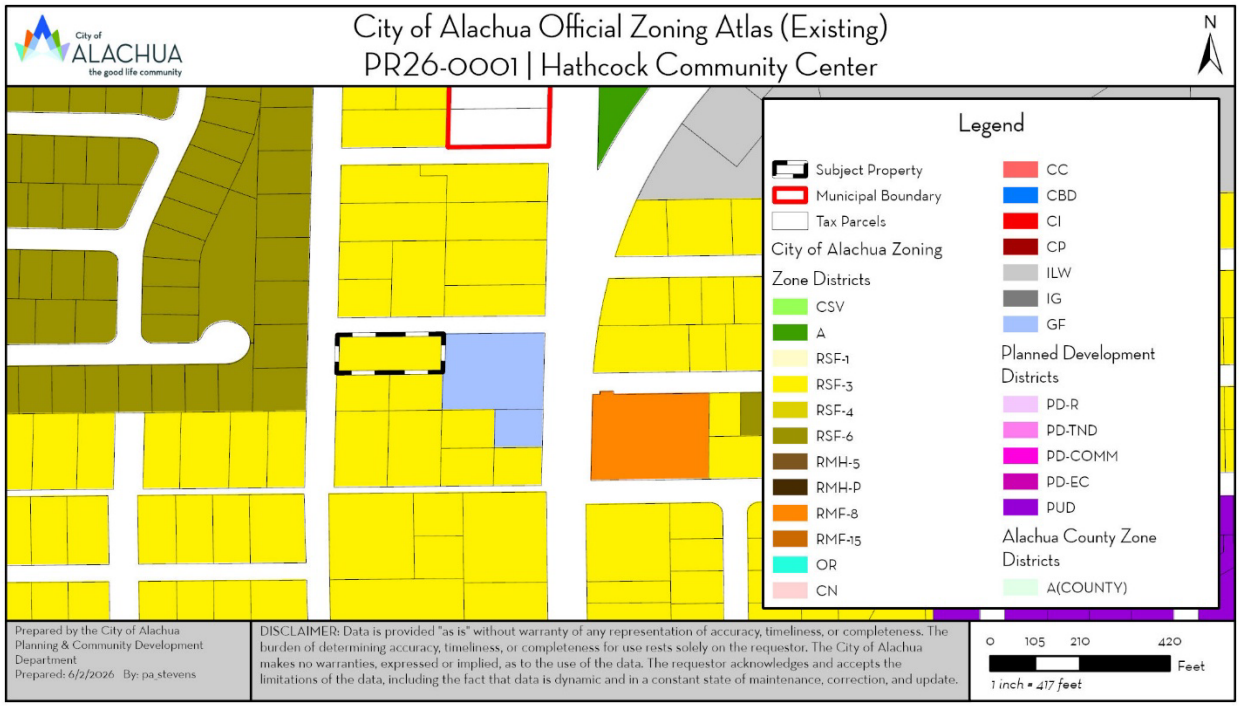



**Figure 1. Existing Official Zoning Atlas with Subject Property**

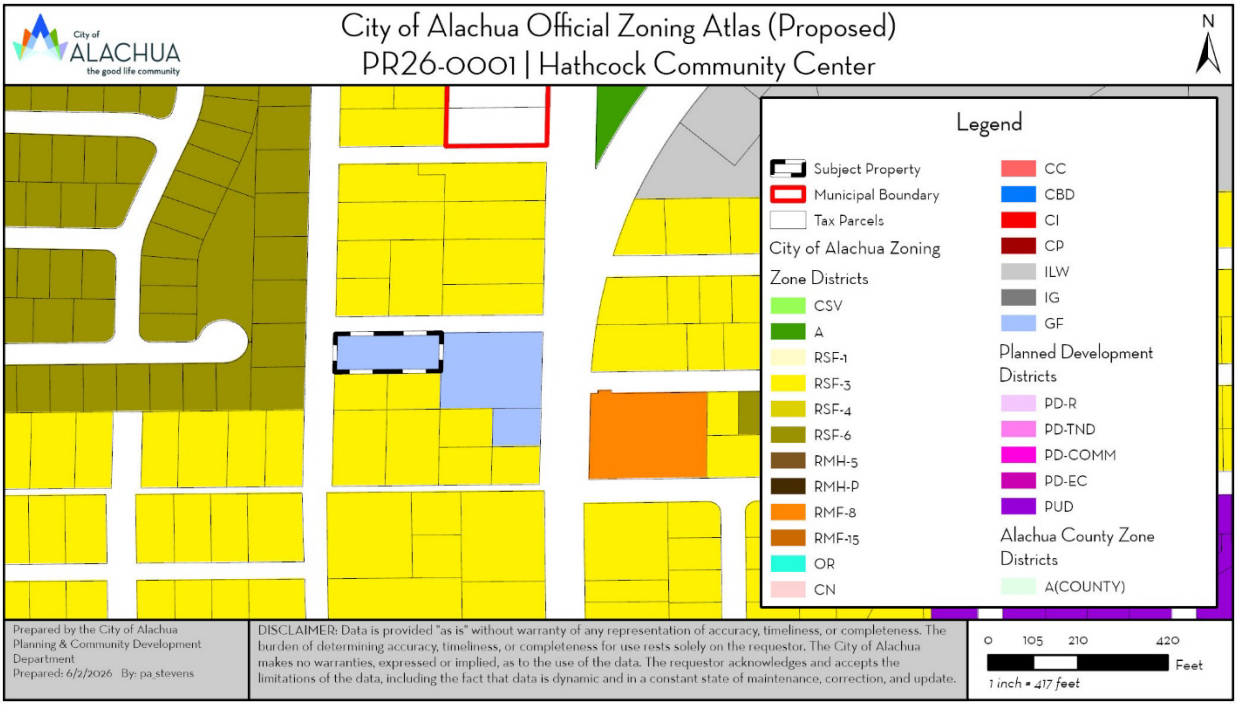



**Figure 2. Proposed Future Land Use Map with Subject Property**

## EXISTING USES

The subject property is undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

## 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 Residential | Medium Density Residential | Residential, Single Family (RSF-3) |
| North | Vacant Residential | Medium Density Residential | Residential, Single Family (RSF-3) |
| South | Vacant Residential | Medium Density Residential | Residential, Single Family (RSF-3) |
| South | Single-Family Residential | Medium Density Residential | Residential, Single Family (RSF-3) |
| East | Community Center | Recreation | Government Facilities (GF) |
| West | Mobile Home | Medium Density Residential | Residential, Single-Family (RSF-5) |




**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. Neighborhood meetings are required for rezoning applications.

A neighborhood meeting was held on January 6, 2026 at 15818 NW 140th Street (Cleather Hathcock Community Center). As required by Section 2.2.4 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 5 members of the public. A neighborhood meeting summary is included in the submission materials.

# 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 1.6: *Public*

The City shall designate a Public land use category. Appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria:

1. Public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable.
2. Public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

**Evaluation & Findings**: The Comprehensive Plan includes "parks and recreation systems" in the definition of public facilities. The GF zone district permits a broad set of government service uses, which includes parks and recreation systems. The current use of the property vacant residential, but the property will be incorporated with the neighboring Hathcock Community Center, which is a permitted use in the GF zone district.

Objective 3.5: *Protection of Historic Districts and Historic Resources*

The City shall ensure that its land use, transportation, housing, and economic development policies and regulations are consistent with and adequately facilitate historic preservation.

**Evaluation & Findings**: The subject property, although located in an already developed portion of the City, is not known to have any listed historic resources on it and the subject property is not located within a historic district.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Objective 4.3: *Redevelopment*

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

**Evaluation & Findings**: The subject property is located within the Central City Area. The existing use of the property is vacant residential and the proposed amendment would enable expansion of the existing Hathcock Community Center consistent with this policy..

## Recreation Element

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

**Evaluation & Findings**: The proposed amendment would add additional functional park space to the City's level of service capacity by expanding the GF zone district from the adjacent Hathcock Center to the subject property currently zoned RSF-3.

# 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 1 soil type 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-Urban Land Complex; 5% Slopes | A | Well Drained | None | None | ± 100% |

**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.

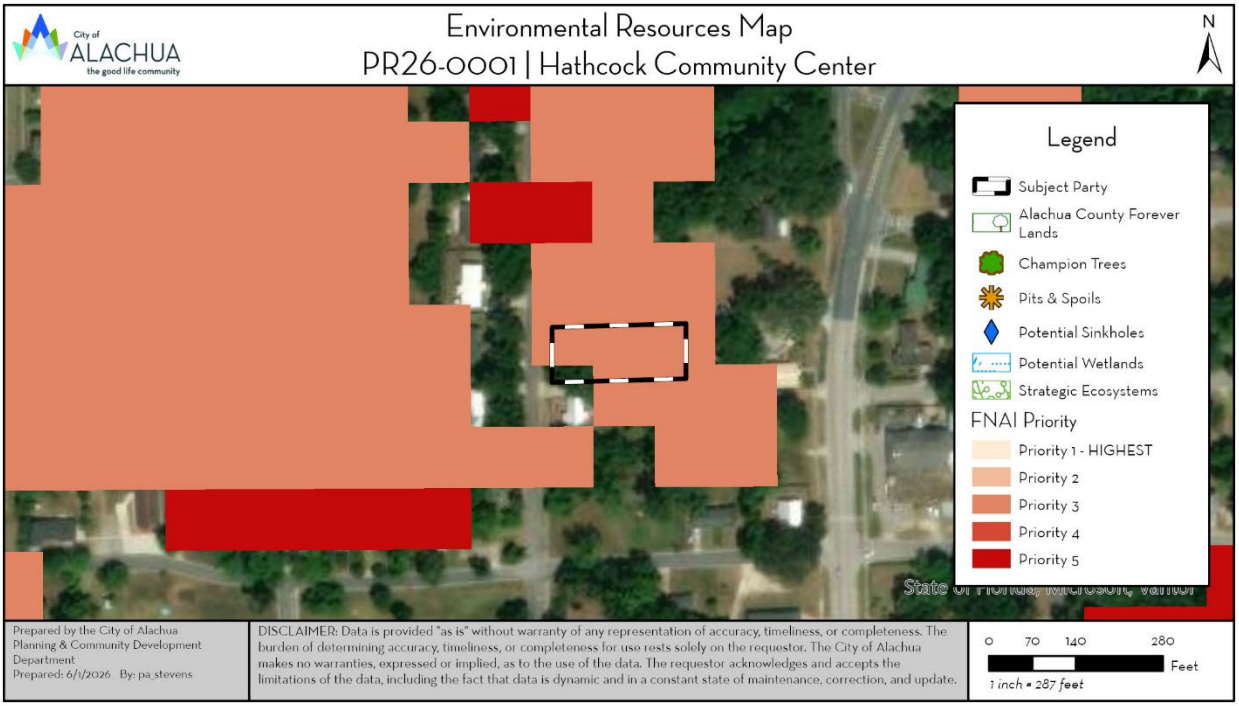



**Figure 4. Environmental Resources Map**

# FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.2(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all amendments to the Official Zoning Atlas must be found compliant. An evaluation of the application against the standards of Section 2.4.2(E)(1) is provided below.

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

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

**Evaluation:** An evaluation of consistency with the City of Alachua Comprehensive Plan has been submitted as part of this application.

(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:** This analysis demonstrates consistency with the Land Development Regulations and the proposed zone district of GF would not conflict with any ordinances.

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

**Evaluation:** The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, resulting in a logical development pattern.

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

**Evaluation:** The surrounding area is urban in context and is mostly developed. The amendment would not result in premature development in an undeveloped 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 classifications of adjacent lands.

**Evaluation:** The subject property is adjacent to GF and the existing community center to the east, RSF-3 and single-family residential to the north and south, and RSF-6 and single-family residential to the west. The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations.

(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:** The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations. No adverse effects on local character are anticipated as a result of the proposed amendment.

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

**Evaluation:** The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, maintaining the existing development pattern of the surrounding area.

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

**Evaluation:** The surrounding area is urban in context and is mostly developed. The subject property is also located in the Central City Area. The proposed zone district of GF does not permit residential uses of any density nor is it intended for highway-oriented uses. The companion small-scale Comprehensive Plan amendment application has been evaluated for urban sprawl against the 13 primary indicators and eight urban form criteria established in Florida Statutes. The proposed amendment would not encourage urban sprawl.

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

**Evaluation:** The proposed amendment would extend an existing GF zone district adjacent to residential zone districts (primarily RSF-3) which the GF zone district primarily serves. The zone districts are related and not isolated and would not result in spot zoning.

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

**Evaluation:** The subject property is within the City's service areas for both potable water and sanitary sewer and utilities are available at the subject property. No major extensions of utilities would be required.

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

**Evaluation:** The subject property is not known to have any significant environmental features or wildlife habitat on the site and is already within in urban area. There are regulated tree species on the site and all requirements in Section 6.2 of the City's Land Development Regulations will apply at time of development.

# 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.

The subject property is approximately 0.49-acres in size and the GF zone district permits a floor area ratio of up to 1.0 for parcels once acre or less in size. This permits a theoretical maximum build out of 21,344 square feet. These concurrency calculations considered the use of the property as a community center with the theoretical maximum build out scenario; however, it is unlikely that the maximum floor area permitted is ever reached.

## Traffic Impact

The following impacts are projected at maximum build out of the subject property on the roadway segments identified in Table 4-1.

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

| Segment Number[2] | Segment Description | Lanes | Functional Classification | Area Type | LOS |
|---|---|---|---|---|---|
| 4 | U.S. Hwy 441 from CR25A East Intersection to SR 235 | 4/D | Principle Arterial | Urban Trans | D |
| 5 | U.S. Hwy 441 from SR 235 to I-75 | 4/D | Principle Arterial | COMM | D |
| 8 | SR 235 from NW 143rd Place to US 441 | 2/U Bays | Major Collector | Comm | D |
| 9 | SR 235 from US 441 to NW 140th Street | 2/U Bays | Major Collector | Comm | D |
| 10 | SR 235 from NW 140th Street to East City Limit | 2/U | Major Collector | Comm | D |
| 12 | CR 241 from NW SR 235 to North City Limit | 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 [Section 2.4.14(H)(2)(a)of the LDRs].

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

| Traffic System Category | Segment 4 U.S. Hwy 441 | | Segment 5 U.S. Hwy 441 | | Segment 8 SR 235 | |
|---|---|---|---|---|---|---|
| | AADT | PM Peak | AADT | PM Peak | AADT | PM Peak |
| Maximum Service Volume[1] | 45,700 | 4,110 | 39,000 | 3,510 | 14,400 | 1,290 |
| Existing Traffic[2] | 19,600 | 1,747 | 23,500 | 2,079 | 9,300 | 708 |

| | | | | | | |
|---|---|---|---|---|---|---|
| Reserved Trips[3] | 1,612 | 169 | 1,744 | 156 | 278 | 64 |
| Available Capacity[3] | 24,488 | 2,194 | 13,756 | 1,275 | 4,822 | 518 |
| Increase/Decrease in Trips Generated by Development[4] | 105 | 9 | 105 | 9 | 98 | 9 |
| Residual Capacity | 24,383 | 2,185 | 13,651 | 1,266 | 4,724 | 509 |
| Residual Percentage of Permitted Design Capacity Utilized | 46.65% | 46.84% | 65.23% | 63.93% | 67.19% | 60.54% |

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. (2026). *2025 Count Data*. Accessed via Florida Traffic Online April 2026.
3 Source: City of Alachua April 13 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition (Code 495: Recreational Community Center); 28.82 AADT/1,000 sq. ft. * 21,344 sq. ft. = 615 AADT; 2.53 PM Peak/1,000 sq. ft. * 21,344 sq. ft. = 54 PM Peak Trips; Trip Distribution: Segment 4 – 17%; Segment 5 – 17%; Segment 8 – 16%; Segment 9 – 100%; Segment 10 – 25%; Segment 12 – 25%.

**Table 4-3. Projected Impact on Affected Comprehensive Plan Roadway Segments (Continued)**

| Traffic System Category | Segment 9 SR 235 | | Segment 10 SR 235 | | Segment 12 CR 241 | |
|---|---|---|---|---|---|---|
| | AADT | PM Peak | AADT | PM Peak | AADT | PM Peak |
| Maximum Service Volume[1] | 14,400 | 1,290 | 14,400 | 1,290 | 15,120 | 1,359 |
| Existing Traffic[2] | 8,200 | 765 | 5,200 | 470 | 6,765 | 608 |
| Reserved Trips[3] | 463 | 76 | 64 | 6 | 356 | 35 |
| Available Capacity[3] | 5,737 | 449 | 9,136 | 814 | 7,999 | 716 |
| Increase/Decrease in Trips Generated by Development[4] | 615 | 54 | 154 | 14 | 154 | 14 |
| Residual Capacity | 5,122 | 395 | 8,982 | 800 | 7,845 | 702 |
| Residual Percentage of Permitted Design Capacity Utilized | 64.43% | 69.38% | 37.63% | 37.98% | 48.12% | 48.34% |

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. (2026). *2025 Count Data*. Accessed via Florida Traffic Online April 2026.
3 Source: City of Alachua April 13 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition (Code 495: Recreational Community Center); 28.82 AADT/1,000 sq. ft. * 21,344 sq. ft. = 615 AADT; 2.53 PM Peak/1,000 sq. ft. * 21,344 sq. ft. = 54 PM Peak Trips; Trip Distribution: Segment 4 – 17%; Segment 5 – 17%; Segment 8 – 16%; Segment 9 – 100%; Segment 10 – 25%; Segment 12 – 25%.

**Evaluation & Findings:** The projected trips would not negatively impact the level of service standard of any roadway segment.

## 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] | 1,447,333 |
| Reserved Capacity[2] | 350,1000 |
| Available Capacity | 1,202,567 |
| | |
| Increase/Decrease in Potable Water Demand from Application[3] | 5,692 |
| | |
| Residual Capacity | 1,196,875 |
| Residual Percentage of Permitted Design Capacity Utilized | 60.10% |

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13 2026 Development Monitoring Report
3 Formula: Per FAC Chapter 62-0008: Parks, Public Picnic with toilet only: 4 GPD/Person*(1 person/15 sq. ft.*21,344 sq. ft.) = 5,692 GPD

The projected potable water demand would not negatively impact the level of service standard of the City's solid waste facilities.

## Sanitary Sewer Impacts

**Table 6. Sanitary Sewer Impacts**

| System Category | Gallons Per Day |
|---|---|
| Treatment Plant Permitted Capacity[1] | 1,500,000 |
| Less Actual Treatment Plant Flows[1] | 756,000 |
| Reserved Capacity[2] | 325.846 |
| Available Capacity | 418,154 |
| | |
| Increase/Decrease in Sanitary Sewer Demand from Application[3] | 5,692 |
| | |
| Residual Capacity | 412,462 |
| Residual Percentage of Permitted Design Capacity Utilized | 72.50% |

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13 2026 Development Monitoring Report
3 Formula: Per FAC Chapter 62-0008: Parks, Public Picnic with toilet only: 4 GPD/Person*(1 person/15 sq. ft.*21,344 sq. ft.) = 5,692 GPD

The projected sanitary sewer demand would not negatively impact the level of service standard of the City's solid waste facilities.

## Solid Waste Impacts

**Table 7. Solid Waste Impacts**

| System Category | Pounds Per Day | Tons Per Year |
|---|---|---|
| Existing Demand[1] | 45,412.00 | 8,287.69 |
| Reserved Capacity[2] | 43,496.82 | 7,938.17 |
| | | |
| Increase/Decrease in Demand Generated by Application[3] | 256.13 | 46.74 |
| 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 (2025); Policy 2.1.a, Community Facilities Element. Formula: 11,353 Persons x 0.73 tons per year.
2 City of Alachua April 13 2026 Development Monitoring Report
3 Formula: Scincero and Sincero; Enviornmental Engineering: A Design Approach. Prentice Hall, New Jersey. 1996. (12lbs/1,000 sq. ft.*21,344 sq. ft. = 256.13 lbs/day).
4 New River Solid Waste Association, April 2026

The projected solid waste generated would not negatively impact the level of service standard of the City's solid waste facilities.

## Recreation Facilities

The proposed zone district does not permit any residential development; therefore, there are no impacts to recreation facilities. Additionally, the proposed zone district would actually increase the amount of lands designated for public and recreational use in the City. The amendment will have no impact to the level of service of recreation facilities.

## Public School Facilities

The proposed zone district does not permit any residential development; therefore, there are no impacts to public school facilities. The amendment will have no impact to the level of service of public-school facilities.

# EXHIBIT "A"
# TO
# HATHCOCK COMMUNITY CENTER
# REZONING
# STAFF REPORT

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

# ORDINANCE 26-XX

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY – 3 ("RSF-3"), TO GOVERNMENT FACILITY ("GF") ON A ± 0.49-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET, AND WEST OF THE CLEATHER HATHCOCK COMMUNITY CENTER; TAX PARCEL 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, an application for a site-specific amendment to the Official Zoning Atlas ("Amendment") as further described herein has been filed with the City (the "Amendment") by the City of Alachua. ("Applicant" and "Property Owner"); and,

**WHEREAS,** a duly advertised quasi-judicial public hearing was conducted on the Amendment on June 9, 2026, by the City of Alachua Planning and Zoning Board ("PZB"), and the PZB reviewed and considered comments received during the quasi-judicial public hearing concerning the application and made its recommendation for _____ to the City Commission; and,

**WHEREAS**, the City Commission considered the recommendations of the PZB at duly advertised quasi-judicial public hearings on _____, 2026, and _____, 2026, and provided for and received public participation at both public hearings; and,

**WHEREAS**, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

**WHEREAS**, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings 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 are 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 Residential Single Family - 3 (RSF-3) to Government Facility (GF) on a ± 0.49-acre subject property, consisting of tax parcel number 03114-000-000 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.

**PASSED** on first reading on the _____ day 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 Valladares, City Manager/Clerk

**APPROVED AS TO FORM**

_____
Scott Walker, City Attorney

DRAFT

# EXHIBIT "A"

## Legal Description:

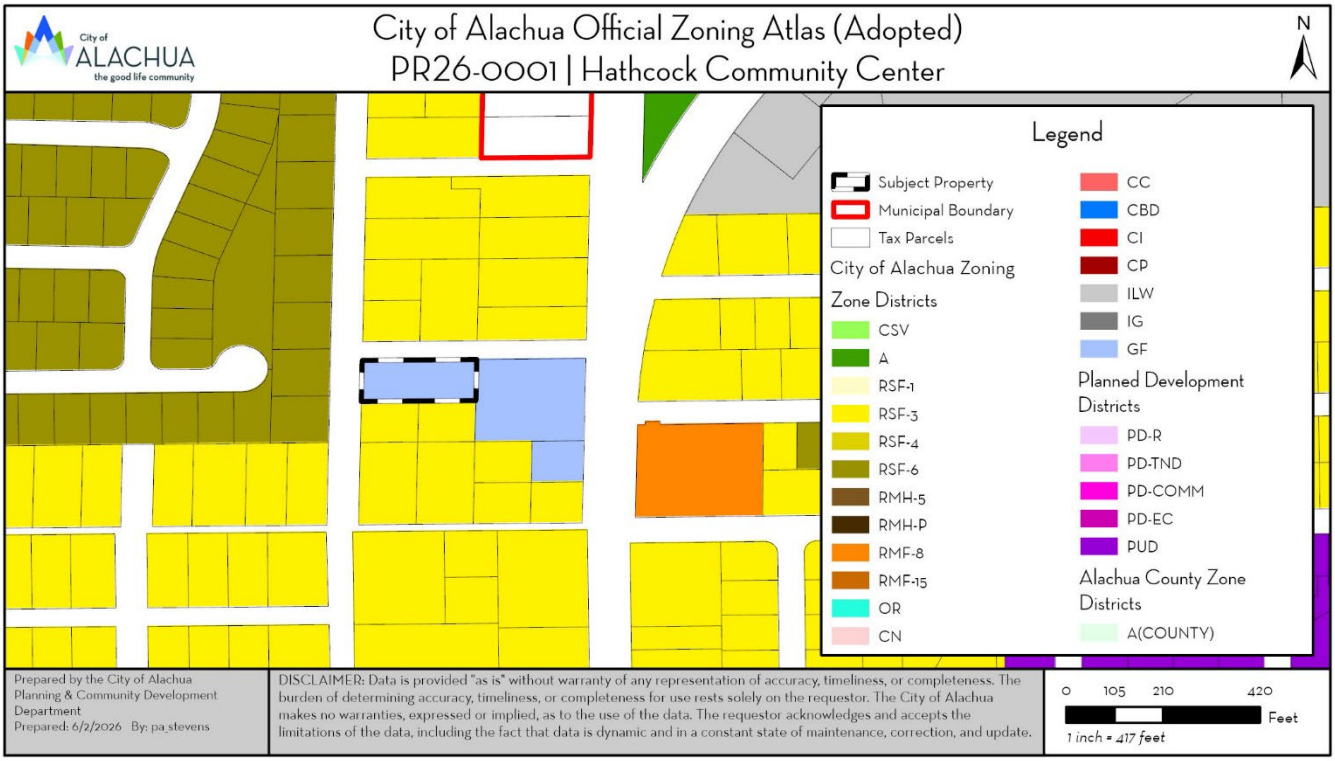
Tax Parcel: 03114-000-000

LEGAL DESCRIPTION - PER O.R.B. 5239, PG. 2622

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

DRAFT

# EXHIBIT "B"




DRAFT

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

May 28, 2026

*Submitted electronically to* ccrockett@cityofalachua.org

Carson J. Crockett, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, FL, 32615

**Application #: PSSC26-0001; PR26-0001**

**RE: Notice of Hearing to be Scheduled for Hathcock Community Center Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning).**

Dear Mr. Crockett,

On January 7, 2026, 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) for the Hathcock Community Center submitted on behalf of the City of Alachua. 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 **June 9, 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 ***Wednesday, May 20, 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 ***Thursday, May 21 2026***. These signs will be ready for pickup after 12:00 PM on Wednesday, May 20, 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, June 8, 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) 418-6123 or at pa_stevens@cityofalachua.org.

Sincerely,

Parker A.H. Stevens
Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant City Attorney *(by electronic mail)*
Kristie Williams, Legal Assistant *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(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

January 27, 2026

*Submitted electronically to* ca_crockett@cityofalachua.com

Carson Crockett, AICP
City of Alachua
PO Box 9
Alachua, Florida 32616

**Application #: PSSC26-0001/PR26-0001**

RE: **Completeness Review for City of Alachua Hathcock Center, Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications**

Dear Carson Crockett,

On January 07, 2026, the City of Alachua Planning & Community Development Department received your revised applications for a Small-Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of the City of Alachua. The applications propose to amend the Future Land Use Map (FLUM) Designation on parcels 03113-000-000 and 03120-000-000, 1.04 +/- acre, from Recreation to Public, parcel 03114-000-000, 0.44 +/- acre, from Medium Density Residential to Public, and to rezone parcel 03114-000-000 from Residential Single Family-3 (RSF-3) to Government Facilities (GF).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee, in this case waived. The Planning Department has reviewed the aforementioned applications for completeness and finds that **the applications are now complete**.

An in-depth review of the content of the applications will now be performed, and the findings discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6122 or br_thomas@cityofalachua.org.

Sincerely,

Bryan S. Thomas

Bryan S. Thomas, AICP
Planning & Community Development Director

CC: Carson J. Crockett, AICP, Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stephens, 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: Hathcock Community Center Rezoning
2. Address of Subject Property: Unassigned
3. Parcel ID Number(s): 03114-000-000
4. Existing Use of Property: Vacant Residential
5. Future Land Use Map Designation : Medium Density Residential; Proposed Public
6. Existing Zoning Designation: RSF-3
7. Proposed Zoning Designation: GF
8. Acreage: +/- 0.49

**B. APPLICANT**

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Carson J. Crockett, AICP Title: Principal Planner
   Company (if applicable): City of Alachua, Planning & Community Development Department
   Mailing address: P.O. Box 9
   City: Alachua State: Florida ZIP: 32616
   Telephone: ( ) 386-418-6137 FAX: ( ) e-mail: ccrockett@cityofalachua.org
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * 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

Carson J. Crockett, AICP

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7th day of Jan, 2026 by Carson J. Crockett, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2026

Signature of Notary Public, State of Florida

January 7, 2026

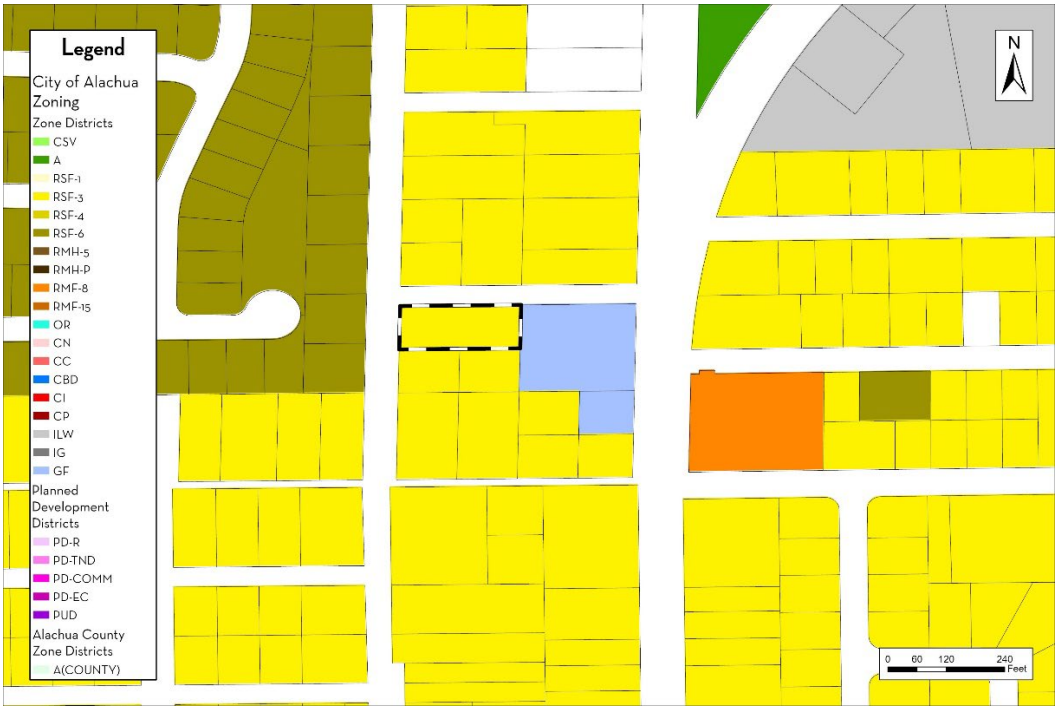
Bryan S. Thomas, AICP
City of Alachua
P.O. Box 9
Alachua, Florida 32616

**RE: Hathcock Community Center Site-Specific Amendment to the Official Zoning Atlas**

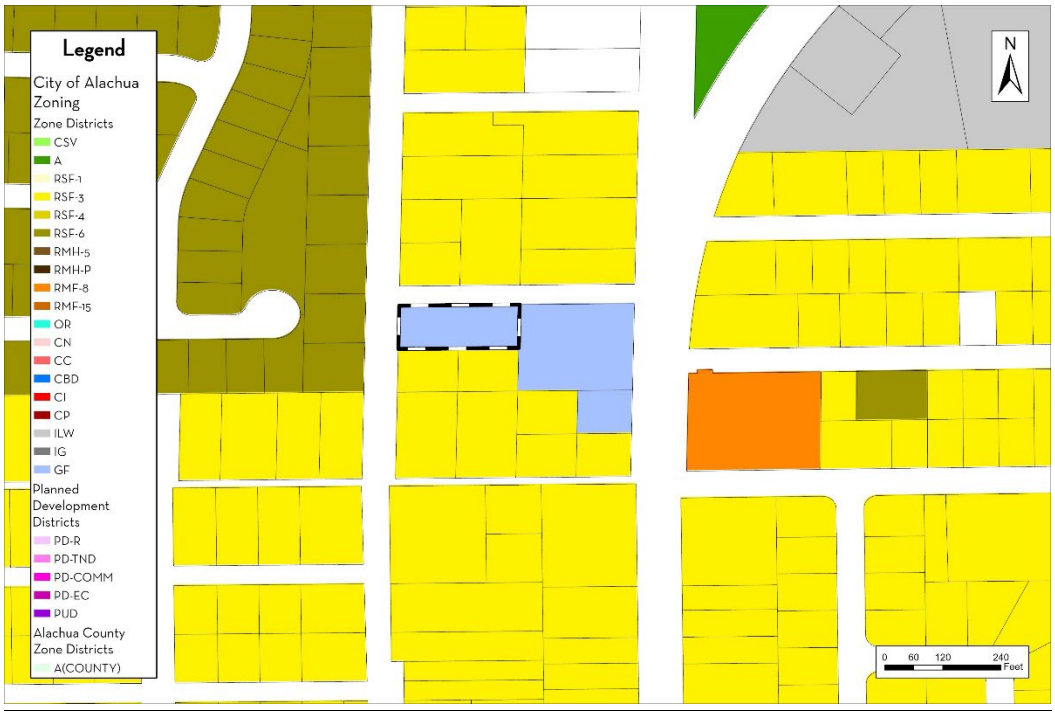
Dear Bryan S. Thomas,

The City of Alachua is initiating a site-specific amendment to the Official Zoning Atlas (Rezoning) on property owned and maintained by the City. The application proposes amending the zone district from Residential Single-Family – 3 (RSF-3) to Government Facility (GF) on a +/- 0.49-acre subject property generally located at the southeast corner of NW 159th Lane and NW 141st Street, and west of the Cleather Hathcock Community Center (tax parcels 03114-000-000). The subject property is currently vacant residential. This amendment would allow property that the City recently acquired to be incorporated into the ongoing improvement project for the Cleather Hathcock Community Center.

## Existing Zone District



## Proposed Zone District




This application is a companion application to a small-scale Comprehensive Plan amendment.

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

**Date:** January 7, 2026

**To:** Bryan S. Thomas, AICP
Planning & Community Development Director

**From:** Carson J. Crockett, AICP
Principal Planner

**RE:** **Hathcock Community Center Rezoning Concurrency Impact Analysis**

The subject property is approximately 0.49-acres in size and the GF zone district permits a floor area ratio of up to 1.0 for parcels once acre or less in size. This permits a theoretical maximum build out of 21,344 square feet. These concurrency calculations considered the use of the property as a community center with the theoretical maximum build out scenario; however, it is unlikely that the maximum floor area permitted is ever reached.

## Traffic Impact

The following impacts are projected at maximum build out of the subject property on the roadway segments identified in Table 1-1.

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

| Segment Number[2] | Segment Description | Lanes | Functional Classification | Area Type | LOS |
|---|---|---|---|---|---|
| 4 | U.S. Hwy 441 from CR25A East Intersection to SR 235 | 4/D | Principle Arterial | Urban Trans | D |
| 5 | U.S. Hwy 441 from SR 235 to I-75 | 4/D | Principle Arterial | COMM | D |
| 8 | SR 235 from NW 143rd Place to US 441 | 2/U Bays | Major Collector | Comm | D |
| 9 | SR 235 from US 441 to NW 140th Street | 2/U Bays | Major Collector | Comm | D |
| 10 | SR 235 from NW 140th Street to East City Limit | 2/U | Major Collector | Comm | D |
| 12 | CR 241 from NW SR 235 to North City Limit | 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 [Section 2.4.14(H)(2)(a)of the LDRs].

## Table 1-2. Projected Impact on Affected Comprehensive Plan Roadway Segments

| Traffic System Category | Segment 4 U.S. Hwy 441 | | Segment 5 U.S. Hwy 441 | | Segment 8 SR 235 | |
|---|---|---|---|---|---|---|
| | AADT | PM Peak | AADT | PM Peak | AADT | PM Peak |
| Maximum Service Volume[1] | 45,700 | 4,110 | 39,000 | 3,510 | 14,400 | 1,290 |
| Existing Traffic[2] | 17,700 | 1,559 | 26,500 | 2,239 | 11,000 | 830 |
| Reserved Trips[3] | 2,512 | 331 | 2,486 | 230 | 0 | 0 |
| Available Capacity[3] | 25,488 | 2,220 | 10,014 | 1,041 | 3,400 | 460 |
| Increase/Decrease in Trips Generated by Development[4] | 105 | 9 | 105 | 9 | 98 | 9 |
| Residual Capacity | 25,383 | 2,211 | 9,909 | 1,032 | 3,302 | 451 |
| Residual Percentage of Permitted Design Capacity Utilized | 44.46% | 46.20% | 74.59% | 70.60% | 77.07% | 65.04% |

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
3 Source: City of Alachua January 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition (Code 495: Recreational Community Center); 28.82 AADT/1,000 sq. ft. * 21,344 sq. ft. = 615 AADT; 2.53 PM Peak/1,000 sq. ft. * 21,344 sq. ft. = 54 PM Peak Trips; Trip Distribution: Segment 4 – 17%; Segment 5 – 17%; Segment 8 – 16%; Segment 9 – 100%; Segment 10 – 25%; Segment 12 – 25%.

## Table 1-3. Projected Impact on Affected Comprehensive Plan Roadway Segments (Continued)

| Traffic System Category | Segment 9 SR 235 | | Segment 10 SR 235 | | Segment 12 CR 241 | |
|---|---|---|---|---|---|---|
| | AADT | PM Peak | AADT | PM Peak | AADT | PM Peak |
| Maximum Service Volume[1] | 14,400 | 1,290 | 14,400 | 1,290 | 15,120 | 1,359 |
| Existing Traffic[2] | 9,400 | 675 | 5,100 | 471 | 3,300 | 343 |
| Reserved Trips[3] | 316 | 38 | 0 | 0 | 356 | 35 |
| Available Capacity[3] | 4,684 | 577 | 9,300 | 819 | 11,464 | 981 |
| Increase/Decrease in Trips Generated by Development[4] | 615 | 54 | 154 | 14 | 154 | 14 |
| Residual Capacity | 4,069 | 523 | 9,146 | 805 | 11,310 | 967 |
| Residual Percentage of Permitted Design Capacity Utilized | 71.74% | 59.46% | 36.49% | 37.60% | 25.20% | 28.84% |

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
3 Source: City of Alachua January 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition (Code 495: Recreational Community Center); 28.82 AADT/1,000 sq. ft. * 21,344 sq. ft. = 615 AADT; 2.53 PM Peak/1,000 sq. ft. * 21,344 sq. ft. = 54 PM Peak Trips; Trip Distribution: Segment 4 – 17%; Segment 5 – 17%; Segment 8 – 16%; Segment 9 – 100%; Segment 10 – 25%; Segment 12 – 25%.

The projected trips would not negatively impact the level of service standard of any roadway segment.

## Potable Water Impacts

### Table 2. 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] | 5,692 |
| | |
| Residual Capacity | 1,001,944 |
| Residual Percentage of Permitted Design Capacity Utilized | 66.60% |

1 City of Alachua Public Services Department, April 2025
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Per FAC Chapter 62-0008: Parks, Public Picnic with toilet only: 4 GPD/Person*(1 person/15 sq. ft.*21,344 sq. ft.) = 5,692 GPD

The projected potable water demand would not negatively impact the level of service standard of the City's solid waste facilities.

## Sanitary Sewer Impacts

### Table 3. 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] | 5,692 |
| | |
| Residual Capacity | 284,373 |
| Residual Percentage of Permitted Design Capacity Utilized | 81.04% |

1 City of Alachua Public Services Department, April 2025
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Per FAC Chapter 62-0008: Parks, Public Picnic with toilet only: 4 GPD/Person*(1 person/15 sq. ft.*21,344 sq. ft.) = 5,692 GPD

The projected sanitary sewer demand would not negatively impact the level of service standard of the City's solid waste facilities.

## Solid Waste Impacts

### Table 4. 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] | 256.13 | 46.74 |
| New River Solid Waste Facility Anticipated Capacity[4] | 30+ Years | |

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 2.1.a, Community Facilities Element. Formula: 11,015 Persons x 0.73 tons per year.
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Scincero and Sincero; Enviornmental Engineering: A Design Approach. Prentice Hall, New Jersey. 1996. (12lbs/1,000 sq. ft.*21,344 sq. ft. = 256.13 lbs/day).
4 New River Solid Waste Association, April 2025

The projected solid waste generated would not negatively impact the level of service standard of the City's solid waste facilities.

## Recreation Facilities

The proposed zone district does not permit any residential development; therefore, there are no impacts to recreation facilities. Additionally, the proposed zone district would actually increase the amount of lands designated for public and recreational use in the City. The amendment will have no impact to the level of service of recreation facilities.

## Public School Facilities

The proposed zone district does not permit any residential development; therefore, there are no impacts to public school facilities. The amendment will have no impact to the level of service of public school facilities.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

**Date:** January 7, 2026

**To:** Bryan S. Thomas, AICP
Planning & Community Development Director

**From:** Carson J. Crockett, AICP
Principal Planner

**RE:** **Hathcock Community Center Rezoning Comprehensive Plan Consistency**

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. 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 1.6: *Public*

The City shall designate a Public land use category. Appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria:

1. Public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable.
2. Public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

**Evaluation & Findings:** The Comprehensive Plan includes "parks and recreation systems" in the definition of public facilities. The GF zone district permits a broad set of government service uses, which includes parks and recreation systems. The current use of the property

vacant residential, but the property will be incorporated with the neighboring Hathcock Community Center, which is a permitted use in the GF zone district.

Objective 3.5: *Protection of Historic Districts and Historic Resources*

The City shall ensure that its land use, transportation, housing, and economic development policies and regulations are consistent with and adequately facilitate historic preservation.

**Evaluation & Findings**: The subject property, although located in an already developed portion of the City, is not known to have any listed historic resources on it and the subject property is not located within a historic district.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Objective 4.3: *Redevelopment*

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

**Evaluation & Findings**: The subject property is located within the Central City Area. The existing use of the property is vacant residential and the proposed amendment would enable expansion of the existing Hathcock Community Center consistent with this policy..

## Recreation Element

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

**Evaluation & Findings**: The proposed amendment would add additional functional park space to the City's level of service capacity by expanding the GF zone district from the adjacent Hathcock Center to the subject property currently zoned RSF-3.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

**Date:** January 7, 2026

**To:** Bryan S. Thomas, AICP
Planning & Community Development Director

**From:** Carson J. Crockett, AICP
Principal Planner

**RE:** **Hathcock Community Center Rezoning LDRs Analysis**

Section 2.4.2(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all amendments to the Official Zoning Atlas must be found compliant. An evaluation of the application against the standards of Section 2.4.2(E)(1) is provided below.

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

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

**Evaluation:** An evaluation of consistency with the City of Alachua Comprehensive Plan has been submitted as part of this application.

(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:** This analysis demonstrates consistency with the Land Development Regulations and the proposed zone district of GF would not conflict with any ordinances.

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

**Evaluation:** The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, resulting in a logical development pattern.

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

**Evaluation:** The surrounding area is urban in context and is mostly developed. The amendment would not result in premature development in an undeveloped 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 classifications of adjacent lands.

**Evaluation:** The subject property is adjacent to GF and the existing community center to the east, RSF-3 and single-family residential to the north and south, and RSF-6 and single-family residential to the west. The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations.

(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:** The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations. No adverse effects on local character are anticipated as a result of the proposed amendment.

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

**Evaluation:** The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, maintaining the existing development pattern of the surrounding area.

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

**Evaluation:** The surrounding area is urban in context and is mostly developed. The subject property is also located in the Central City Area. The proposed zone district of GF does not permit residential uses of any density nor is it intended for highway-oriented uses. The companion small-scale Comprehensive Plan amendment application has been evaluated for urban sprawl against the 13 primary indicators and eight urban form criteria established in Florida Statutes. The proposed amendment would not encourage urban sprawl.

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

**Evaluation:** The proposed amendment would extend an existing GF zone district adjacent to residential zone districts (primarily RSF-3) which the GF zone district primarily serves. The zone districts are related and not isolated and would not result in spot zoning.

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

**Evaluation:** The subject property is within the City's service areas for both potable water and sanitary sewer and utilities are available at the subject property. No major extensions of utilities would be required.

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

**Evaluation:** The subject property is not known to have any significant environmental features or wildlife habitat on the site and is already within in urban area. There are regulated tree species on the site and all requirements in Section 6.2 of the City's Land Development Regulations will apply at time of development.

om $15,000 to
with additional
offset expenses by
dvertising space
des of the shuttle
He said several
vn business owners
xpressed interest in
uting financially.
have talked with
business owners
vn and they are into
ing in to help carry the
cial burden," Millett

Millett said the shuttle
cles would be owned
the organizers, with
urance under their
me, but he requested
mbursement for
surance costs. He
stimated that $30,000
would cover fuel, driver
alaries and insurance for
one year. Both Millett
and Bohannon noted that
similar shuttle programs
are already in place in other
CRA districts throughout
Florida.

City Manager Jeremy
Marshall said he wanted
direction from the
r CRA Board before staff
" devoted further time to
ld developing the proposal.
ng Board members responded
ack favorably, signaling interest
ack in exploring the concept
ts." further. The proposal is
Amy expected to return to the
ssed board once details and
ying financing are refined.
sitors In other business,
a and the CRA unanimously
esses. approved a Commercial
ay be Façade Grant application
within from the Howard T. Odum
initiate Florida Springs Institute,
located at 18645 High
Springs Main Street. The
institute plans to paint the
front of the building, repair
trim and install a Florida
Springs Welcome Center

enough
CRA to
started,"
estimated

The total project cost is estimated at $7,500, with a requested grant of $3,750, representing 50 percent of the total. Bohannon said approval is contingent upon the project also receiving a Certificate of Appropriateness from the Historic Preservation Board.

The board also unanimously approved a second Commercial Façade Grant request from the GFWC High Springs New Century Woman's Club. The project includes the design and installation of a two-sided sign and construction of a 7-foot-by-7-foot deck with stairs, handrails and a

with a requested
$2,488.64.

Additionally, the board approved an updated interlocal agreement related to an innovative policing initiative first approved in September. The agreement allows for an increased cost of an electric bicycle dedicated to policing efforts within the CRA district and enhanced police services during peak hours. The cost of the electric bike increased from $5,500 to $5,800 and was approved unanimously.

At the close of the meeting, board members acknowledged the

board
service to the community
and wished him well.

Earlier in the meeting,

Email cwalker@
alachuatoday.com


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# City of ALACHUA

## NOTICE OF NEIGHBORHOOD MEETING

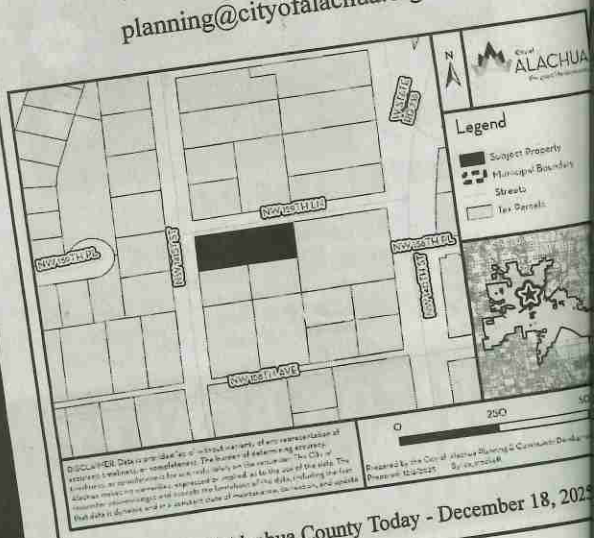
A neighborhood meeting will be held to discuss a rezoning to GF (Government Facility) on a +/- 0.49-acre subject property generally located at the southeast corner of NW 159th lane and NW 141st Street, and west of the Cleather Hathcock Community Center. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

Date: Tuesday, January 6, 2026

Time: 6:00 P.M.

Place: Cleather Hathcock Community Center
15818 NW 140th Street, Alachua, Florida

Contact: City of Alachua Planning & Community Development Department
(386) 418-6121
planning@cityofalachua.org




(Published: Alachua County Today - December 18, 2025)


...The Difference"

City of ALACHUA
the good life community

MAILED
DEC 15 2025

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

# NOTICE OF NEIGHBORHOOD MEETING

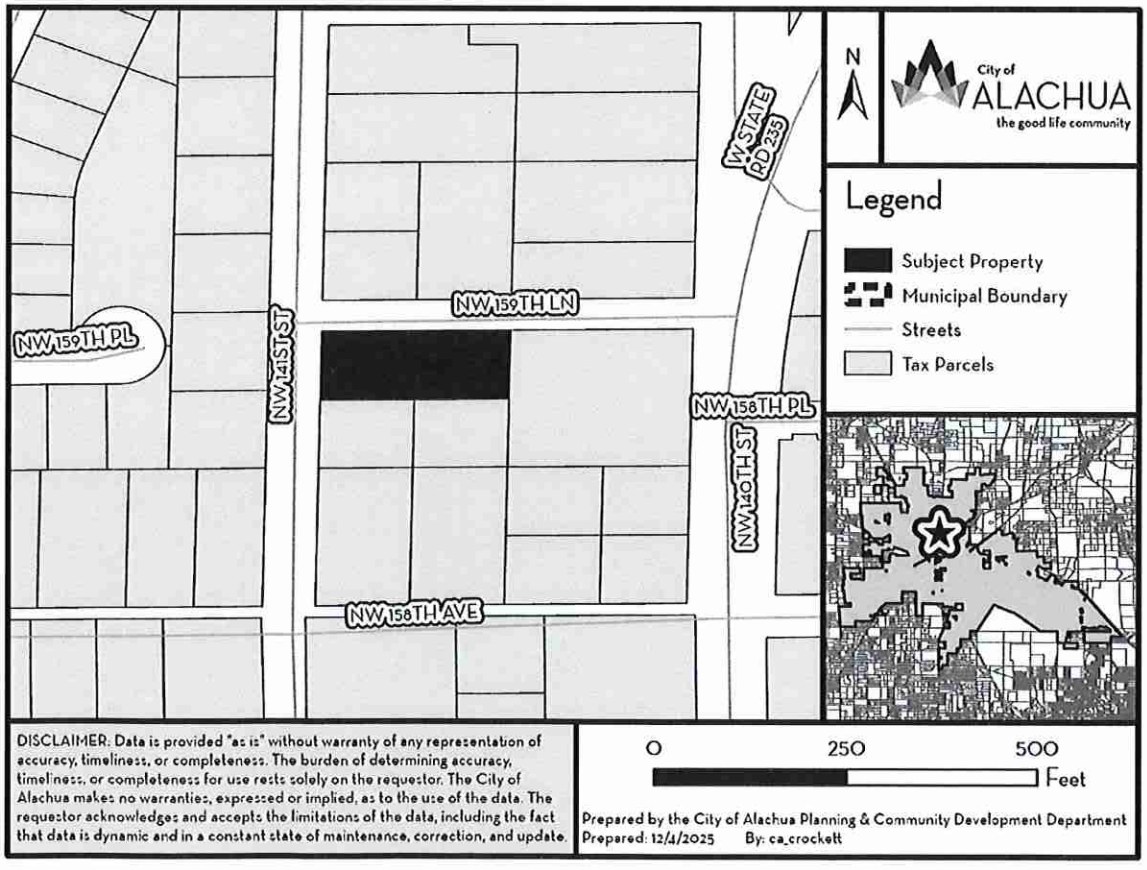
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Contact: City of Alachua Planning & Community Development Department
(386) 418-6121 | planning@cityofalachua.org



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ALACHUA COUNTY HOUSING AUTHORI
701 NE 1ST ST
GAINESVILLE, FL 32601

ALACHUA COUNTY
C/O COUNTY MANAGERS
12 SE 1ST ST
GAINESVILLE, FL 32601

ALMENDAREZ CARLOS O COLINDRES
14514 NW 144TH PL
ALACHUA, FL 32615

ALVAREZ & OZUNA H/W
14277 NW 159TH PL
ALACHUA, FL 32615

AMOR & PRUETT H/W
14202 NW 158TH AVE
ALACHUA, FL 32615

BAYWOOD HILLS OWNERS ASSOCIATI
7475 SW 70TH LN
GAINESVILLE, FL 32608

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BRIDGEMOHAN SHARA M
15915 NW 142ND DR
ALACHUA, FL 32615

BURGESS & HIGHTOWER HEIRS
3335 58TH AVE
VERO BEACH, FL 32966

BURGESS & WHITFIELD
25243 nw 6th ave
NEWBERRY, FL 32669

BURGESS BONNIE
PO BOX 111
ALACHUA, FL 32616

BUSH & WATERS & WATERS JR ET AL
C/O PATSY WATERS
PO BOX 3879
ANN ARBOR, MI 48106

CALAHAN & DEMPS & LANG & MCLEOI
15748 SW 37TH CIR
OCALA, FL 34473

CAMPOS ALBA DE LEON
17345 NW 173RD RD
ALACHUA, FL 32615

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CLAYTON THEAUDRA PATRICIA JOHNS
13911 NW 159TH PL
ALACHUA, FL 32615

FISHER & LUBIN H/W
15935 NW 142ND DR
ALACHUA, FL 32615

FORD GREGORY B HEIRS
15824 NW 141ST ST
ALACHUA, FL 32615

FRALEY & LONGSTREET
PO BOX 933
ALACHUA, FL 32616

FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32616

GARRISON GRACE S
PO BOX 955
ALACHUA, FL 32616

GOLDIE LOKS INC
PO BOX 423
ALACHUA, FL 32616

GREGOIRE HAMLEEN
15955 NW 142ND WAY
ALACHUA, FL 32615

HALL & HALL JR & LEE & STRAWDER
2217 ATLANTA ST
HOLLYWOOD, FL 33020

HALL CORTEZ & LATASHA
15908 NW 141ST
ALACHUA, FL 32615

HAMDI BONNIE LOU LIFE ESTATE
15932 NW 141ST ST
ALACHUA, FL 32615

HAYWOOD & WRIGHT HEIRS
C/O HILDA HAYWOOD
PO BOX 651
ALACHUA, FL 32616

HICKS ALFRED N & LINDA F
PO BOX 1751
ALACHUA, FL 32616

JACKSON & JACKSON & GAINES
PO BOX 1411
ALACHUA, FL 32616

JACKSON PHILLIP JR
PO BOX 493
MORRISVILLE, NC 27560

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JACKSON PHILLIP
15923 NW 141ST ST
ALACHUA, FL 32615

JACKSON PHILLIP
PO BOX 493
MORRISVILLE, NC 27560

JAMES CHARLES E HEIRS
1639 NE 31ST AVE
GAINESVILLE, FL 32609

JAMES LULA M
1639 NE 31ST AVE
GAINESVILLE, FL 32609

JAYA RADHA MADHAVA LLC
13740 NW 137TH PL
ALACHUA, FL 32615

JOHNSON NATALIE C
15716 NW 138TH TER
ALACHUA, FL 32615

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JONES SR & RICHARDSON & RICHARD
14437 NW 143RD PL
ALACHUA, FL 32615

JONES SR & RICHARDSON
C/O ELLIOTT JACKSON JONES SR
14016 NW 158TH AVE
ALACHUA, FL 32615

JONES VALRIE
15727 NW 133RD TER
ALACHUA, FL 32615

JORDAN ROBERT EDWARD
15912 NW 140TH ST
ALACHUA, FL 32615

KUEPPER ELIZABETH A LIFE ESTATE
13907 NW 159TH PL
ALACHUA, FL 32615

LABONTE BRANDON & JENNIFER
15905 NW 142ND DR
ALACHUA, FL 32615

MCCASLIN BRENDA D
PO BOX 365
ALACHUA, FL 32616

MCKNIGHT SHAUN R & JAMI S
14004 NW 158TH AVE
ALACHUA, FL 32615

MOSELEY C B
PO BOX 2322
HIGH SPRINGS, FL 32655

PALENCIA CHERNITRA SELLERS
15985 NW 142ND DR
ALACHUA, FL 32615

POLLOCK JARED H & AMY K
PO BOX 2696
ALACHUA, FL 32616

RICHARDSON WILLIAM C
16004 NW 141ST ST
ALACHUA, FL 32615

RUFRANO MARCEIA
13826 NW 158TH PL
ALACHUA, FL 32615

SAONA & WATSON
15813 NW 141ST ST
ALACHUA, FL 32615

SAONA MARIA B
15813 NW 141ST ST
ALACHUA, FL 32615

SAUNDERS YARIEL E
14217 NW 159TH PL
ALACHUA, FL 32615

SERMONS DEBRA FRAZIER
PO BOX 402
ALACHUA, FL 32616

ST MATTHEW MISSIONARY BAPTIST C
PO BOX 1088
ALACHUA, FL 32616

STEERS PHILIP L IV & JENNIFER
15975 NW 142ND DR
ALACHUA, FL 32615

WEBB ROSE M HEIRS
PO BOX 1165
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA, FL 32616

WILLIAMS DOROTHY E
15836 NW 141ST ST
ALACHUA, FL 32615

WILLIAMS IDA M HEIRS
PO BOX 2185
ALACHUA, FL 32616

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ALACHUA, FL 32615

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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

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

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

**City of Alachua**
*"The Good Life Community"*
PO Box 9
Alachua, Florida 32616-0009

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32615 $ 000.74⁰
02 7W
0008039369 DEC 15 2025

Attn: Planning
Land Development Regulations Admin
P.O. Box 9
Alachua, Fl 32616

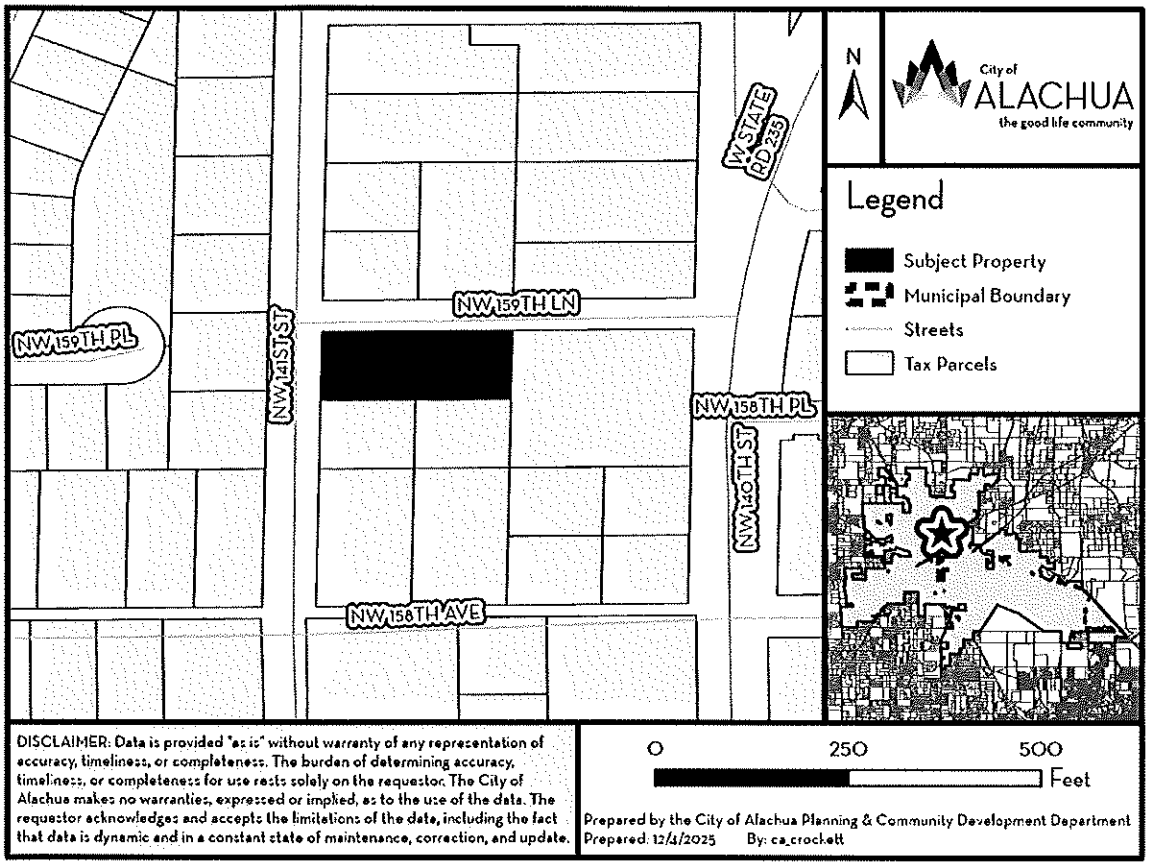
Neighborhood Meeting
Sign In January 6, 2026

| Name (Please Print) | Name (Please Print) |
|---|---|
| (Please Print) Chernitra Palencia | (Please Print) |
| (Please Print) Tamara Robbins | (Please Print) |
| (Please Print) Glen Anders | (Please Print) |
| (Please Print) Jackson Youmas | (Please Print) |
| (Please Print) | (Please Print) |
| (Please Print) | (Please Print) |
| (Please Print) | (Please Print) |
| (Please Print) | (Please Print) |
| (Please Print) | (Please Print) |
| (Please Print) | (Please Print) |

# Neighborhood Meeting Tonight

## *to discuss*

Rezoning of the subject property generally located at the southeast corner of NW 159th lane and NW 141st Street, and west of the Cleather Hathcock Community Center




This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

# The Subject Property

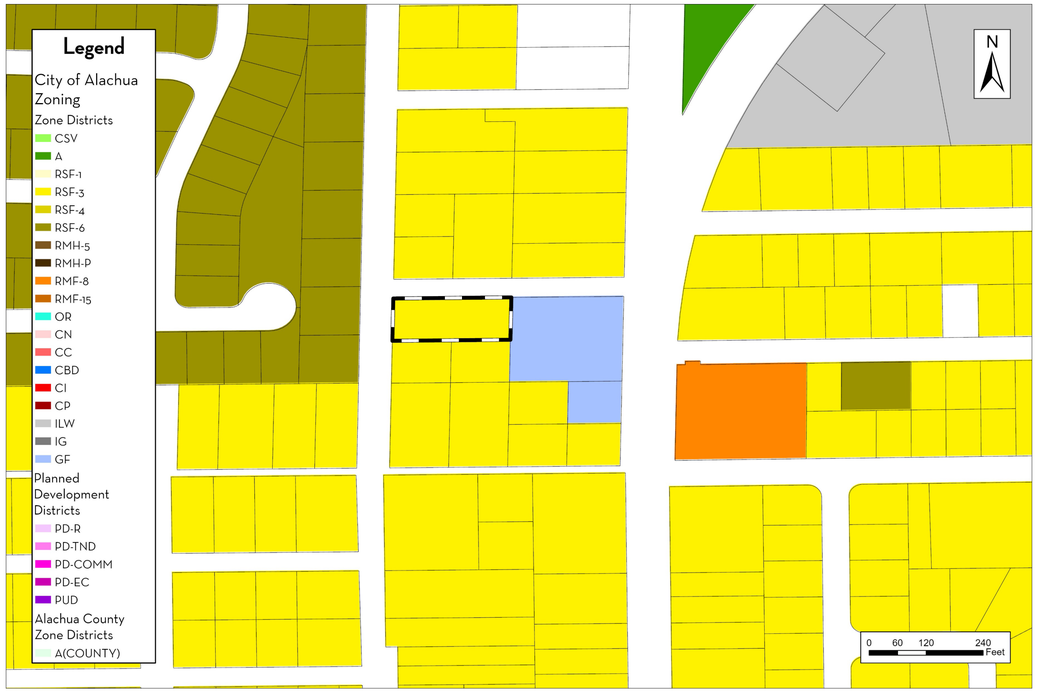
The property proposed to be rezoned is directly adjacent to the present day Hathcock Center, located just south of NW 159th Lane and east of NW 141st Street.

The property is approximately 0.49-acres (or 21,344 square feet).

The property has historically been zoned for some form of residential development, but has remained vacant and undeveloped for several years. This is the current state of the property.



The City of Alachua recently acquired the parcel with the intent to incorporate the property into the Hathcock Center. The rezoning of the property from Residential Single-Family – 3 (RSF-3) to Government Facility (GF) will better reflect the property's function as part of the Hathcock Center and the City's Recreation & Culture Department.




# Existing Zone District

The property is currently zoned as Residential Single-Family – 3 (RSF-3).

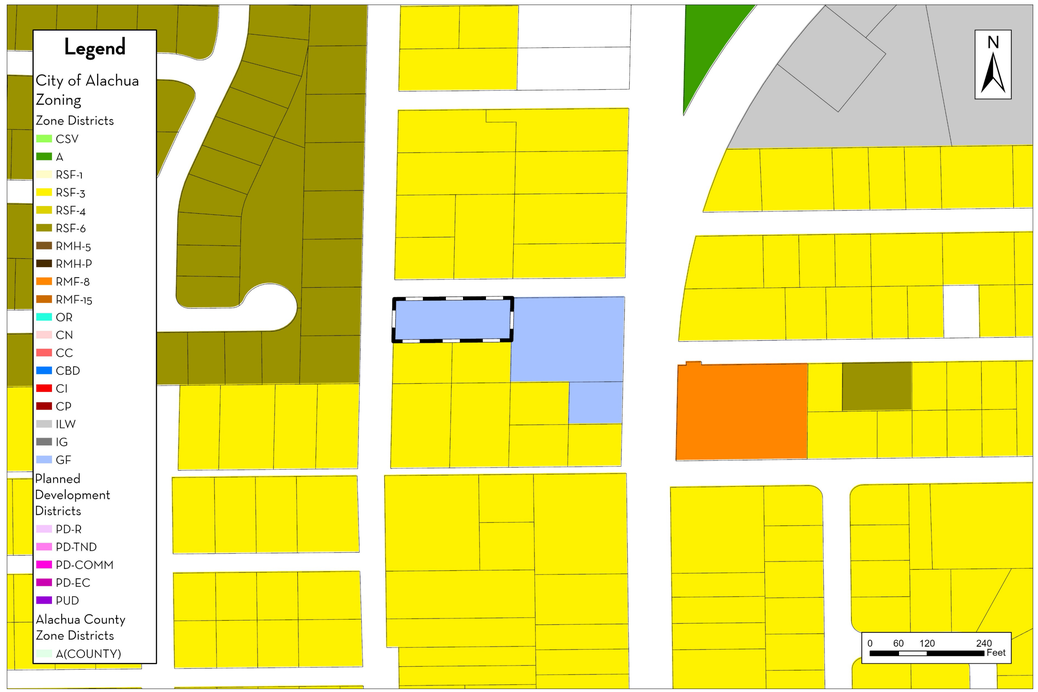
The RSF-3 zone district permits up to 3 dwelling units per acre and typically permits the development of single-family homes and supporting community services. Little to no non-residential or non-institutional development is permitted in the RSF-3 zone district.

# Proposed Zone District

The proposed zone district is Government Facility (GF).

The GF zone district is typically used on government owned lands, including City lands. The GF zone district does not permit for any residential development. Development is typically limited to public and institutional uses.

In this case, the rezoning is to directly serve the Hathcock Center.



City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

**Date:** January 7, 2026

**To:** Bryan S. Thomas, AICP
Planning & Community Development Director

**From:** Carson J. Crockett, AICP
Principal Planner

**RE:** **Hathcock Community Center Rezoning Neighborhood Meeting Summary**

On January 6, 2026, the Planning & Community Development Department held a neighborhood meeting at the Cleather Hathcock Community Center (located at 15818 NW 140th Street) to discuss the rezoning of the +/- 0.49-acre subject property (tax parcel 03114-000-000). The neighborhood meeting was held in an open house format. Carson J. Crockett, AICP, was present to conduct the meeting and Bryan S. Thomas, AICP and Parker Stevens were present as representatives of the City to observe. The proposed rezoning from RSF-3 to GF was discussed with each attendee and the purpose of the rezoning to include the recently acquired property into the Hathcock Center property was discussed.

Meeting Start: 6:00 PM. Five total participants, but only four signed in. See attached sign in sheet

- Participants expressed a desire to ensure the large heritage trees on the property are preserved during the following stages of the site design and development review process.
- Participants asked if the City had attempted to acquire additional parcels to the south. Staff confirmed that the City had attempted to purchase parcel 03119-000-000, but were unable at this time.
- Participants asked where stormwater from future development would drain to, whether it be SR 235 or another basin. Staff confirmed that stormwater currently flows towards SR 235, but any future development would require onsite stormwater facilities. One participant followed up with concerns about the design of stormwater facilities in the area.
- Participants asked about the design of the proposed community center project. Staff indicated that they were not involved in that portion of the project and that the meeting was solely to discuss the rezoning of parcel 03114-000-000.
- Participants relayed a strong appreciation for the history of the surrounding neighborhood and property.

- Participants were concerned that the neighborhood meeting notices did not reach far enough. Staff confirmed that the mailings sent complied with the City's Land Development Regulations.
- Most participants expressed positive reactions regarding the rezoning. Most comments and concerns were related to the future design of the site and proposed community center project.

**Last Participant Departed: 6:48 PM.** Staff remained on site until 7:00 PM for any other participants to attend.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3654162 2 PG(S)
10/23/2025 9:23 AM
BOOK 5239 PAGE 2622
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1293369
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $507.50
Intang. Tax: $0.00

Prepared by and return to:
Gary D. Grunder
Grunder & Petteway, PA
23349 Northwest County Road 236
Suite 10
High Springs, FL 32643

File No. 25161

Parcel Identification No. 03114 000 000

[Space Above This Line For Recording Data]

# WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture** made the 22nd day of October, 2025 between Paristamika V. Owens, whose post office address is 1829 Northeast 3rd Avenue, Gainesville, FL 32641, of the County of Alachua, Florida, Grantor, to City of Alachua Florida, a municipality in Alachua County, whose post office address is 15100 Northwest 142 Terrace, Alachua, FL 32615, of the County of Alachua, Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

The subject property is not the homestead of Grantor.

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

**Subject to** taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

Paristamika V. Owens

WITNESS
PRINT NAME: Gary D. Grunder

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 1 ADDRESS

WITNESS
PRINT NAME: Summer L. McLaughlin

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (x) physical presence or (__) online notarization, this 22 day of October, 2025, by Paristamika V. Owens, (__) who is/are personally known to me or (✓) who has/have produced FL Drivers License as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Notary Public State of Florida
Gary D Grunder
My Commission HH 405746
Expires 7/6/2027

Notary Public State of Florida
Gary D Grunder
My Commission HH 405746
Expires 7/6/2027

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

# 2025 REAL ESTATE
## NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ACCOUNT NUMBER | PROPERTY ADDRESS | MILLAGE CODE |
|---|---|---|
| 03114 000 000 | UNASSIGNED LOCATION RE | 1700 |

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

**EXEMPTIONS:**
COUNTY PROPERTY - AMOUNT

SCAN TO PAY ONLINE

### AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION(S) | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| COUNTY GENERAL | 7.6000 | 23,100 | 4,493 | 18,607 | 141.41 |
| LIBRARY GENERAL | 0.9374 | 23,100 | 4,493 | 18,607 | 17.44 |
| SCHOOL CAP PROJECT | 1.5000 | 32,000 | 6,224 | 25,776 | 38.66 |
| SCHOOL DISCRNRY & CN | 0.7480 | 32,000 | 6,224 | 25,776 | 19.28 |
| SCHOOL GENERAL | 3.0030 | 32,000 | 6,224 | 25,776 | 77.41 |
| SCHOOL VOTED | 1.0000 | 32,000 | 6,224 | 25,776 | 25.78 |
| CHILDREN'S TRUST | 0.4500 | 23,100 | 4,493 | 18,607 | 8.37 |
| SUWANNEE RIVER WATER MGT DIST | 0.2812 | 23,100 | 4,493 | 18,607 | 5.23 |
| CITY OF ALACHUA | 6.2500 | 23,100 | 4,493 | 18,607 | 116.29 |

TOTAL MILLAGE 21.7696 — AD VALOREM TAXES $449.87

### LEGAL DESCRIPTION

ALACHUA REALTY CO ADDN PB A-100
N1/2 LOT 2 BK 25 OR 5002/1944

### NON-AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | UNIT | RATE | AMOUNT |
|---|---|---|---|
| 550 COUNTY FIRE SERVICES | 1.000 | Varies | 132.47 |

NON-AD VALOREM ASSESSMENTS $132.47

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $582.34

| IF PAID BY PLEASE PAY | Dec 31, 2025 | Jan 02, 2026 | Jan 31, 2026 | Feb 28, 2026 | Mar 31, 2026 |
|---|---|---|---|---|---|
| | $203.71 | $203.71 | $207.96 | $210.08 | $212.20 |

Please Retain this Portion for your Records. Receipt Available Online.


## JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2025 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 |
|---|---|
| 03114 000 000 | UNASSIGNED LOCATION RE |


CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615


### PAY ONLY ONE AMOUNT

| IF PAID BY | PLEASE PAY |
|---|---|
| ☐ Dec 31, 2025 | $203.71 |
| ☐ Jan 02, 2026 | $203.71 |
| ☐ Jan 31, 2026 | $207.96 |
| ☐ Feb 28, 2026 | $210.08 |
| ☐ Mar 31, 2026 | $212.20 |

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1 03114000000 2025 0

Partial Payments Applied

destination.

The boardwalk, long known as one of

while taking in the coastal surroundings.

City officials described

everyone involved, city officials said.

Programs and group

indicated additional senior trips are planned

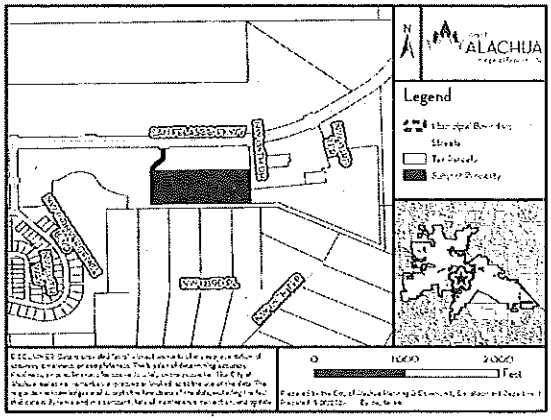
# City of ALACHUA

## 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 June 9, 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 #: PPP25-0003 – Convergence Research Park Residential Phase 4 "Canopy Trace"**

A request by Vector Civil Engineering, LLC, agent and applicant for Split Oak Alachua Investments, LLLP, property owner, for the Convergence Research Park Residential Phase 4 which proposes the subdivision of land into 60 single-family detached lots with associated common areas and rights-of-ways on a ± 10.60-acre subject property generally located south of US Highway 441 along Progress Boulevard (tax parcel 03929-005-000.) Future Land Use: Corporate Park District; Zoning: Corporate Park District.




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 - May 28, 2026)

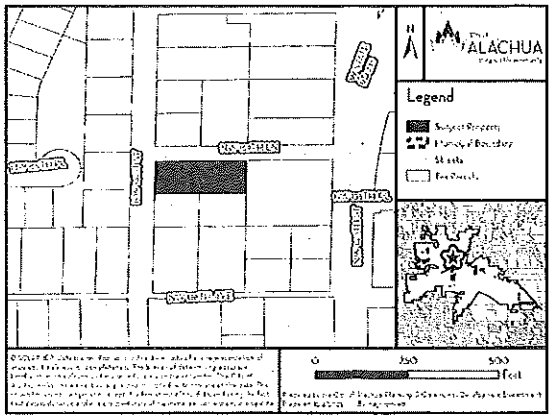
# City of ALACHUA

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**Application #: PR26-0001 – Hathcock Community Center**

A request by the City of Alachua, applicant and property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning). The proposed amendment would change the zoning district of a ± 0.49-acre subject property from Residential Single Family - 3 (RSF-3) to Government Facility (GF). The subject property is generally located at the southeast corner of NW 159th Lane and NW 141st Street, and west of the Cleather Hathcock Community Center, on Alachua County Tax Parcel (03114-000-000). Existing Zoning: Residential Single Family – 3; Proposed Zoning: Government Facility (GF).




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(Published: Alachua County Today - May 28, 2026)

City of ALACHUA
the good life community

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MAY 21 2026

RODOLFO VALLADARES
CITY MANAGER

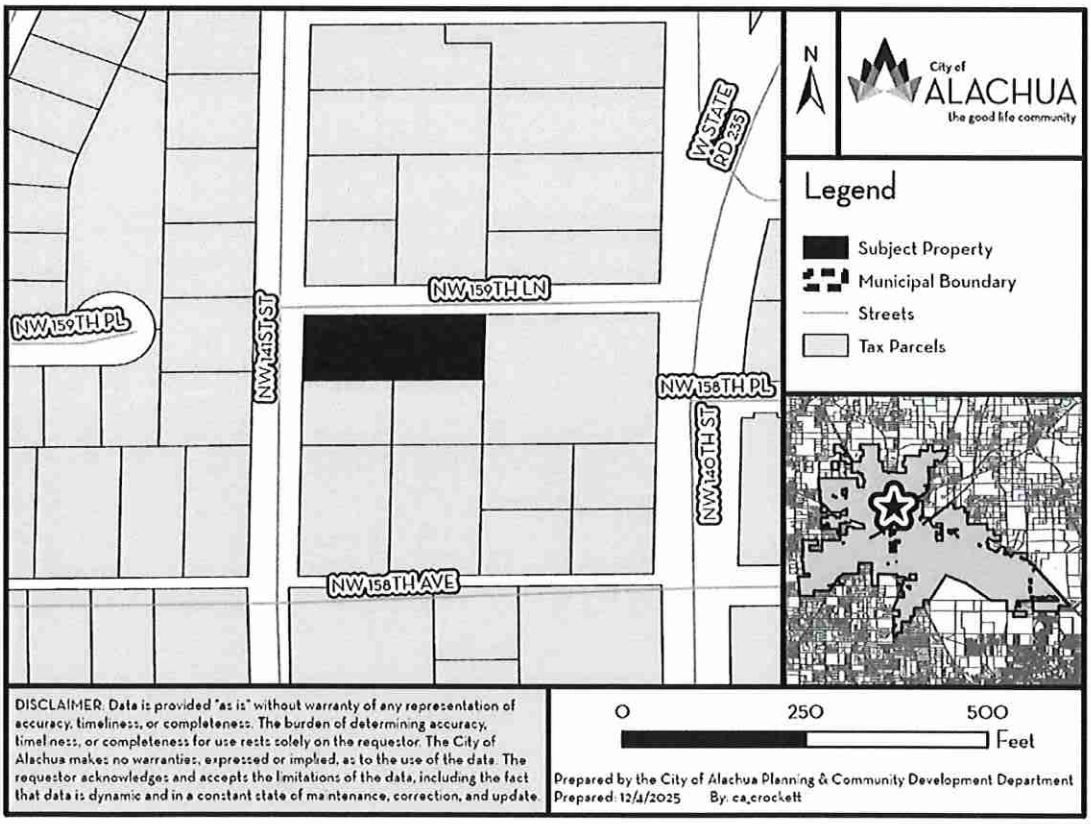
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

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

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PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

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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Gainesville, FL 32601

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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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

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ALACHUA COUNTY HOUSING AUTHORI
701 NE 1ST ST
GAINESVILLE, FL 32601

ALACHUA COUNTY
C/O COUNTY MANAGERS
12 SE 1ST ST
GAINESVILLE, FL 32601

ALMENDAREZ CARLOS O COLINDRES
14514 NW 144TH PL
ALACHUA, FL 32615

MAILED
MAY 21 2026

ALVAREZ & OZUNA H/W
14277 NW 159TH PL
ALACHUA, FL 32615

AMOR & PRUETT H/W
14202 NW 158TH AVE
ALACHUA, FL 32615

BAYWOOD HILLS OWNERS ASSOCIATI
7475 SW 70TH LN
GAINESVILLE, FL 32608

BRIDGEMOHAN SHARA M
15915 NW 142ND DR
ALACHUA, FL 32615

BURGESS & HIGHTOWER HEIRS
3335 58TH AVE
VERO BEACH, FL 32966

BURGESS & WHITFIELD
25243 nw 6th ave
NEWBERRY, FL 32669

BURGESS BONNIE
PO BOX 111
ALACHUA, FL 32616

BUSH & WATERS & WATERS JR ET AL
C/O PATSY WATERS
PO BOX 3879
ANN ARBOR, MI 48106

CALAHAN & DEMPS & LANG & MCLEOD
15748 SW 37TH CIR
OCALA, FL 34473

CAMPOS ALBA DE LEON
17345 NW 173RD RD
ALACHUA, FL 32615

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CLAYTON THEAUDRA PATRICIA JOHNS
13911 NW 159TH PL
ALACHUA, FL 32615

FISHER & LUBIN H/W
15935 NW 142ND DR
ALACHUA, FL 32615

FORD GREGORY B HEIRS
15824 NW 141ST ST
ALACHUA, FL 32615

FRALEY & LONGSTREET
PO BOX 933
ALACHUA, FL 32616

FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32616

GARRISON GRACE S
PO BOX 955
ALACHUA, FL 32616

GOLDIE LOKS INC
PO BOX 423
ALACHUA, FL 32616

GREGOIRE HAMLEEN
15955 NW 142ND WAY
ALACHUA, FL 32615

HALL & HALL JR & LEE & STRAWDER
2217 ATLANTA ST
HOLLYWOOD, FL 33020

HALL CORTEZ & LATASHA
15908 NW 141ST
ALACHUA, FL 32615

HAMDI BONNIE LOU LIFE ESTATE
15932 NW 141ST ST
ALACHUA, FL 32615

HAYWOOD & WRIGHT HEIRS
C/O HILDA HAYWOOD
PO BOX 651
ALACHUA, FL 32616

HICKS ALFRED N & LINDA F
PO BOX 1751
ALACHUA, FL 32616

JACKSON & JACKSON & GAINES
PO BOX 1411
ALACHUA, FL 32616

JACKSON PHILLIP JR
PO BOX 493
MORRISVILLE, NC 27560

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JACKSON PHILLIP
15923 NW 141ST ST
ALACHUA, FL 32615

JACKSON PHILLIP
PO BOX 493
MORRISVILLE, NC 27560

JAMES CHARLES E HEIRS
1639 NE 31ST AVE
GAINESVILLE, FL 32609

MAILED
MAY 21 2026

JAMES LULA M
1639 NE 31ST AVE
GAINESVILLE, FL 32609

JAYA RADHA MADHAVA LLC
13740 NW 137TH PL
ALACHUA, FL 32615

JOHNSON NATALIE C
15716 NW 138TH TER
ALACHUA, FL 32615

JONES SR & RICHARDSON & RICHARDS
14437 NW 143RD PL
ALACHUA, FL 32615

JONES SR & RICHARDSON
C/O ELLIOTT JACKSON JONES SR
14016 NW 158TH AVE
ALACHUA, FL 32615

JONES VALRIE
15727 NW 133RD TER
ALACHUA, FL 32615

JORDAN ROBERT EDWARD
15912 NW 140TH ST
ALACHUA, FL 32615

KUEPPER ELIZABETH A LIFE ESTATE
13907 NW 159TH PL
ALACHUA, FL 32615

LABONTE BRANDON & JENNIFER
15905 NW 142ND DR
ALACHUA, FL 32615

MCCASLIN BRENDA D
PO BOX 365
ALACHUA, FL 32616

MCKNIGHT SHAUN R & JAMI S
14004 NW 158TH AVE
ALACHUA, FL 32615

MOSELEY C B
PO BOX 2322
HIGH SPRINGS, FL 32655

PALENCIA CHERNITRA SELLERS
15985 NW 142ND DR
ALACHUA, FL 32615

POLLOCK JARED H & AMY K
PO BOX 2696
ALACHUA, FL 32616

RICHARDSON WILLIAM C
16004 NW 141ST ST
ALACHUA, FL 32615

RUFRANO MARCEIA
13826 NW 158TH PL
ALACHUA, FL 32615

SAONA & WATSON
15813 NW 141ST ST
ALACHUA, FL 32615

SAONA MARIA B
15813 NW 141ST ST
ALACHUA, FL 32615

SAUNDERS YARIEL E
14217 NW 159TH PL
ALACHUA, FL 32615

SERMONS DEBRA FRAZIER
PO BOX 402
ALACHUA, FL 32616

ST MATTHEW MISSIONARY BAPTIST CI
PO BOX 1088
ALACHUA, FL 32616

STEERS PHILIP L IV & JENNIFER
15975 NW 142ND DR
ALACHUA, FL 32615

WEBB ROSE M HEIRS
PO BOX 1165
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA, FL 32616

WILLIAMS DOROTHY E
15836 NW 141ST ST
ALACHUA, FL 32615

WILLIAMS IDA M HEIRS
PO BOX 2185
ALACHUA, FL 32616

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# AFFIDAVIT FOR POSTED LAND USE SIGN

I, Parker A. H. Stevens, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 5-20-2026 FOR THE Hathcock Community Center (Rezoning)
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

3
(Number of signs)

# Posted Notice Location Map
# PR26-0001 | Hathcock Community Center

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**

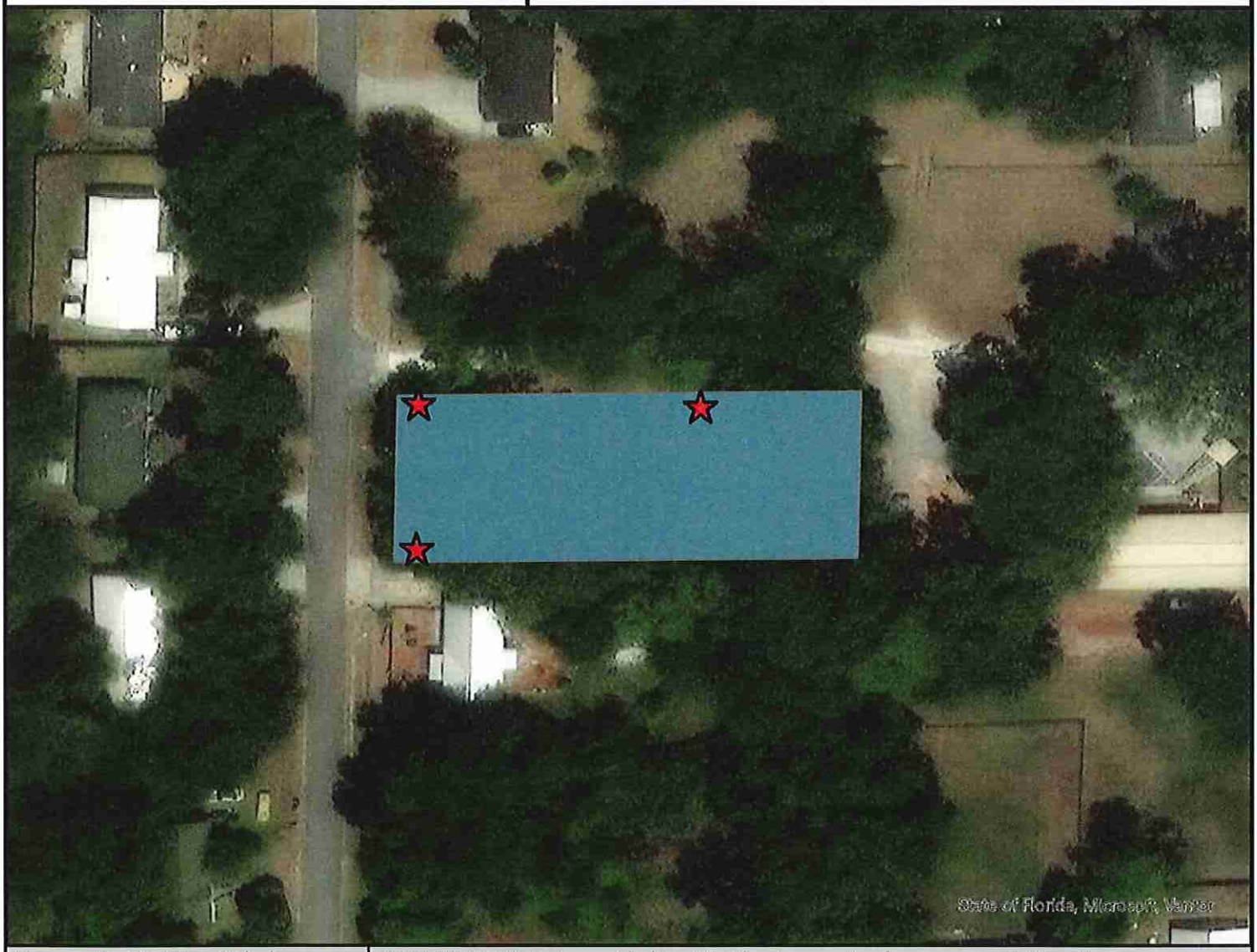
N

0 37.5 75 150 Feet

Legend

Sign Locations

Subject Property




Prepared by the City of Alachua Planning & Community Development Department

Prepared: 5/19/2026 By: pa_stevens

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:** Hathcock Community Center **APPLICATION NO.:** PR26-0001

**APPLICATION TYPE:** Rezoning **CURRENT ZONING:** Residential Single Family - 3 (RSF3)

**NATURE/SCOPE OF PROPOSAL:** Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on ±0.49 acre subject property from Residential Single Family - 3 (RSF-3) to Government Facility (GF)

**DATE OF PUBLIC HEARING(S):**

June 9, 2026 **AT** 6:00 **PM**

June 22, 2026 **AT** 6:00 **PM**

July 27, 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, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).



Parker A. H. Stevens
Planner
Planning and Community Development Department

Parker A. H. Stevens is a Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Stevens holds a bachelor's degree in Sociology and a bachelor's degree in Social Sciences, Interdisciplinary, with a focus on Urban Studies from Florida State University, and is working on his master's degree in Urban and Regional Planning from Florida State University.

## EDUCATION

**Florida State University**
Bachelor of Science in Sociology
Graduated: May 2024

**Florida State University**
Master of Urban and Regional Planning
Graduated: May 2026

**Florida State University**
Bachelor of Science in Social Studies, Interdisciplinary, with a focus in Urban Studies.
Graduated: May 2024

## WORK EXPERIENCE

**City of Alachua, Florida** | Planner | Jan 2026-Present
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6123

**City of Monticello, Florida** | City Intern | May-Nov 2025
245 S Mulberry St, Monticello, Fl 32344 | (850) 342-0153

## CERTIFICATES AND OTHER SKILLS

**ArcGIS Pro** | Competent
**ArcGIS Desktop** | Competent
**Microsoft Office Certified** | Word PowerPoint | Excel
**Public Speaking** | Proficient

# City of Alachua
## Planning & Community Development Department
## Staff Report

**Planning & Zoning Board Hearing Date:** June 9, 2026
**Legislative Hearing** **Application #: PSCC26-0001**

| | |
|---|---|
| **SUBJECT:** | A request to amend the Future Land Use Map (FLUM) from Medium Density Residential and Recreation to Public on a ± 1.48-acre subject property. |
| **APPLICANT/AGENT:** | City of Alachua |
| **PROPERTY OWNER:** | City of Alachua |
| **LOCATION:** | 15818 NW 140th Street |
| **PARCEL ID NUMBERS:** | 03113-000-000; 03114-000-000; 03120-000-000 |
| **FLUM DESIGNATION:** | Medium Density Residential; Recreation |
| **ZONING:** | Residential Single Family – 3 (RSF-3); Government Facility |
| **OVERLAY:** | N/A |
| **ACREAGE:** | ± 1.48 |
| **PROJECT PLANNER:** | Parker A.H. Stevens |
| **RECOMMENDATION:** | Staff recommends that the Planning & Zoning Board transmit the proposed Small-Scale Comprehensive Plan Amendment submitted by the City of Alachua 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 the City of Alachua, 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 the City of Alachua (applicant/property owner) 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 Medium Density Residential and Recreation to Public on a ± 1.48-acre subject property with tax parcel number 03113-000-000; 03114-000-000; and 03120-000-000.

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 one parcel of the subject property from Residential Single Family - 3 (RSF-3) to Government Facility (GF).

## Existing Future Land Use Designation

Objective 1.2 and Policy 1.2.a-e of the Future Land Use Element (FLUE) establish the Residential land use category. Objective 1.2. states that the Residential land use category is established in order to ensure an orderly urban growth pattern that will provide a variety of housing to its residents and provides for the best use of available lands for residential development. Permitted uses within the Residential land use category are established in Policies 1.2.a – 1.2.e of the FLUE, and include: single family detached dwelling units, accessory dwelling units, manufactured or modular homes meeting certain design criteria, supporting community services such as schools, houses of worship, parks, community centers, mobile homes (within mobile home parks only), duplexes, quadplexes, townhomes, Residential Planned Developments, apartments, live/work units, traditional mixed-use Neighborhood Planned Developments, group living, neighborhood-scale retail and services (where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices.

## Proposed Future Land Use Designation

Objective 1.6 and Policies 1.6.a-c of the Future Land Use Element establishes the Public land use category, stating that appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria: public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable. Exceptions may be made for transmission or collection facilities, rights-of-ways, and easements, which may be made for transmission or collection facilities, rights-of-ways, and easements, which may be located in any land use category; public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan; and the City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

Table 1. Comparison of Existing/Proposed FLUM Designations

| | Existing FLUM Designation | Existing FLUM Designation | Proposed FLUM Designation |
|---|---|---|---|
| FLUM Designation: | Medium Density Residential | Recreation | Public |
| Max. Gross Density: | N/A | 1 unit / 4 acres<br>1 Unit | 1 unit / 1 acre<br>1 unit |
| Max. Floor Area: | 0.5 Floor Area Ratio (FAR)<br>32,234.4 square feet | N/A | N/A |
| Typical Uses: | 1. single family detached dwelling units,<br>2. accessory dwelling units,<br>3. manufactured or modular homes meeting certain design criteria,<br>4. residential planned developments,<br>5. supporting community services such as schools, houses of worship, parks, and community centers,<br>6. mobile homes (within mobile home parks only),<br>7. duplexes/quadplexes, townhomes, | 1. City-owned recreation facilities;<br>2. Community gardens<br>3. Neighborhood parks,<br>4. Commercial recreation | 1. public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable;<br>2. public, private, and charter school |
| Net Increase/ Decrease: | N/A | | |

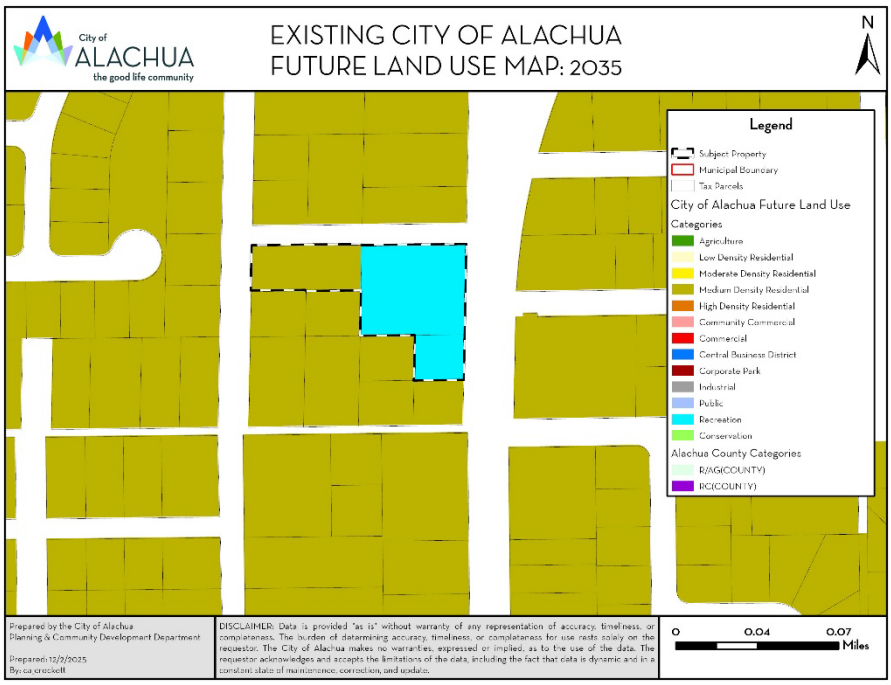



**Figure 1. Existing Future Land Use Map with Subject Property**

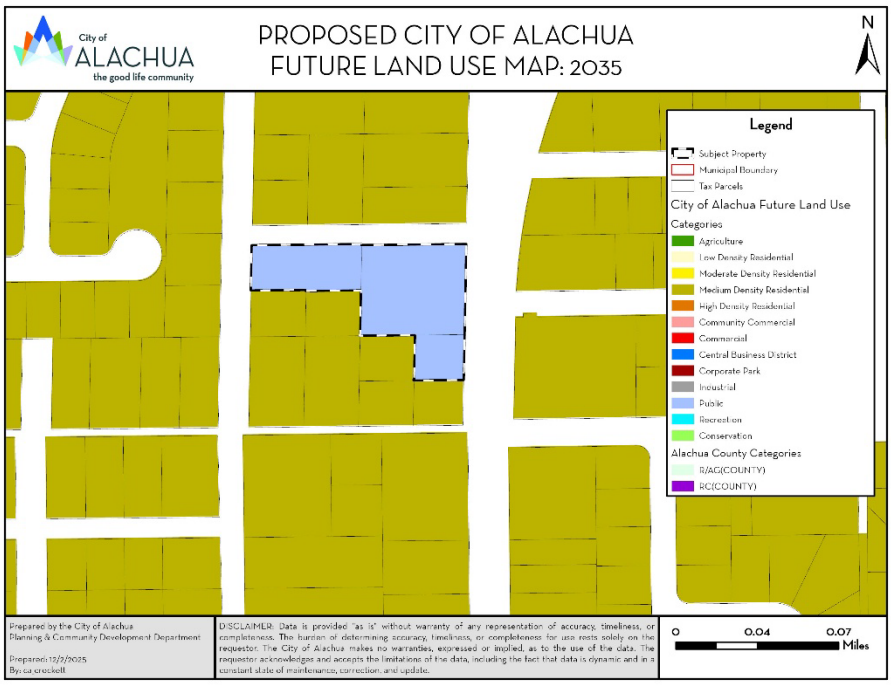



**Figure 2. Proposed Future Land Use Map with Subject Property**

## EXISTING USES

The subject property is mostly undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas. A community center building is located on tax parcel 03113-000-000, which is a conforming land use.

## 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 | Single Family and Vacant Residential | Medium Density Residential | Residential Single Family -3 (RSF-3) |
| South | Single Family and Vacant Residential | Medium Density Residential | Residential Single Family -3 (RSF-3) |
| East | Single Family and Vacant Residential | Medium Density Residential | Residential Single Family -3 (RSF-3); Residential Multi Family – 8 (RMF-8) |
| West | Single Family and Vacant Residential | Medium Density Residential | Residential Single Family -3 (RSF-3); Residential Single Family – 6 (RSF-6) |

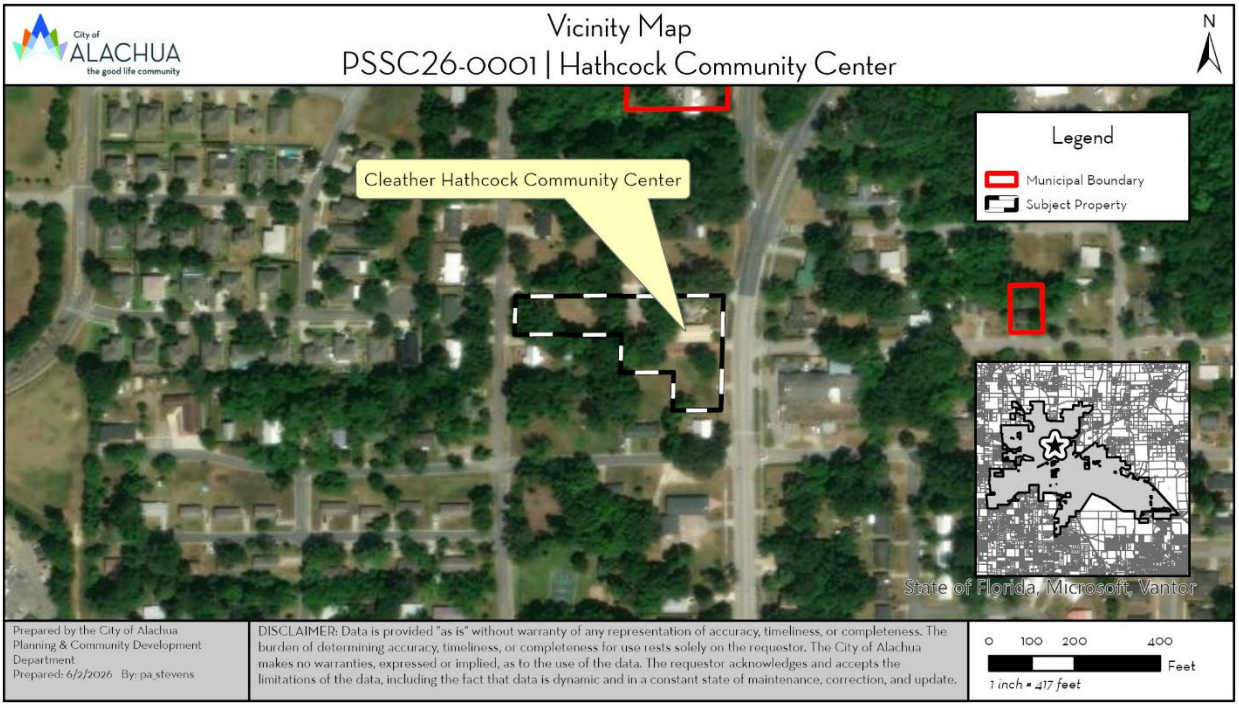



**Figure 3. Vicinity Map**

## 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 January 1, 2026 at 15818 NW 140th Street (Cleather Hathcock Community Center), to discuss the accompanying rezoning application. The applicant was available to answer questions. Materials submitted by the applicant indicated the meeting was attended by five members of the community.

## NEEDS ANALYSIS

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

10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

The proposed amendment reduces the potential for residential development by one dwelling unit and does not alter the potential for commercial development. A need has been exhibited in this area for additional community services through the City's FY26 Strategic Plan and community workshops. The proposed amendment will not hinder the ability for markets to provide adequate choice and will not impact the 10-year planning period.

## URBAN SPRAWL ANALYSIS

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

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

**Evaluation & Findings**: The proposed amendment is small-scale and the subject property is located in an already developed area of the City. The subject property has existing development and the proposed future land use categories would not meaningfully increase the intensity of development or alter the allowed uses in a way that would result in adverse environmental impacts.

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

**Evaluation & Findings**: The proposed amendment is small-scale and the subject property is already served by public infrastructure and services; therefore, the amendment would promote the efficient and cost-effective provision of public infrastructure.

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

**Evaluation & Findings**: The proposed amendment would permit additional community service space in a predominately single-family residential area, encouraging a mix of uses and supporting a multimodal transportation system by placing functional uses near residences who would otherwise have to drive to these uses.

(IV) Promotes conservation of water and energy.

**Evaluation & Findings**: N/A

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

**Evaluation & Findings**: The proposed amendment does not directly preserve nor directly replace or encroach upon agricultural areas.

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

**Evaluation & Findings**: The proposed amendment would provide for additional public open space and recreation needs. Although the amendment proposes amending the Recreation land use to Public, the Public land use will be larger than the existing Recreation land use and will allow for a greater array of uses, including public open space.

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

**Evaluation & Findings**: The proposed amendment would permit additional community service space in a predominately single-family residential area, encouraging a better balance between the demand for residential and the nonresidential needs of that residential population.

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

**Evaluation & Findings**: N/A

# 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. 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 1.6: *Public*

The City shall designate a Public land use category. Appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria:

1. Public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable.
2. Public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

**Evaluation & Findings**: The Comprehensive Plan includes "parks and recreation systems" in the definition of public facilities. The Public land use category refers to a broad set of government service systems, which includes parks and recreation systems. The current use of the property is a community center which is permitted in the Public land use category.

Objective 3.5: *Protection of Historic Districts and Historic Resources*

The City shall ensure that its land use, transportation, housing, and economic development policies and regulations are consistent with and adequately facilitate historic preservation.

**Evaluation & Findings**: The subject property, although located in an already developed portion of the City, is not known to have any listed historic resources on it and the subject property is not located within a historic district.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Objective 4.3: *Redevelopment*

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

**Evaluation & Findings**: The subject property is located within the Central City Area. The proposed amendment would enable future redevelopment of the existing Hathcock Community Center, retaining a public use but expanding the service options outside of solely the Recreation land use. This will provide greater flexibility and expand the public use into the existing Medium Density Residential portion of the subject property.

## Recreation Element

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

**Evaluation & Findings**: The proposed amendment would add additional functional park space to the City's level of service capacity by including the existing Medium Density Residential portion of the subject property.

# ENVIRONMENTAL CONDITIONS ANALYSIS

## Wetlands

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

**Evaluation & Findings:** There are no delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

## Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

**Evaluation & Findings:** The subject property is not located within or adjacent to a strategic ecosystem; therefore, the development will have no impact upon any strategic ecosystems identified within the ecological inventory report.

## Regulated Plant & Animal Species

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

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

**Evaluation & Findings:** No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the subject property have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, the development will be required to conform with the applicable policies and

regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

## Soil Survey

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

There is 1 soil type 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-Urban Land Complex; 5% Slopes | A | Well Drained | N/A | N/A | ± 100% |

**Evaluation & Findings:** The soil present on the subject property is well-drained, and is generally conducive to residential and commercial development. No limitations for commercial developments are noted to exist. The proposed land use categories are generally suitable for the subject property in relation to soils.

## 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.

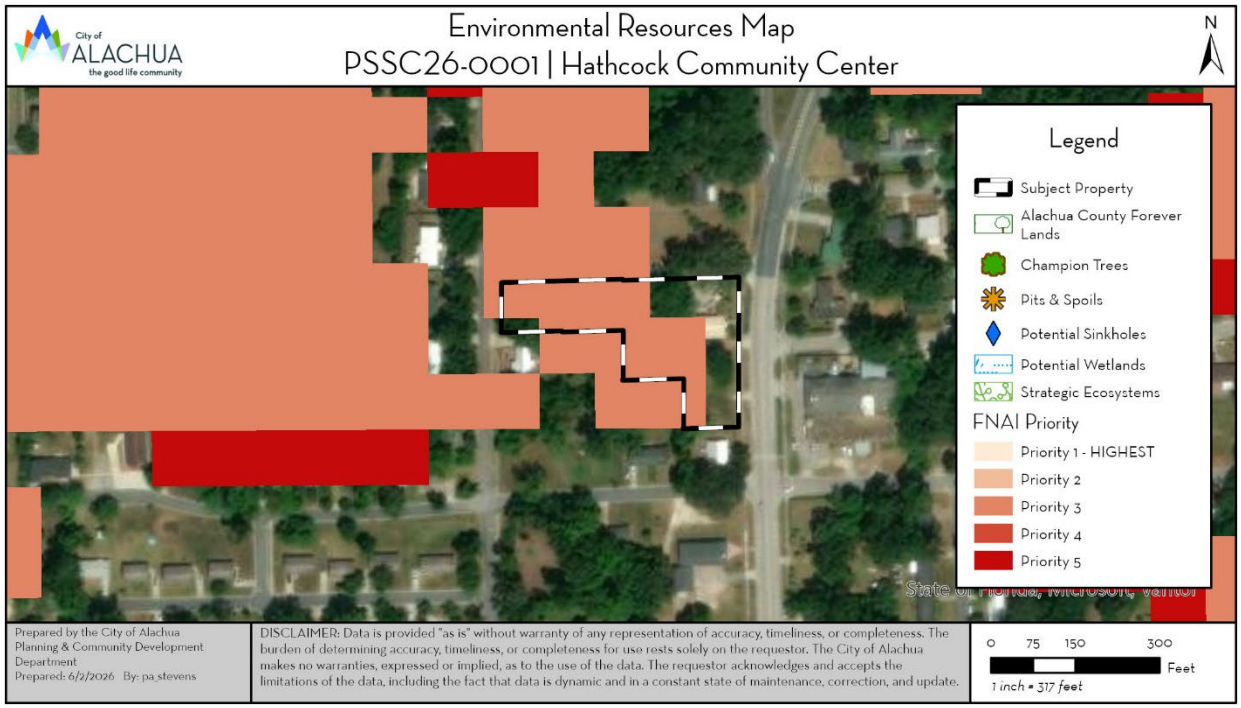



**Figure 4. Environmental Resources Map**

# FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.2(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all amendments to the Official Zoning Atlas must be found compliant. An evaluation of the application against the standards of Section 2.4.2(E)(1) is provided below.

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

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

**Evaluation:** An evaluation of consistency with the City of Alachua Comprehensive Plan has been submitted as part of this application.

(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:** This analysis demonstrates consistency with the Land Development Regulations and the proposed zone district of GF would not conflict with any ordinances.

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

**Evaluation:** The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, resulting in a logical development pattern.

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

**Evaluation:** The surrounding area is urban in context and is mostly developed. The amendment would not result in premature development in an undeveloped 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 classifications of adjacent lands.

**Evaluation:** The subject property is adjacent to GF and the existing community center to the east, RSF-3 and single-family residential to the north and south, and RSF-6 and single-family residential to the west. The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations.

(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:** The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations. No adverse effects on local character are anticipated as a result of the proposed amendment.

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

**Evaluation:** The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, maintaining the existing development pattern of the surrounding area.

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

**Evaluation:** The surrounding area is urban in context and is mostly developed. The subject property is also located in the Central City Area. The proposed zone district of GF does not permit residential uses of any density nor is it intended for highway-oriented uses. The companion small-scale Comprehensive Plan amendment application has been evaluated for urban sprawl against the 13 primary indicators and eight urban form criteria established in Florida Statutes. The proposed amendment would not encourage urban sprawl.

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

**Evaluation:** The proposed amendment would extend an existing GF zone district adjacent to residential zone districts (primarily RSF-3) which the GF zone district primarily serves. The zone districts are related and not isolated and would not result in spot zoning.

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

**Evaluation:** The subject property is within the City's service areas for both potable water and sanitary sewer and utilities are available at the subject property. No major extensions of utilities would be required.

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

**Evaluation:** The subject property is not known to have any significant environmental features or wildlife habitat on the site and is already within in urban area. There are regulated tree species on the site and all requirements in Section 6.2 of the City's Land Development Regulations will apply at time of development.

## 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.

As the subject property has existing development compatible with the Public land use, and the proposed amendment does not alter to seek the current service or demand volumes of the subject property, this application is considered to have de minimis, or no impacts on public facility levels of service. Concurrency will be reevaluated as part of respective applications should redevelopment be proposed.

# EXHIBIT "A"
# TO
# HATHCOCK COMMUNITY CENTER
# SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
# STAFF REPORT

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

# ORDINANCE 26-XX

**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 ± 1.48-ACRE SUBJECT PROPERTY FROM MEDIUM DENSITY RESIDENTIAL, RECREATION TO PUBLIC; GENERALLY LOCATED AT 15818 NW 140TH ST (TAX PARCEL 03120-000-000; 03113-000-000; 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, an application for a small-scale Comprehensive Plan amendment to the City of Alachua Comprehensive Plan Future Land Use Map as further described herein has been filed with the City (the "Amendment") by the City of Alachua. ("Agent" and "Property Owner"); 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**, Chapter 163.3187, Florida Statutes, establishes the process for adoption of small-scale comprehensive plan amendments, including that small-scale development amendments adopted pursuant to Chapter 163.3187, Florida Statutes, require only one public hearing before the governing board; and,

**WHEREAS**, pursuant to Chapter 163.3187(2), Florida Statutes, the City Commission held a duly advertised public hearing on _____, 2026, on the proposed Amendment (the "Adoption Hearing") 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,

**WHEREAS**, for reasons set forth in this ordinance that is hereby adopted and incorporated 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 are 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 Future Land Use Map Amended

The City of Alachua Comprehensive Plan Future Land Use Map is hereby amended from Medium Density Residential (± 0.44-acres), Recreation (± 1.04-acres), to Public (± 1.48-acres), on a ± 1.48-acre subject property, consisting of Tax Parcel Numbers 03120-000-000, 03113-000-000, and 03114-000-000 in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto.

**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 the City 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, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this Amendment has become effective.

DRAFT

**PASSED** and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon first and final reading this _____, day of _____ , 2026.

**CITY COMMISSION OF THE**
**CITY OF ALACHUA, FLORIDA**

_____
Walter Welch, Mayor
**SEAL**

**ATTEST:**

_____
Rodolfo Valladares, City Manager/Clerk

**APPROVED AS TO FORM**

_____
Scott Walker, City Attorney

DRAFT

# EXHIBIT "A"

## Legal Description:

Tax Parcel: 03114-000-000

LEGAL DESCRIPTION - PER O.R.B. 5239, PG. 2622

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

## Legal Description:

Tax Parcel: 03113-000-000

LEGAL DESCRIPTION - PER O.R.B. 1868, PG. 1423

Lot One (1) Block Twenty-five (25) of the Alachua Realty Company Addition to Alachua as per plat recorded in Plat Book "A", Page 100 of the Public Records of Alachua County Florida.

## Legal Description:

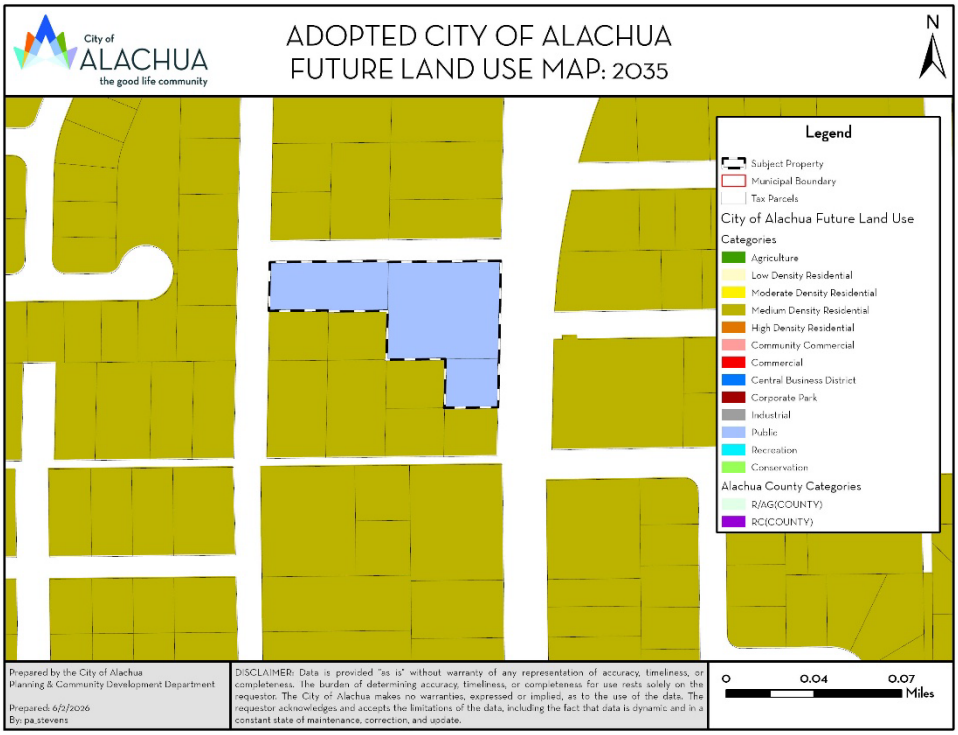
Tax Parcel: 03120-000-000

LEGAL DESCRIPTION - PER O.R.B. 4167, PG. 763

The NE 1/4 of Lot 4, Block 25 of Alachua Realty Company's Addition to the City of Alachua, Florida, according to the map or plat thereof, as recorded in Plat Book "A", Page 100 of the Public Records of Alachua County, Florida.

DRAFT

# EXHIBIT "B"




DRAFT

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

May 28, 2026

*Submitted electronically to* ccrockett@cityofalachua.org

Carson J. Crockett, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, FL, 32615

**Application #: PSSC26-0001; PR26-0001**

**RE: Notice of Hearing to be Scheduled for Hathcock Community Center Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning).**

Dear Mr. Crockett,

On January 7, 2026, 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) for the Hathcock Community Center submitted on behalf of the City of Alachua. 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 **June 9, 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 ***Wednesday, May 20, 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 ***Thursday, May 21 2026***. These signs will be ready for pickup after 12:00 PM on Wednesday, May 20, 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, June 8, 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) 418-6123 or at pa_stevens@cityofalachua.org.

Sincerely,

Parker A.H. Stevens
Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant City Attorney *(by electronic mail)*
Kristie Williams, Legal Assistant *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(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

January 27, 2026

*Submitted electronically to* ca_crockett@cityofalachua.com

Carson Crockett, AICP
City of Alachua
PO Box 9
Alachua, Florida 32616

**Application #: PSSC26-0001/PR26-0001**

RE: **Completeness Review for City of Alachua Hathcock Center, Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications**

Dear Carson Crockett,

On January 07, 2026, the City of Alachua Planning & Community Development Department received your revised applications for a Small-Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of the City of Alachua. The applications propose to amend the Future Land Use Map (FLUM) Designation on parcels 03113-000-000 and 03120-000-000, 1.04 +/- acre, from Recreation to Public, parcel 03114-000-000, 0.44 +/- acre, from Medium Density Residential to Public, and to rezone parcel 03114-000-000 from Residential Single Family-3 (RSF-3) to Government Facilities (GF).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee, in this case waived. The Planning Department has reviewed the aforementioned applications for completeness and finds that **the applications are now complete**.

An in-depth review of the content of the applications will now be performed, and the findings discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6122 or br_thomas@cityofalachua.org.

Sincerely,

Bryan S. Thomas

Bryan S. Thomas, AICP
Planning & Community Development Director

CC: Carson J. Crockett, AICP, Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stephens, 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: Hathcock Community Center SSCPA
2. Address of Subject Property: 15818 NW 140th Street
3. Parcel ID Number(s): 03113-000-000; 03114-000-000; 03120-000-000
4. Existing Use of Property: Community Center
5. Existing Future Land Use Map Designation: Recreation; Medium Density Residential
6. Proposed Future Land Use Map Designation: Public
7. Acreage: +/- 1.48

## B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Carson J. Crockett, AICP Title: Principal Planner
   Company (if applicable): City of Alachua, Planning & Community Development
   Mailing address: P.O. Box 9
   City: Alachua State: Florida ZIP: 32616
   Telephone: ( )386-418-6137 FAX: ( ) e-mail: ccrockett@cityofalachua.org
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * 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

Carson J. Crockett, AICP
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 2nd day of Dec, 2025, by Carson Crockett

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

NOTARY SEAL

KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2026

Signature of Notary Public, State of Florida

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

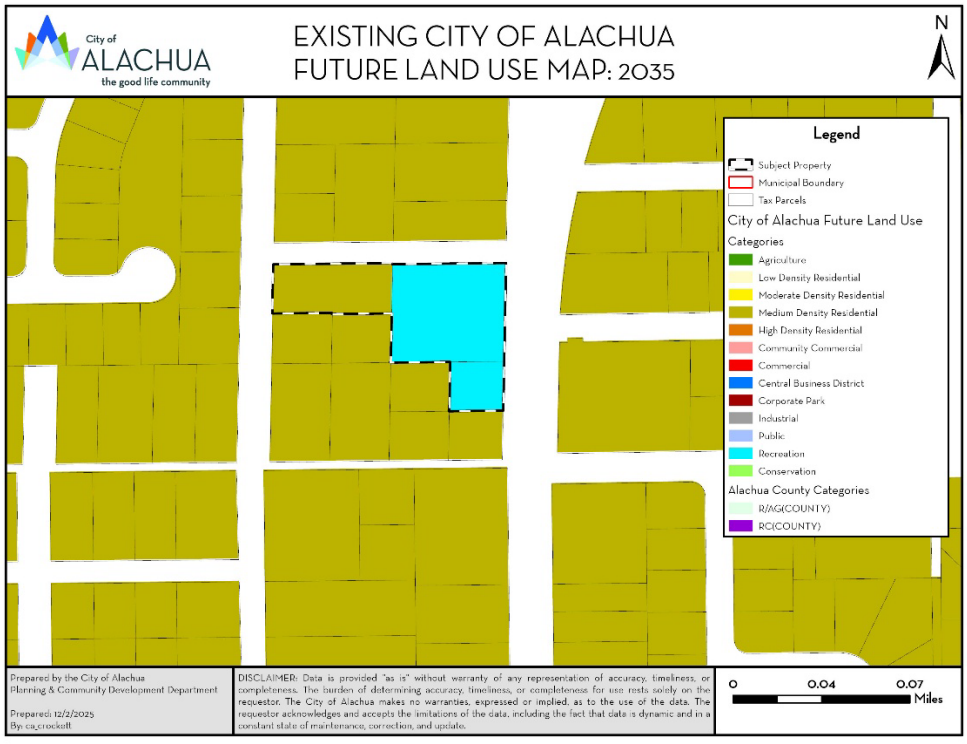
December 2, 2025

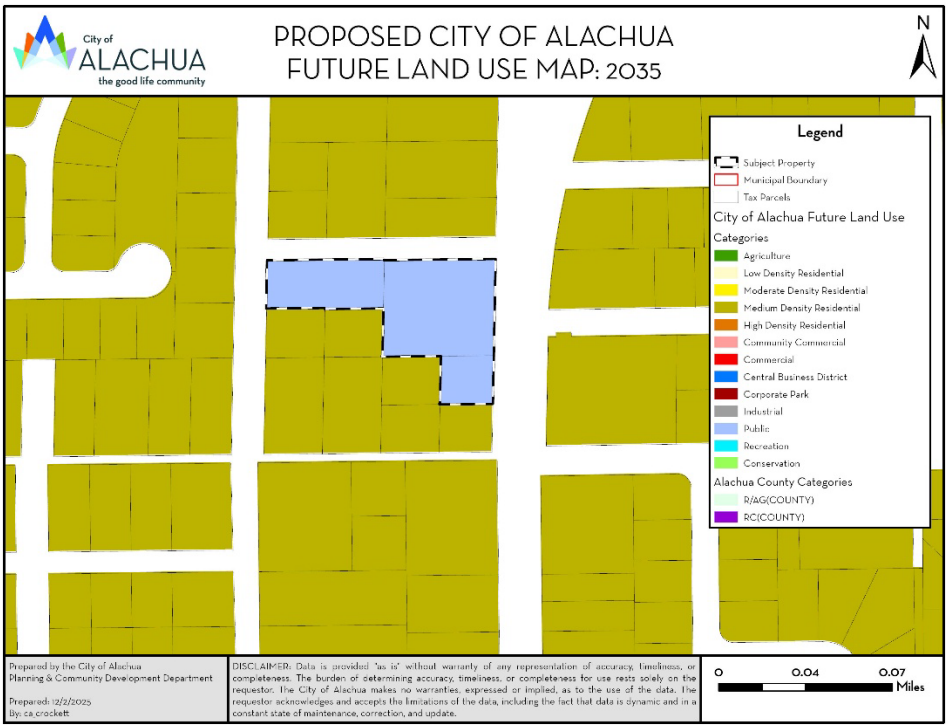
Bryan S. Thomas, AICP
City of Alachua
P.O. Box 9
Alachua, Florida 32616

**RE: Hathcock Community Center Small-Scale Comprehensive Plan Amendment (SSCPA)**

Dear Bryan S. Thomas,

The City of Alachua is initiating a small-scale Comprehensive Plan amendment (SSCPA) on property owned and maintained by the City. The application proposes amending the future land use designation from Medium Density Residential and Recreation to Public on a +/- 1.48-acre subject property located at 15818 NW 140th Street (tax parcels 03113-000-000; 03114-000-000; 03120-000-000). The subject property is currently home to the existing Hathcock Community Center. This future land use amendment would allow property that the City recently acquired to be incorporated into the ongoing improvement project for the subject property.






A companion rezoning application has been submitted for this property.

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

**Date:** December 2, 2025

**To:** Bryan S. Thomas, AICP
Planning & Community Development Director

**From:** Carson J. Crockett, AICP
Principal Planner

**RE:** **Hathcock Community Center SSCPA Urban Sprawl Analysis**

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

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

**Evaluation & Findings**: The proposed amendment is small-scale and the subject property is located in an already developed area of the City. The subject property has existing development and the proposed future land use categories would not meaningfully increase the intensity of development or alter the allowed uses in a way that would result in adverse environmental impacts.

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

**Evaluation & Findings**: The proposed amendment is small-scale and the subject property is already served by public infrastructure and services; therefore, the amendment would promote the efficient and cost-effective provision of public infrastructure.

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

**Evaluation & Findings**: The proposed amendment would permit additional community service space in a predominately single-family residential area, encouraging a mix of uses and supporting a multimodal transportation system by placing functional uses near residences who would otherwise have to drive to these uses.

(IV) Promotes conservation of water and energy.

**Evaluation & Findings**: N/A

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

**Evaluation & Findings**: The proposed amendment does not directly preserve nor directly replace or encroach upon agricultural areas.

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

**Evaluation & Findings**: The proposed amendment would provide for additional public open space and recreation needs. Although the amendment proposes amending the Recreation land use to Public, the Public land use will be larger than the existing Recreation land use and will allow for a greater array of uses, including public open space.

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

**Evaluation & Findings**: The proposed amendment would permit additional community service space in a predominately single-family residential area, encouraging a better balance between the demand for residential and the nonresidential needs of that residential population.

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

**Evaluation & Findings**: N/A

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

**Date:** December 2, 2025

**To:** Bryan S. Thomas, AICP
Planning & Community Development Director

**From:** Carson J. Crockett, AICP
Principal Planner

**RE:** **Hathcock Community Center SSCPA Concurrency Impact Analysis**

As the subject property has existing development compatible with the Public land use, and the proposed amendment does not alter to seek the current service or demand volumes of the subject property, this application is considered to have de minimis, or no impacts on public facility levels of service. Concurrency will be reevaluated as part of respective applications should redevelopment be proposed.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

**Date:** December 2, 2025

**To:** Bryan S. Thomas, AICP
Planning & Community Development Director

**From:** Carson J. Crockett, AICP
Principal Planner

**RE:** **Hathcock Community Center SSCPA Needs Analysis**

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

The proposed amendment reduces the potential for residential development by one dwelling unit and does not alter the potential for commercial development. A need has been exhibited in this area for additional community services through the City's FY26 Strategic Plan and community workshops. The proposed amendment will not hinder the ability for markets to provide adequate choice and will not impact the 10-year planning period.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

**Date:** December 2, 2025

**To:** Bryan S. Thomas, AICP
Planning & Community Development Director

**From:** Carson J. Crockett, AICP
Principal Planner

**RE:** **Hathcock Community Center SSCPA Comprehensive Plan Consistency**

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. 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 1.6: *Public*

The City shall designate a Public land use category. Appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria:

1. Public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable.
2. Public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

**Evaluation & Findings**: The Comprehensive Plan includes "parks and recreation systems" in the definition of public facilities. The Public land use category refers to a broad set of government service systems, which includes parks and recreation systems. The current use of the property is a community center which is permitted in the Public land use category.

Objective 3.5: *Protection of Historic Districts and Historic Resources*

The City shall ensure that its land use, transportation, housing, and economic development policies and regulations are consistent with and adequately facilitate historic preservation.

**Evaluation & Findings**: The subject property, although located in an already developed portion of the City, is not known to have any listed historic resources on it and the subject property is not located within a historic district.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Objective 4.3: *Redevelopment*

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

**Evaluation & Findings**: The subject property is located within the Central City Area. The proposed amendment would enable future redevelopment of the existing Hathcock Community Center, retaining a public use but expanding the service options outside of solely the Recreation land use. This will provide greater flexibility and expand the public use into the existing Medium Density Residential portion of the subject property.

## Recreation Element

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

**Evaluation & Findings**: The proposed amendment would add additional functional park space to the City's level of service capacity by including the existing Medium Density Residential portion of the subject property.

Return to: (enclose self-addressed stamped envelope)
Name: CITY OF ALACHUA
P.O. BOX 9
Address: ALACHUA, FLORIDA 32615-0009

This Instrument Prepared by:
NEIL A. MALPHURS
Address: P.O. BOX 969
ALACHUA, FLORIDA 32615-0969

RETURN TO

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 6

©Ramsey Printing Co., Inc., 1987

RECORDED
OFFICIAL RECORDS
92 JUL 31 PM 4:19
CLERK OF CIRCUIT
COUNTY COURT
ALACHUA COUNTY, FL.

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** *Made the* 21 *day of* July *A. D.* 19 92 *by*

BETWEEN J.J. WILSON

*hereinafter called the grantor, to*

CITY OF ALACHUA, FLORIDA, a municipal corporation

*whose postoffice address is* P.O. Box 9, Alachua, Fl 32615-0009
*hereinafter called the grantee:*

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

**Witnesseth:** *That the grantor, for and in consideration of the sum of* $ 100.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:*

Lot One (1) Block Twenty-five (25) of the ALACHUA REALTY COMPANY ADDITION TO ALACHUA as per plat recorded in Plat Book "A", Page 100 of the Public Records of Alachua County Florida.

Grantor warrants this property is not his homestead.

Doc. St. Amt. $0.60
A. Curtis Powers, Clerk of Circuit Court
Alachua County - By

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

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

**And** *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* 19 92

**In Witness Whereof,** *the said grantor has signed and sealed these presents the day and year first above written.*

*Signed, sealed and delivered in our presence:*

Billie H Fielder — J J Wilson L.S.
Anthony P Conte — L.S.

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of July, 1992,
by J. J. WILSON
who is/are personally known to me xxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxx

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3654162 2 PG(S)
10/23/2025 9:23 AM
BOOK 5239 PAGE 2622
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1293369
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $507.50
Intang. Tax: $0.00

Prepared by and return to:
Gary D. Grunder
Grunder & Petteway, PA
23349 Northwest County Road 236
Suite 10
High Springs, FL 32643

File No. 25161

Parcel Identification No. 03114 000 000

[Space Above This Line For Recording Data]

# WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture** made the 22nd day of October, 2025 between Paristamika V. Owens, whose post office address is 1829 Northeast 3rd Avenue, Gainesville, FL 32641, of the County of Alachua, Florida, Grantor, to City of Alachua Florida, a municipality in Alachua County, whose post office address is 15100 Northwest 142 Terrace, Alachua, FL 32615, of the County of Alachua, Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

The subject property is not the homestead of Grantor.

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

**Subject to** taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

Paristamika V. Owens

WITNESS
PRINT NAME: Gary D. Grunder

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 1 ADDRESS

WITNESS
PRINT NAME: Summer L. McLaughlin

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (x) physical presence or (__) online notarization, this 22 day of October, 2025, by Paristamika V. Owens, (__) who is/are personally known to me or (✓) who has/have produced FL Drivers License as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Notary Public State of Florida
Gary D Grunder
My Commission HH 405746
Expires 7/6/2027

Notary Public State of Florida
Gary D Grunder
My Commission HH 405746
Expires 7/6/2027

18.50
4.20

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2767469 2 PG(S)
January 25, 2013 10:40:02 AM
Book 4167 Page 763
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $4.20

Prepared by and return to:
Marvin W. Bingham, Jr., PA
Post Office Box 1930
Alachua, Florida 32616

*Tax Parcel #; 03120-000-000*

---

## QUIT CLAIM DEED

This Indenture, made this 16th day of January, 2013, between **Thelma Allen**, whose post office address is Post Office Box 676, Dade City, Florida 33526, Grantor, and **Tommy L. Moore**, whose post office address is 21925 NW 210th Avenue, High Springs, Florida 32643, Grantee;

*WITNESSETH* that said Grantor, for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit claimed, and by these presents does remise, release and quitclaim unto said Grantee all the right, title, interest, claim and demand which said Grantor has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Alachua, State of Florida, to wit:

**The NE 1/4 of Lot 4, Block 25 of Alachua Realty Company's Addition to the City of Alachua, Florida, according to the map or plat thereof, as recorded in Plat Book "A", Page 100 of the Public Records of Alachua County, Florida**

***Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning of the Constitution of the State of Florida, nor of her spouse, if any, nor is it contiguous to or a part of homestead property.***

*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 said Grantor, either in law or equity, to the only proper use, benefit and behalf of said Grantee.

*IN WITNESS WHEREOF*, said Grantor has hereunto set her hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Print: Leslie Pearce

Witness
Print: Cathy Trueheart

Thelma Allen
**Thelma Allen**

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 10th day of January, 2013 by **Thelma Allen**, who is ☐ personally known to me ☑ or who has produced FIDL as identification.

Notary Public - State of Florida

Sign: Leslie L Pearce

Print: Leslie L Pearce

My Commission Expires:

Leslie L. Pearce NOTARY PUBLIC STATE OF FLORIDA MY COMM. EXPIRES JUNE 20, 2016 NO. EE 208074

2012-191

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

# 2025 PAID REAL ESTATE
## NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ACCOUNT NUMBER | PROPERTY ADDRESS | MILLAGE CODE |
|---|---|---|
| 03113 000 000 | 15818 NW 140TH ST | 1700 |

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

**EXEMPTIONS:**
MUNICIPAL PROPERTY

SCAN TO PAY ONLINE

### AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION(S) | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| COUNTY GENERAL | 7.6000 | 97,428 | 97,428 | 0 | 0.00 |
| LIBRARY GENERAL | 0.9374 | 97,428 | 97,428 | 0 | 0.00 |
| SCHOOL CAP PROJECT | 1.5000 | 97,428 | 97,428 | 0 | 0.00 |
| SCHOOL DISCRNRY & CN | 0.7480 | 97,428 | 97,428 | 0 | 0.00 |
| SCHOOL GENERAL | 3.0030 | 97,428 | 97,428 | 0 | 0.00 |
| SCHOOL VOTED | 1.0000 | 97,428 | 97,428 | 0 | 0.00 |
| CHILDREN'S TRUST | 0.4500 | 97,428 | 97,428 | 0 | 0.00 |
| SUWANNEE RIVER WATER MGT DIST | 0.2812 | 97,428 | 97,428 | 0 | 0.00 |
| CITY OF ALACHUA | 6.2500 | 97,428 | 97,428 | 0 | 0.00 |

TOTAL MILLAGE 21.7696 — AD VALOREM TAXES $0.00

### LEGAL DESCRIPTION

ALACHUA REALTY CO ADDN PB A-100
LOT 1 BK 25 OR 1868/1423

### NON-AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | UNIT | RATE | AMOUNT |
|---|---|---|---|
| 550 COUNTY FIRE SERVICES | 1.000 | Varies | 0.00 |

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $0.00

| IF PAID BY | Nov 30, 2025 | | | | |
|---|---|---|---|---|---|
| PLEASE PAY | $0.00 | | | | |

Please Retain this Portion for your Records. Receipt Available Online.

## JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2025 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 |
|---|---|
| 03113 000 000 | 15818 NW 140TH ST |

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

### PAY ONLY ONE AMOUNT

| | IF PAID BY | PLEASE PAY |
|---|---|---|
| ☐ | Nov 30, 2025 | $0.00 |
| ☐ | | |
| ☐ | | |
| ☐ | | |
| ☐ | | |

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John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

**2025 REAL ESTATE**
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

| ACCOUNT NUMBER | PROPERTY ADDRESS | MILLAGE CODE |
|---|---|---|
| 03114 000 000 | UNASSIGNED LOCATION RE | 1700 |

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

**EXEMPTIONS:**
COUNTY PROPERTY - AMOUNT

SCAN TO PAY ONLINE

## AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION(S) | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| COUNTY GENERAL | 7.6000 | 23,100 | 4,493 | 18,607 | 141.41 |
| LIBRARY GENERAL | 0.9374 | 23,100 | 4,493 | 18,607 | 17.44 |
| SCHOOL CAP PROJECT | 1.5000 | 32,000 | 6,224 | 25,776 | 38.66 |
| SCHOOL DISCRNRY & CN | 0.7480 | 32,000 | 6,224 | 25,776 | 19.28 |
| SCHOOL GENERAL | 3.0030 | 32,000 | 6,224 | 25,776 | 77.41 |
| SCHOOL VOTED | 1.0000 | 32,000 | 6,224 | 25,776 | 25.78 |
| CHILDREN'S TRUST | 0.4500 | 23,100 | 4,493 | 18,607 | 8.37 |
| SUWANNEE RIVER WATER MGT DIST | 0.2812 | 23,100 | 4,493 | 18,607 | 5.23 |
| CITY OF ALACHUA | 6.2500 | 23,100 | 4,493 | 18,607 | 116.29 |

TOTAL MILLAGE 21.7696 — AD VALOREM TAXES $449.87

## LEGAL DESCRIPTION

ALACHUA REALTY CO ADDN PB A-100
N1/2 LOT 2 BK 25 OR 5002/1944

## NON-AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | UNIT | RATE | AMOUNT |
|---|---|---|---|
| 550 COUNTY FIRE SERVICES | 1.000 | Varies | 132.47 |

NON-AD VALOREM ASSESSMENTS $132.47

**PAY ONLY ONE AMOUNT.**

COMBINED TAXES AND ASSESSMENTS $582.34

| IF PAID BY PLEASE PAY | Dec 31, 2025 | Jan 02, 2026 | Jan 31, 2026 | Feb 28, 2026 | Mar 31, 2026 |
|---|---|---|---|---|---|
| | $203.71 | $203.71 | $207.96 | $210.08 | $212.20 |

Please Retain this Portion for your Records. Receipt Available Online.

## JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

**2025 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 |
|---|---|
| 03114 000 000 | UNASSIGNED LOCATION RE |

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

### PAY ONLY ONE AMOUNT

| IF PAID BY | PLEASE PAY |
|---|---|
| ☐ Dec 31, 2025 | $203.71 |
| ☐ Jan 02, 2026 | $203.71 |
| ☐ Jan 31, 2026 | $207.96 |
| ☐ Feb 28, 2026 | $210.08 |
| ☐ Mar 31, 2026 | $212.20 |

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1 03114000000 2025 0

Partial Payments Applied

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

**2025 PAID REAL ESTATE**
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

| ACCOUNT NUMBER | PROPERTY ADDRESS | MILLAGE CODE |
|---|---|---|
| 03120 000 000 | UNASSIGNED LOCATION RE | 1700 |

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

**EXEMPTIONS:**
MUNICIPAL PROPERTY

SCAN TO PAY ONLINE

## AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION(S) | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| COUNTY GENERAL | 7.6000 | 14,172 | 14,172 | 0 | 0.00 |
| LIBRARY GENERAL | 0.9374 | 14,172 | 14,172 | 0 | 0.00 |
| SCHOOL CAP PROJECT | 1.5000 | 32,000 | 32,000 | 0 | 0.00 |
| SCHOOL DISCRNRY & CN | 0.7480 | 32,000 | 32,000 | 0 | 0.00 |
| SCHOOL GENERAL | 3.0030 | 32,000 | 32,000 | 0 | 0.00 |
| SCHOOL VOTED | 1.0000 | 32,000 | 32,000 | 0 | 0.00 |
| CHILDREN'S TRUST | 0.4500 | 14,172 | 14,172 | 0 | 0.00 |
| SUWANNEE RIVER WATER MGT DIST | 0.2812 | 14,172 | 14,172 | 0 | 0.00 |
| CITY OF ALACHUA | 6.2500 | 14,172 | 14,172 | 0 | 0.00 |

TOTAL MILLAGE 21.7696 — AD VALOREM TAXES $0.00

## LEGAL DESCRIPTION

ALACHUA REALTY CO ADDN PB A-100 NE1/4 OF LOT 4 BK 25 OR 1162/851 & OR 4136/0700

## NON-AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | UNIT | RATE | AMOUNT |
|---|---|---|---|
| 550 COUNTY FIRE SERVICES | 1.000 | Varies | 0.00 |

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $0.00

| IF PAID BY | Nov 30, 2025 | | | | |
|---|---|---|---|---|---|
| PLEASE PAY | $0.00 | | | | |

Please Retain this Portion for your Records. Receipt Available Online.

**JOHN POWER, CFC**
ALACHUA COUNTY TAX COLLECTOR

**2025 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 |
|---|---|
| 03120 000 000 | UNASSIGNED LOCATION RE |

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

### PAY ONLY ONE AMOUNT

| IF PAID BY | PLEASE PAY |
|---|---|
| ☐ Nov 30, 2025 | $0.00 |
| ☐ | |
| ☐ | |
| ☐ | |
| ☐ | |

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had been replaced several times because of suspicious activity, unauthorized charges reportedly continued to appear on newly issued cards.

The relative also reported that $1,465 in cash had disappeared from various locations inside the victim's home over multiple dates.

subscription, cellphone expenses and Cash App transfers totaling approximately $100.

Authorities also alleged the victim's debit card was used to pay for a three-night stay at a Holiday Inn Express in Gainesville.

Investigators interviewed Williams on Aug. 1, 2025. According to debit card to pay his car insurance and transferring money through a Cash App account associated with his deceased grandfather.

Investigators said Williams initially claimed he had used the card only once but later acknowledged using it "once or twice" to make car payments and to pay for a hotel stay.

# Manhood Foundation marks Memorial Day with community service

*Alachua County Today*
**STAFF REPORT**



Photo special to *Alachua County Today*

**Photo Caption: Young men with the Manhood Youth Development Foundation place flags at veterans' graves during Memorial Day activities in Jonesville.**

JONESVILLE – Members of the Manhood Youth Development Foundation joined parents and community members on Memorial Day to honor military veterans through a day of service and remembrance at Pleasant Plains United Methodist Church in Jonesville.

The annual Memorial Day observance brought together young men from the organization, members of its Parent Support Group and local residents for a ceremony focused on recognizing veterans and preserving the meaning of the national holiday.

As part of the event, participants removed worn American flags and replaced them with new flags at more than 70 veterans' gravesites throughout the church cemetery.

Organizers said this year's observance also coincides with national recognition of America's 250th anniversary, adding historical significance to the annual tradition.

Following the cemetery activities, participants gathered in the church family life center for lunch and leadership activities designed to strengthen communication and public speaking skills among the youth participants.

According to organizers, Parent Support Group member Mr. Albury led a public speaking session intended to help prepare the young men for an upcoming annual celebration event scheduled for June 7.

The Manhood Youth Development Foundation's annual celebration is planned from 3 p.m. to 5 p.m. at the Santa Fe College Blount Center in downtown Gainesville and will be open to the public.

The Memorial Day event blended community service with mentorship opportunities, continuing the organization's efforts to promote leadership development and civic involvement among local youth.

The annual observance also served as a reminder of the purpose behind Memorial Day, honoring military service and remembering those who served the country.

# # #

email editor@
alachuatoday.com

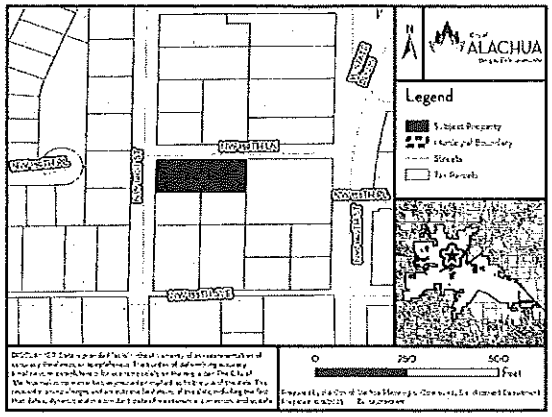
City of ALACHUA

# 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 June 9, 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 #: PSSC26-0001 – Hathcock Community Center**

A request by the City of Alachua, applicant and property owner, 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 ± 0.49-acre subject property from Medium Density Residential to Recreation. The subject property is Alachua County Tax Parcel 03042-052-007. Existing FLU: Moderate Density Residential; Proposed FLU: Recreation.




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 - May 28, 2026)

City of ALACHUA
the good life community

MAILED
MAY 12 2026

RODOLFO VALLADARES
CITY MANAGER

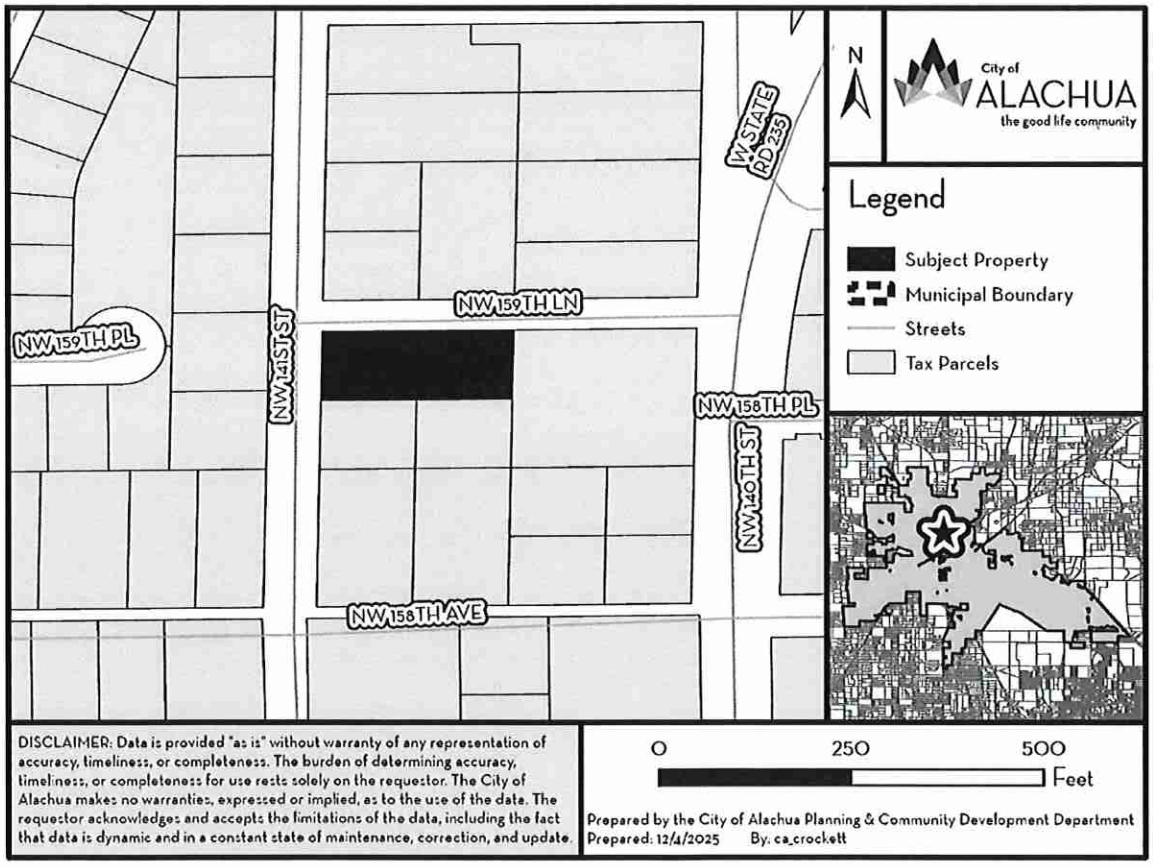
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

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

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PO Box 9
Alachua, Florida 32616-0009

*"The Good Life Community"*
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

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

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

ALACHUA COUNTY HOUSING AUTHORI
701 NE 1ST ST
GAINESVILLE, FL 32601

ALACHUA COUNTY
C/O COUNTY MANAGERS
12 SE 1ST ST
GAINESVILLE, FL 32601

ALMENDAREZ CARLOS O COLINDRES
14514 NW 144TH PL
ALACHUA, FL 32615

MAILED
MAY 2 1 2026

ALVAREZ & OZUNA H/W
14277 NW 159TH PL
ALACHUA, FL 32615

AMOR & PRUETT H/W
14202 NW 158TH AVE
ALACHUA, FL 32615

BAYWOOD HILLS OWNERS ASSOCIATI
7475 SW 70TH LN
GAINESVILLE, FL 32608

BRIDGEMOHAN SHARA M
15915 NW 142ND DR
ALACHUA, FL 32615

BURGESS & HIGHTOWER HEIRS
3335 58TH AVE
VERO BEACH, FL 32966

BURGESS & WHITFIELD
25243 nw 6th ave
NEWBERRY, FL 32669

BURGESS BONNIE
PO BOX 111
ALACHUA, FL 32616

BUSH & WATERS & WATERS JR ET AL
C/O PATSY WATERS
PO BOX 3879
ANN ARBOR, MI 48106

CALAHAN & DEMPS & LANG & MCLEOD
15748 SW 37TH CIR
OCALA, FL 34473

CAMPOS ALBA DE LEON
17345 NW 173RD RD
ALACHUA, FL 32615

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CLAYTON THEAUDRA PATRICIA JOHNS
13911 NW 159TH PL
ALACHUA, FL 32615

FISHER & LUBIN H/W
15935 NW 142ND DR
ALACHUA, FL 32615

FORD GREGORY B HEIRS
15824 NW 141ST ST
ALACHUA, FL 32615

FRALEY & LONGSTREET
PO BOX 933
ALACHUA, FL 32616

FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32616

GARRISON GRACE S
PO BOX 955
ALACHUA, FL 32616

GOLDIE LOKS INC
PO BOX 423
ALACHUA, FL 32616

GREGOIRE HAMLEEN
15955 NW 142ND WAY
ALACHUA, FL 32615

HALL & HALL JR & LEE & STRAWDER
2217 ATLANTA ST
HOLLYWOOD, FL 33020

HALL CORTEZ & LATASHA
15908 NW 141ST
ALACHUA, FL 32615

HAMDI BONNIE LOU LIFE ESTATE
15932 NW 141ST ST
ALACHUA, FL 32615

HAYWOOD & WRIGHT HEIRS
C/O HILDA HAYWOOD
PO BOX 651
ALACHUA, FL 32616

HICKS ALFRED N & LINDA F
PO BOX 1751
ALACHUA, FL 32616

JACKSON & JACKSON & GAINES
PO BOX 1411
ALACHUA, FL 32616

JACKSON PHILLIP JR
PO BOX 493
MORRISVILLE, NC 27560

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JACKSON PHILLIP
15923 NW 141ST ST
ALACHUA, FL 32615

JACKSON PHILLIP
PO BOX 493
MORRISVILLE, NC 27560

JAMES CHARLES E HEIRS
1639 NE 31ST AVE
GAINESVILLE, FL 32609

MAILED
MAY 2 1 2026

JAMES LULA M
1639 NE 31ST AVE
GAINESVILLE, FL 32609

JAYA RADHA MADHAVA LLC
13740 NW 137TH PL
ALACHUA, FL 32615

JOHNSON NATALIE C
15716 NW 138TH TER
ALACHUA, FL 32615

JONES SR & RICHARDSON & RICHARDS
14437 NW 143RD PL
ALACHUA, FL 32615

JONES SR & RICHARDSON
C/O ELLIOTT JACKSON JONES SR
14016 NW 158TH AVE
ALACHUA, FL 32615

JONES VALRIE
15727 NW 133RD TER
ALACHUA, FL 32615

JORDAN ROBERT EDWARD
15912 NW 140TH ST
ALACHUA, FL 32615

KUEPPER ELIZABETH A LIFE ESTATE
13907 NW 159TH PL
ALACHUA, FL 32615

LABONTE BRANDON & JENNIFER
15905 NW 142ND DR
ALACHUA, FL 32615

MCCASLIN BRENDA D
PO BOX 365
ALACHUA, FL 32616

MCKNIGHT SHAUN R & JAMI S
14004 NW 158TH AVE
ALACHUA, FL 32615

MOSELEY C B
PO BOX 2322
HIGH SPRINGS, FL 32655

PALENCIA CHERNITRA SELLERS
15985 NW 142ND DR
ALACHUA, FL 32615

POLLOCK JARED H & AMY K
PO BOX 2696
ALACHUA, FL 32616

RICHARDSON WILLIAM C
16004 NW 141ST ST
ALACHUA, FL 32615

RUFRANO MARCEIA
13826 NW 158TH PL
ALACHUA, FL 32615

SAONA & WATSON
15813 NW 141ST ST
ALACHUA, FL 32615

SAONA MARIA B
15813 NW 141ST ST
ALACHUA, FL 32615

SAUNDERS YARIEL E
14217 NW 159TH PL
ALACHUA, FL 32615

SERMONS DEBRA FRAZIER
PO BOX 402
ALACHUA, FL 32616

ST MATTHEW MISSIONARY BAPTIST CI
PO BOX 1088
ALACHUA, FL 32616

STEERS PHILIP L IV & JENNIFER
15975 NW 142ND DR
ALACHUA, FL 32615

WEBB ROSE M HEIRS
PO BOX 1165
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA, FL 32616

WILLIAMS DOROTHY E
15836 NW 141ST ST
ALACHUA, FL 32615

WILLIAMS IDA M HEIRS
PO BOX 2185
ALACHUA, FL 32616

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# AFFIDAVIT FOR POSTED LAND USE SIGN

I, Parker A.H. Stevens, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 5-20-2026 FOR THE Hathcock Community Center Small Scale Comp Plan
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

3
(Number of signs)

# Posted Notice Location Map
# PSSC26-0001 | Hathcock Community Center

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 37.5 75 150 Feet

Legend

Sign Locations

Subject Property




Prepared by the City of Alachua Planning & Community Development Department

Prepared: 5/19/2026 By: pa_stevens

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:** Hathcock Community Center **APPLICATION NO.:** PSSC26-0001

**APPLICATION TYPE:** Small Scale Comp Plan Amendment **CURRENT ZONING:** Medium Density Residential

**NATURE/SCOPE OF PROPOSAL:** Amending the Future Land Use Designation from Medium Density Residential to Recreation

**DATE OF PUBLIC HEARING(S):**

June 9, 2026 **AT** 6:00 **PM**

June 22, 2026 **AT** 6:00 **PM**

July 27, 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, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).



Parker A. H. Stevens
Planner
Planning and Community Development Department

Parker A. H. Stevens is a Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Stevens holds a bachelor's degree in Sociology and a bachelor's degree in Social Sciences, Interdisciplinary, with a focus on Urban Studies from Florida State University, and is working on his master's degree in Urban and Regional Planning from Florida State University.

## EDUCATION

**Florida State University**
Bachelor of Science in Sociology
Graduated: May 2024

**Florida State University**
Master of Urban and Regional Planning
Graduated: May 2026

**Florida State University**
Bachelor of Science in Social Studies, Interdisciplinary, with a focus in Urban Studies.
Graduated: May 2024

## WORK EXPERIENCE

**City of Alachua, Florida** | Planner | Jan 2026-Present
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6123

**City of Monticello, Florida** | City Intern | May-Nov 2025
245 S Mulberry St, Monticello, Fl 32344 | (850) 342-0153

## CERTIFICATES AND OTHER SKILLS

**ArcGIS Pro** | Competent
**ArcGIS Desktop** | Competent
**Microsoft Office Certified** | Word PowerPoint | Excel
**Public Speaking** | Proficient

Board Agenda
**Item**

**MEETING DATE:** June 9, 2026

**SUBJECT:**

PPP25-0003 – Convergence Research Park Residential Phase 4 "Canopy Trace" | A request by Vector Civil Engineering, LLC, agent and applicant for Split Oak Alachua Investments, LLLP, property owner, for the Convergence Research Park Residential Phase 4 which proposes the subdivision of land into 60 single-family detached lots with associated common areas and rights-of-ways on a ± 10.60-acre subject property generally located south of US Highway 441 along Progress Boulevard (tax parcel 03929-005-000.) Future Land Use: Corporate Park District; Zoning: Corporate Park District (Quasi-judicial).

**PREPARED BY:** Bryan Thomas

**RECOMMENDED ACTION:**

Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Canopy Trace/Convergence Phase 4 to the City Commission with a recommendation to approve subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the Staff Report.

*Recommended Motion: Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Canopy Trace/Convergence Phase 4 to the City Commission, with a recommendation to approve, subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the Staff Report.*

## Summary

This application is a request by Holly Irish, PE, AICP, of Vector Civil Engineering, LLC, applicant and agent for Split Oak Alachua Investments, LLLP, property owner, for consideration of the preliminary plat for Canopy Trace/Convergence Phase 4, which proposes the subdivision of a ±10.60-acre subject property into a total of 60 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in one phase.

The subject property consists of Tax Parcel Number 03929-005-000, and is generally located on

the south side of Progress Blvd., southwest of Progress Park, and east of County Highway 241.

The proposed Canopy Trace subdivision will consist of lots ranging size from ±4,600 square feet to ±5,719 square feet, with the majority of lots being ±4,600 square feet. The preliminary plat proposes 60 single-family detached units. The preliminary plat proposes common areas internal to the development on the southeast and southwest corners. Stormwater for the proposed development will be conveyed to and treated within existing stormwater management facilities located on adjacent lands in joint ownership. A pedestrian pathway will connect the internal sidewalk system to the public right-of-way of Progress Blvd and adjacent developments to the east and west.

One (1) vehicular access point will be provided to Progress Blvd. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

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

## FINANCIAL IMPACT

N/A

## ADDITIONAL FINANCIAL INFORMATION

N/A

## ATTACHMENTS

1. PPP25-0003_Convergence Ph4_Prelim Plat SR_2026-06-09
2. Application Materials
3. Preliminary Plat and Survey
4. Public Notice Materials
5. Bryan S. Thomas_COA Resume_07_2025

# City of Alachua
## Planning & Community Development Department
## Staff Report

**Planning & Zoning Board Hearing Date:** June 9, 2026
**Quasi-Judicial Hearing** **Application #: PPP25-0003**

| | |
|---|---|
| **SUBJECT:** | A request for the Canopy Trace/Convergence Phase 4 subdivision preliminary plat, which proposes the subdivision of a ±10.60-acre subject property into a total of 60 lots with associated common areas and road right-of-way |
| **APPLICANT/AGENT:** | Holly Irish, PE, AICP |
| **PROPERTY OWNER:** | Split Oak Alachua Investments, LLLP |
| **LOCATION:** | 13506 NW Convergence Cir, Alachua, FL 32615 |
| **PARCEL ID NUMBER:** | 03929-005-000 |
| **FLUM DESIGNATION:** | Corporate Park |
| **ZONING:** | Corporate Park |
| **OVERLAY:** | N/A |
| **ACREAGE:** | ± 10.60 |
| **PROJECT PLANNER:** | Bryan S. Thomas, AICP |
| **RECOMMENDATION:** | Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Canopy Trace/Convergence Phase 4 to the City Commission with a recommendation to approve subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the Staff Report. |
| **RECOMMENDED MOTION:** | *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Canopy Trace/Convergence Phase 4 to the City Commission, with a recommendation to approve, subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the Staff Report.* |

# SUMMARY

This application is a request by Holly Irish, PE, AICP, of Vector Civil Engineering, LLC, applicant and agent for Split Oak Alachua Investments, LLLP, property owner, for consideration of the preliminary plat for Canopy Trace/Convergence Phase 4, which proposes the subdivision of a ±10.60-acre subject property into a total of 60 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in one phase.

The subject property consists of Tax Parcel Number 03929-005-000, and is generally located on the south side of Progress Blvd., southwest of Progress Park, and east of County Highway 241.

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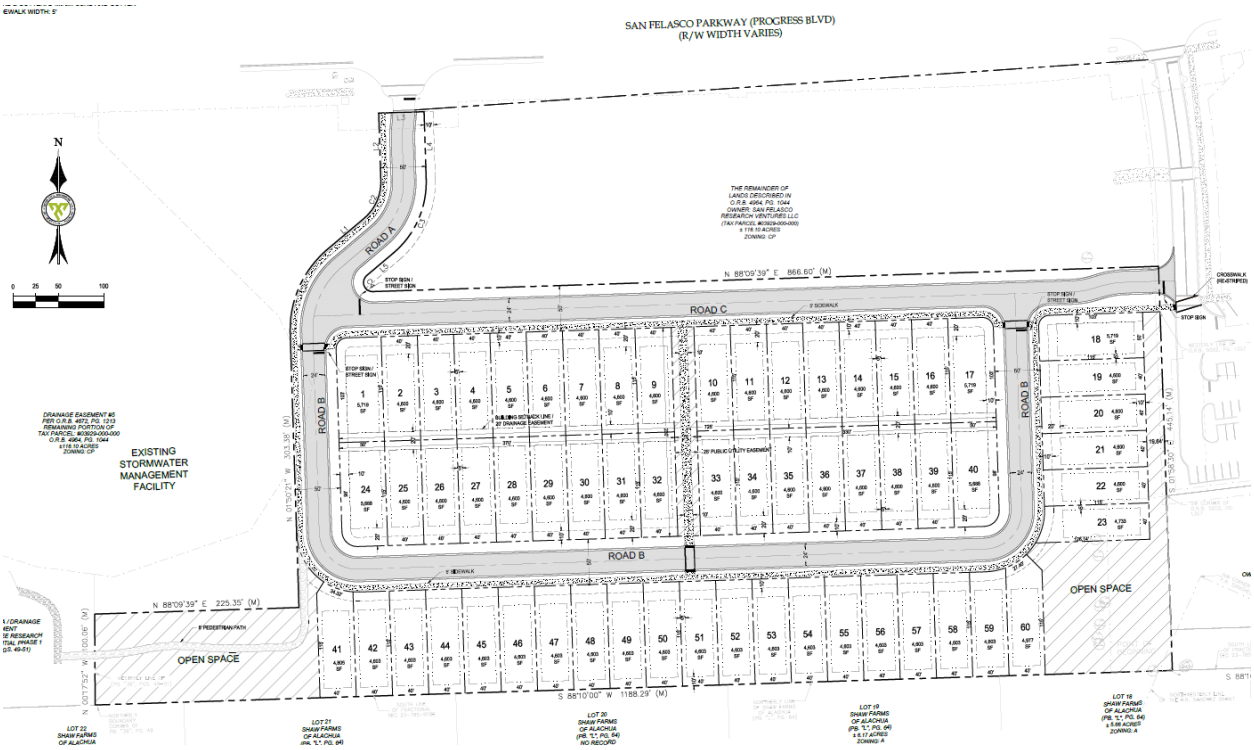



**Figure 1. Proposed Preliminary Plat Overview**

## EXISTING USES

The subject property is undeveloped and is comprised of a mixture of mostly cleared lands and some naturally wooded areas.

## SURROUNDING USES

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

Table 1. Surrounding Land Uses

| Direction | Existing Use(s) | FLUM Designation(s) | Zoning District(s) |
|---|---|---|---|
| North | Vacant | Corporate Park | Corporate Park |
| South | Buffer | Corporate Park | Corporate Park |
| East | Parking lot/Vacant | Corporate Park | Corporate Park |
| West | Stormwater | Corporate Park | Corporate Park |

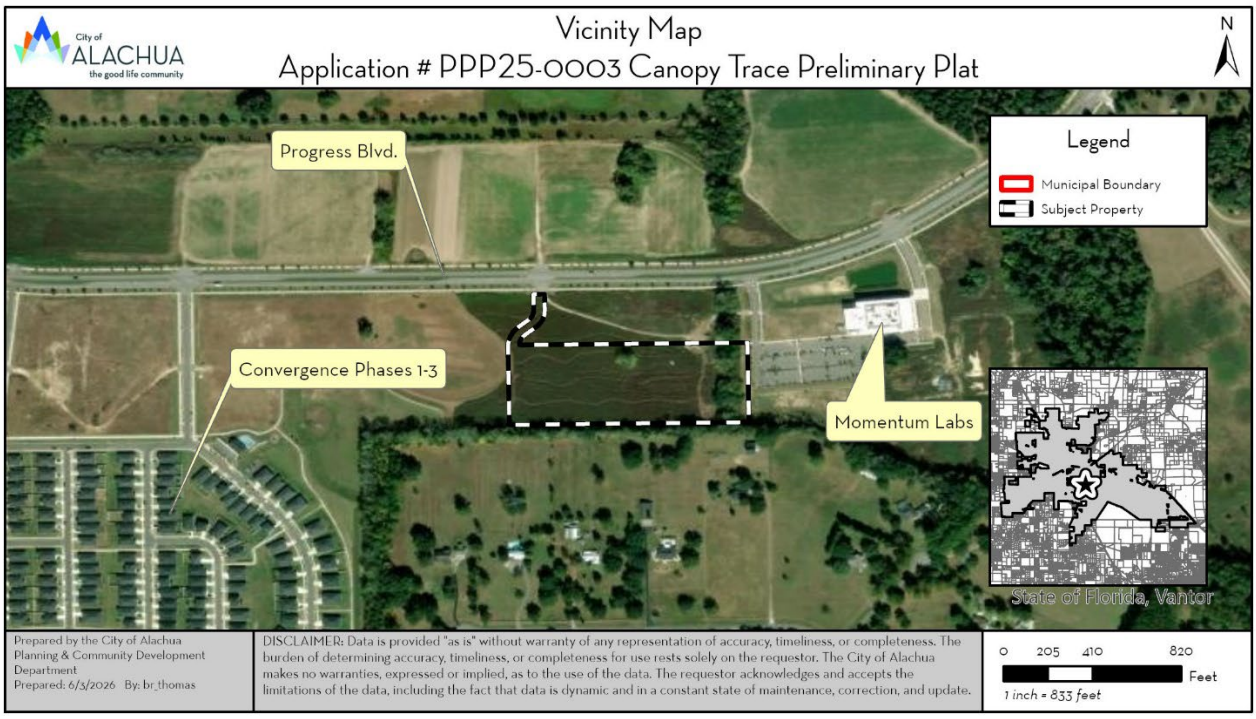



Figure 2. Vicinity Map

# 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 Preliminary Plat applications.

A neighborhood meeting was held on September 16, 2025 at the meeting room of the Alachua Branch Library. As required by Section 2.2.4 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 four 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.

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

**Evaluation & Findings**: The preliminary plat proposes 60 single-family detached dwellings across over approximately 10.60-acres, which, when added to the current residential units in the Corporate Park district results in a development density of less than 4 dwelling units per acre (DUA). Four DUA is the permitted DUA of the Corporate Park land use category and the use of single-family detached dwellings is permitted in the Corporate Park land use category, resulting in a preliminary plat that is consistent with the Corporate Park land use category.

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 preliminary plat is located within 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 preliminary plat is not anticipated to degrade the level of service of any affected roadway segment.

Policy 1.4.d: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

**Evaluation & Findings**: The preliminary plat proposes an internal pedestrian network and an extension of the external pedestrian network along Progress Boulevard that connects to the existing external pedestrian network. The internal pedestrian network also connects or stubs to the parcels on either side of the subdivision.

## Housing Element

Objective 1.1: *Provision of Safe, Affordable, Quality Housing*

The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

**Evaluation & Findings**: The proposed preliminary plat would provide 60 additional single-family detached residential lots near the developed core of the City and within walking distance to the Central City Area and Main Street, providing more housing stock near apartments and businesses in a mixed-income setting.

## 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 preliminary plat 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 preliminary plat is not anticipated to degrade the level of service of the City's solid waste facilities.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity:* System-wide potable water distribution and treatment will be sufficient to provide a minimum 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
3. *Capacity:* Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity f the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

**Evaluation & Findings**: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed preliminary plat is not anticipated to degrade the level of service of the City's potable water facilities.

## Conservation and Open Space Element

Policy 1.4.c: The City shall promote the creation of golf cart, bicycle and pedestrian pathways to reduce automotive air quality impacts

**Evaluation & Findings**: The preliminary plat proposes an internal pedestrian network and an extension of the external pedestrian network along Progress Boulevard that connects to the existing external pedestrian network. The internal pedestrian network also connects or stubs to the adjacent properties.

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 wetlands present on the subject property, and as such, there are no concerns related to wetlands on the subject property.

# ENVIRONMENTAL CONDITIONS ANALYSIS

## Wetlands

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

**Evaluation & Findings:** There are no delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

## Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

**Evaluation & Findings:** The subject property is not located within or adjacent to a strategic ecosystem; therefore, the development will have no impact upon any strategic ecosystems identified within the ecological inventory report.

## Regulated Plant & Animal Species

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

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

**Evaluation & Findings:** No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the subject property have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

## Soil Survey

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

There is one soil type found within the subject property, shown in Table 2.

### Table 2. Soil Types

| Soil Type | Hydrologic Group | Drainage Class | Limitations | | % of Subject Property (may not total to 100% due to rounding) |
|---|---|---|---|---|---|
| | | | Dwellings Without Basements | Small Commercial Buildings | |
| Arredondo Fine Sand, 0 to 5 % Slopes | A | Well Drained | Slight | Slight | 100% |

**Evaluation & Findings:** The soil types present on the subject do not pose any significant limitations for the type of development proposed.

## Flood Potential

Panel 12001C0120D 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:** No sink holes are known to exist on the site and the subject property is not identified as an area of high aquifer recharge by the Suwannee River Water Management District High Aquifer Recharge Potential (HARP) map. Stormwater will be conveyed to an existing offsite master stormwater management facility adjacent to the subdivision and no new stormwater management facilities are proposed.

## Wellfield Protection Zones

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

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

## Historic Structures/Markers and Historic Features

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

**Evaluation & Findings:** The subject property is not within the City's Historic Overlay District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

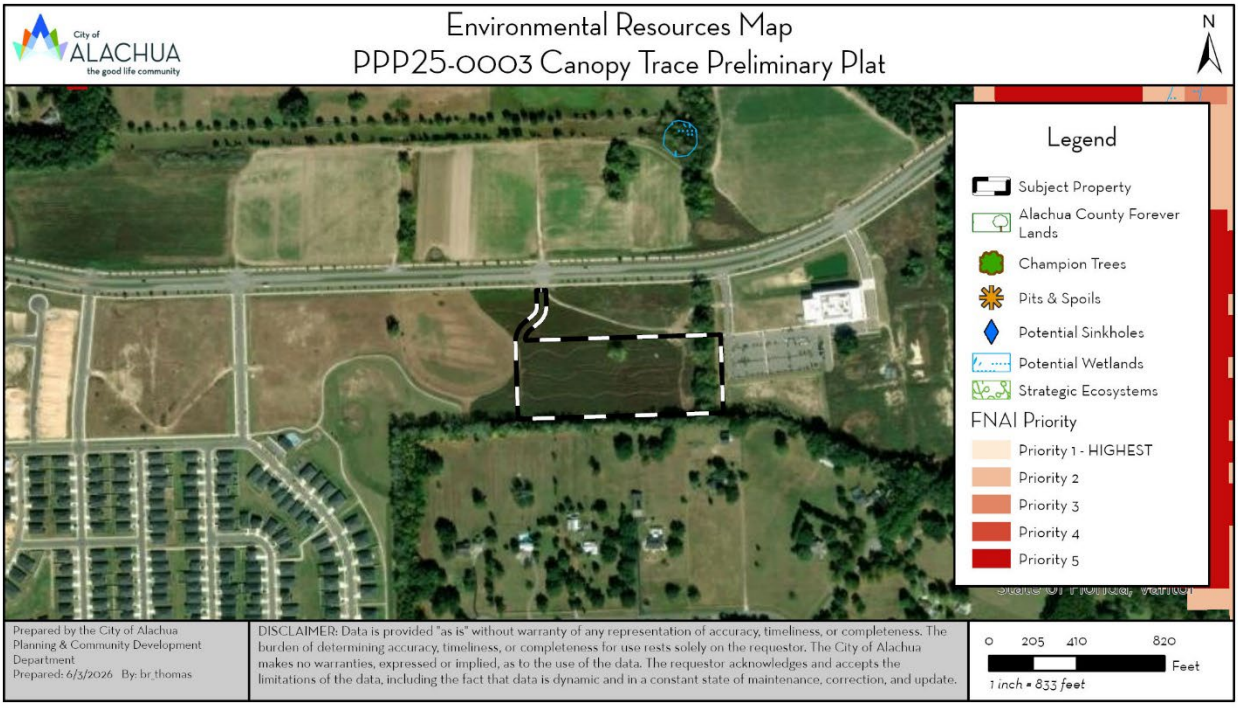



**Figure 3 Environmental Resources Map**

# FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

## Major Subdivision Preliminary Plat Standards

Section 2.4.10(G)(3)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all preliminary plats must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(3)(e). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.10(G)(3)(e) is provided below.

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

**Evaluation & Findings:** The application has been reviewed against, and found to comply with, the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, pedestrian improvements, utilities, and street arrangement.

# 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 |
|---|---|---|---|---|---|
| 13 | CR 241 (from CR 235 to South City Limit) | 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 [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 4 US Hwy 441 | |
|---|---|---|
| | AADT | Peak Hour |
| Maximum Service Volume[1] | 20,880 | 1,881 |
| Existing Traffic[2] | 12,457 | 1,122 |
| Reserved Trips[3] | 1,714 | 136 |
| Available Capacity[3] | 6,709 | 623 |
| Increase/Decrease in Trips Generated by Development[4] | 566 | 56 |
| Residual Capacity | 6,143 | 567 |
| Residual Percentage of Permitted Design Capacity Utilized | 70.58% | 69.86% |

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2024). *2023 Count Data.* Accessed via Florida Traffic Online April 2024.
3 Source: City of Alachua April 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 13 – 100%.

**Evaluation & Findings:** The proposed preliminary plat application is not anticipated to adversely impact the level of service of the affected roadway segments; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

## 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] | 1,447,333 |
| Reserved Capacity[2] | 350,100 |
| Available Capacity | 1,202,567 |
| | |
| Increase/Decrease in Potable Water Demand from Application[3] | 16,500 |
| | |
| Residual Capacity | 1,186,067 |
| Residual Percentage of Permitted Design Capacity Utilized | 60.46% |

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 275 GPD / 60 units = 16,500 GPD

**Evaluation & Findings:** The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's potable water facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

## 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] | 756,000 |
| Reserved Capacity[2] | 325,846 |
| Available Capacity | 418,154 |
| | |
| Increase/Decrease in Sanitary Sewer Demand from Application[3] | 15,000 |
| | |
| Residual Capacity | 403,154 |
| Residual Percentage of Permitted Design Capacity Utilized | 73.12% |

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 250 GPD / 60 units = 15,000 GPD

**Evaluation & Findings:** The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's sanitary sewer facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

## Solid Waste Impacts

### Table 6. Solid Waste Impacts

| System Category | Pounds Per Day | Tons Per Year |
|---|---|---|
| Existing Demand[1] | 44,060.00 | 8,040.95 |
| Reserved Capacity[2] | | |
| | | |
| Increase/Decrease in Demand Generated by Application[3] | 636 | 116.07 |
| New River Solid Waste Facility Anticipated Capacity[4] | 30+ Years | |

Sources:
1. Bureau of Economic & Business Research, University of Florida, Estimates of Population (2025); Policy 2.1.a, Community Facilities Element. Formula: 11,353 * 0.73 tons per year.
2. City of Alachua April 13, 2026, Development Monitoring Report
3. New River Solid Waste Association, April 2026.

**Evaluation & Findings:** The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's solid waste facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

## Recreation Facilities

### Table 7-1. Recreational Impacts

| System Category | Acreage |
|---|---|
| Existing City of Alachua Recreation Acreage[1] | 135.48 |
| Acreage Required to Serve Existing Population[2] | 56.77 |
| Reserved Capacity[1] | 13.49 |
| Available Capacity | 65.23 |
| | |
| Increase/Decrease in Recreation Acreage Demand by Development[3] | 0.8 |
| | |
| Residual Capacity | 64.43 |
| Residual Percentage of Recreation Acreage Capacity Utilized | 52.44% |

1 City of Alachua April 2026 Development Monitoring Report
2 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 1.2.b, Recreation Element. Formula: 11,015 Persons x (5 acres / 1,000 persons).
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.65 persons per unit * 60 units * (5 acres / 1,000 persons)

### Table 7-2. Passive Recreational Impacts

| System Category | Acreage |
|---|---|
| Existing Improved Passive Park Space[1] | 34.82 |
| Minimum Improved Passive Park Space Required to Serve Existing Population[1, 2] | 11.35 |
| Reserved Capacity[1, 2] | 2.7 |
| Available Improved Passive Park Space | 20.77 |
| | |
| Increase/Decrease in Improved Passive Park Space Demand by Development [3] | 0.16 |
| | |
| Residual Capacity | 20.61 |
| Residual Percentage of Improved Passive Park Space Capacity Utilized | 40.81% |

1 City of Alachua April 2026 Development Monitoring Report
2 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: Acreage Required * 0.20
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.65 persons per unit * 60 units * (5 acres / 1,000 persons) * 0.20

**Evaluation & Findings:** The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's recreation facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

## Public School Facilities

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. The SBAC has indicated that capacity is available at the time of review. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

## Stormwater Management Facilities

The proposed preliminary plat application will convey stormwater to an existing off-site stormwater management facility originally permitted as a master environmental resource permit (ERP). The adjacent off-site Basin is maintained by the owner. The proposed preliminary plat application is not anticipated to impact the level of service of stormwater management facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

# EXHIBIT "A"
# TO
# PPP25-0003
# CANOPY TRACE MAJOR SUBDIVISION PRELIMINARY PLAT
# STAFF REPORT

## 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 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.
3. The applicant acknowledges and agrees that they must dedicate public access easements on the final plat across all pedestrian infrastructure and private roadways, and that such easements must be generally consistent with the easements as depicted on the approved preliminary plat. The applicant further acknowledges and agrees that they must dedicate all necessary public utility easements on the final plat, and that such easements must be generally consistent with the easements as depicted on the approved preliminary plat and as required by the City of Alachua Public Services Department. 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 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.
5. The Applicant acknowledges and agrees that Conditions 1 – 4 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 6 as stated herein.

# EXHIBIT "B"
# TO
# PPP25-0003
# CANOPY TRACE MAJOR SUBDIVISION PRELIMINARY PLAT
# 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

May 20, 2026

*Submitted electronically to* holly@conceptcompanies.net

Holly Irish, PE, AICP
Vice President of Planning & Design
Vector Civil Engineering, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

**Application #: PPP25-0003**

**RE: Notice of Hearing to be Scheduled for Convergence Research Park Residential Phase 4 Preliminary Plat Application**

Dear Holly Irish,

On March 25, 2026, the City of Alachua received your revised Preliminary Plat application for Convergence Phase 4/Canopy Trace submitted on behalf of Split Oak Alachua Investments, LLLP. 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 **June 09, 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 ***Tuesday, May 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 ***Tuesday, May 26, 2026***. These signs will be ready for pickup after 12:00 PM on [Day, Month Day Year]. 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, June 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) 418-6122 or at br_thomas@cityofalachua.com.

Sincerely,

Bryan S. Thomas, AICP
Planning & Community Development Director

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Parker Stevens, *(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

January 28, 2026

*Submitted electronically to* Holly@conceptcompanies.net

Holly Irish, P.E., AICP
Vector Civil Engineering, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

Application #: PPP25-0003

RE: Project Assistance Team (PAT) Comments for Convergence Research Park Residential, Phase 4 Preliminary Plat

Dear Holly Irish,

On October 15, 2025, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of Split Oak Alachua Investment, LLLP for the Convergence Research Park Residential, Phase 4 subdivision. The application proposes the subdivision of land into 60 lots on a ± 10.60-acre subject property (tax parcel: 03929-005-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting 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 Monday, March 30, 2026. 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the April 21, 2026, Planning & Zoning Board (PZB) Meeting.

Please address the following insufficiencies:

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

1. Article 2, Administration

   *Section 2.4.10, Subdivision*

   a. The proposed name "Convergence Research Park Residential, Phase 4" suggest this development is an extension of previously approved "Convergence Research Park Residential" subdivision. However, our review of the submitted materials and municipal records indicates that the subject property is not physically adjacent to the boundaries of the existing Phase 3 of Convergence Research Park.

      Accordingly, Section 2.4.10(C), of the Land Development Regulations (LDRs), requires every subdivision to have a unique name by which it will be legally recognized. It is not permissible to use a name from another development listed on a different recorded plat within Alachua County. **We kindly request that you chose an alternative name for the proposed subdivision.** The official name will be "Canopy Trace". All documents will be revised to reflect this.

      As noted in Section 2.4.10(C) of the LDRs, the City Commission has the final authority to approve subdivision names.




*Please note that this is provided for illustrative purposes only.

2. Article 3, Zone Districts

In accordance with Section 3.5.2(F)(d), a matrix is required that identifies all final development orders granted within this specific CP District area, including the number of approved residential units permitted by each final development order. Additionally, the calculation must include the minimum land required for preservation of non-residential uses within the CP District, as specified in Section 3.5.2(F)(2)(c)(ii). It is important to note that the maximum gross residential density for single-family detached homes on lots 45 feet or larger may not exceed 33% of the maximum gross residential density permitted within the CP District, as cited in Section 3.5.2(F)(2)(e) of the LDRs.

**A matrix providing calculations according to sections 3.5.2(F)(d), 3.5.2(F)(2)(c)(ii) and 3.5.2(F)(e) is attached for review.**

The matrix currently provided is inadequate because it does not address the commercial component and does not clearly demonstrate the residential portion in accordance with the applicable requirements. Sheet No. C000, Cover Sheet, depicts a matrix that solely refences Convergence Research Park Residential, Phases 1-3, as a whole, failing to present the required details definitively.

The required matrix is a living document that is part of a preliminary plat, development order, and other related documents, ensuring that the area's development complies with the CP zoning district that is contiguous to the specified property. Below is a sample matrix:

| CORPORATE PARK MATRIX FOR (275.89 acres located East of CR 241 (NW 140th Street, South of Hidden Meadows Subdivision, and Progress Park as described in Ordinance 12-08 approved on January 23, 2012) | | | | |
|---|---|---|---|---|
| COMMERCIAL COMPONENT | | | | |
| Name of Development | Final Approval Date | Land Use (i.e., commercial, residential, office, etc.) | Total Developed Square Footage | Remaining Square Footage |
| Approved Maximum Square Footage 100,000 SF | | | | |
| Alachua Enterprises | 01.09.2020 | Commercial | 15,000 SF | 85,000 SF |
| Riverfront Town Center | 05.15.2020 | Commercial | 80,000 SF | 5,000 SF |
| RESIDENTIAL COMPONENT | | | | |
| Approved Maximum Residential Density 8,429 Dwelling Units (DU) | | | | |
| Name of Development | Final Approval Date | Land Use (i.e., commercial, residential, office, etc.) | Total Developed Residential Units | Remaining Residential Units |
| Heron Bay | 12.20.2019 | Residential | 2,400 | 6,029 |
| Taraverse Estates, Phase 1 | 07.10.2023 | Residential | 1,850 | 4,179 |

| | | | | |
|---|---|---|---|---|
| Taraverse Estates, Phase 2 | 03.05.2024 | Residential | 2,000 | 2,179 |
| Taraverse Estates, Phase 3 | 11.11.2024 | Residential | 800 | 1,379 |

*Please note that this is for illustrative purposes only. This chart is not intended to correlate data but to guide the information relevant to this form of development.

3. Major Subdivision- Preliminary Plat Application

*Attachments, D.3, Comprehensive Plan Consistency Analysis*

a. Future Land Use Element, Objective 1.4: Corporate Park:
In the justification statement, "This application seeks to permit 60 single-family residential lots, as a part of a larger master plan...". **The subject property is not approved as a Master Plan, PUD. The property is a single development application consisting of 10.60 acres, which is regulated under the standard, consistent requirements applicable to the assigned CP zoning district.**

Throughout permitting for CRP phases 1-3, this specific CP zoning district was repeatedly referred to as a master planned development so this application followed suit. The responses will be revised to remove references to a "master plan" and simply state "CP zoning district".

b. Future Land Use Element, Policy 1.4.a: Corporate Park:
In the justification statement, "The proposed 60-lot single-family residential subdivision aligns with the intent of the Corporate Park FLU. Single-family residential is a permitted residential use type in the associated Corporate Park zoning district." The justification asserts that because the parcel allows for single-family residential, the proposal is consistent with the Comprehensive Plan. This is insufficient. **Please review the justification to explain how the proposed subdivision meets the intent of the Future Land Use Element.** Provide a detailed statement demonstrating how the proposed development is compatible with surrounding land uses, conforming with residential development goals, etc. Do not merely state that the use is allowed; demonstrate how it aligns with the established comprehensive plan. The response will be revised to provide additional detail.

c. Future Land Use Element, Policy 1.4.f: Corporate Park Performance Standards:

i. Integration of Vehicular and Non-vehicular Access
The justification statement claims that the proposed subdivision will adhere to this specific performance standard by providing vehicular and non-vehicular access into the development. It goes further to say the development will be

accessible through the use of a driveway that will be shared with future mix-use development. There are no formal request for a mixed-use development in relation to the subject property therefore, this portion is invalid. In regards to the suggested cross access, a formal cross access agreement will be required to validate such. **Please revise the analysis demonstrating how this subdivision, in its proposed configuration, meets the performance standards of the City's Comprehensive Plan.** The response will be revised to provide additional detail.

ii. Buffering from Adjacent/Existing/Potential Uses

The justification statement provided, which states that "circulation patterns address safety concerns, including sidewalks and pedestrian crosswalks," lacks sufficient detail to assess compliance with the adopted Comprehensive Plan Policy 1.4.g.7. This comment appears irrelevant to what was provided and the subject of the comment. Please advise.

iii. Corporate Park Uses Intensity

The justification statement indicates that the application is "not applicable for this application as this is a residential development." **However, if the residential phase is intended to precede the non-residential phase, the application must be revised to include a phased development agreement ensuring that non-residential construction will proceed.** Otherwise, the application cannot advance with favorable recommendations. The Comprehensive Plan establishes that corporate park must have non-residential development occur before or concurrently with residential development to maintain orderly and balanced growth with integrity.

Please clarify this comment and the expectations.

iv. Complementary Residential Uses

The submitted statement asserts that the proposed residential development meets performance standards because it "will complement other existing and planned developments within the area." However, the current structure of the proposal disrupts the necessary sequence of development by seeking residential components without the required non-residential, mixed-use elements. Approving these components would create a purely residential use in a mixed-use area, undermining the vibrancy, walkability, and economic goals of the Comprehensive Plan. Please clarify this comment and the expectations.

d. Future Land Use Element, Objective 2.7: Discouragement of Urban Sprawl

The justification for Objective 2.7 of the Comprehensive Plan asserts that the

Corporate Park zoning aims to discourage urban sprawl; however, it lacks empirical data or a thorough land-use analysis. This justification does not clearly demonstrate alignment with the Comprehensive Plan. Furthermore, it references a "Master Plan" that has yet to be formally adopted by the City Commission or submitted for review. Using an unadopted master plan as a basis for evaluating compliance with the Comprehensive Plan is not acceptable. Additionally, the Convergence Research Park development was not sanctioned as a master plan, and the site in question does not qualify as a phase of the existing named development, as noted in comment 1 under Section 2.4.10.a, Subdivision heading. The response will be revised to provide additional detail.

e. Future Land Use Element, Objective 4.1: Infill Development

The justification for Objective 4.1 of the Comprehensive Plan asserts the subject property "is located within the greater Convergence Research Park master plan, which is designated as mixed-use zoning. Although a portion of the overall master planned development remains vacant, ongoing growth of commercial and residential areas will lead to increased densities and intensities that are compatible with existing commercial and residential uses." However, there is a repeated use of an invalid term highlighted in this statement for clarity: "Open spaces will be provided throughout the master planned development." It is important to note that Convergence Research Park was developed under base zoning terms, indicating it was not approved as a Planned Unit Development (PUD) that functions as a master plan. The responses will be revised to remove references to a "master plan" and simply state "CP zoning district".

4. Article 7, Subdivision Standards

*Section 7.2.3, Block Standards*

a. In accordance with Section 7.2.3(B)(2), residential blocks must measure a minimum of 300-feet and a maximum of 600-feet in length. The proposed preliminary plat does not comply with this requirement. Please revise the plat to clearly indicate these measurements. The block configuration shown on the preliminary plat (providing pedestrian connectivity in lieu of vehicular connectivity) was previously discussed and approved. Please advise.

b. Section 7.2.3(B)(3), states that blocks longer than 400-feet may require the reservation of an easement to accommodate utilities, stormwater management facilities, and/or pedestrian traffic. The proposed layout indicates a concrete sidewalk to be placed in the center of the block adjacent to lots 9, 10, 32, and 33. However,

the referenced area lacks accompanying text to clarify what is depicted on Sheet No. 100. Please revise. An easement will be identified in the pedestrian crossing shown on the preliminary plat.

c. Section 7.2.3(B)(4) of the LDRs requires that pedestrian access points located along long blocks measure at least 10-feet in width. However, the concrete sidewalk adjacent to lots 9, 10, 32, and 33 currently lacks a specified measurement. Please revise accordingly. There is a label stating "10' Sidewalk" – please clarify this comment and the expectations.

***Section 7.2.4, Lot Standards***

a. Section 7.2.4(B)(1) mandates that lot dimensions comply with the minimum standards established for the assigned zoning, which is CP. The dimensions must be shown in the site data table, and the measurements should be specified for each lot to ensure compliance, considering any variations. Please clarify this comment and the expectations. Sheet C100 shows lot dimensions. "typical" lot dimensions can be added to the summary on the page but they are only typical as some lot sizes vary.

b. Section 7.2.4(B)(2) mandates that lot depth shall not exceed three times the width of lots within the subject development. Please clarify this comment and the expectations. There is no apparent violation to this section. Is this a generic comment or is there a specific concern?

c. Please note that Section 7.2.4(C) restrict double frontage lots. Please clarify this comment and the expectations. There is no apparent violation to this section. Is this a generic comment or is there a specific concern?

***Section 7.2.5, Streets***

a. Local streets must incorporate traffic calming techniques, as mandated by Section 7.2.5(C)(2), to ensure convenient and safe access to the lots within the subdivision. However, the current layout does not seem to implement these techniques. Please revise accordingly. This is a preliminary plat submittal. Traffic calming techniques would typically be identified in the construction plans. Please clarify the requests at this stage in the process.

b. For business and mixed-use developments, the design of streets, accessways, and pedestrian pathways must ensure an efficient and safe traffic circulation system, as outlined in Section 7.2.5(C)(5) of the LDRs. This circulation system shall be coordinated both internally and externally to promote effective planning practices. Please clarify this comment and the expectations. There is no apparent

violation to this section. Is this a generic comment or is there a specific concern?

c. Please confirm whether the proposed streets will be dedicated for public use or classified as private streets. This information shall be indicated on the preliminary plat. Public use – this will be added to the preliminary plat.

*Section 7.3.4, Streetlights*

a. The LDRs Subdivision standards cited above mentions the requirement of streetlights, that are not shown on the proposed Preliminary Plat. Streetlights are shown on the typical sections. It appears this should be sufficient for a preliminary plat submittal. Please confirm.

*Section 7.3.12, Adequate Off-Site Facilities and Services*

a. The LDRs Subdivision standards mentioned above require addressing adequate offsets through the construction of an on-site facilities. This consideration is valid only if there is a public benefit that goes beyond merely offsetting the impacts created by the proposed subdivision. Supportive documentation will be required to demonstrate how the offsetting of impacts provides a greater benefit to the public. Please clarify this comment and the expectations. The section specifically reads: *"Where the City concludes that a proposed subdivision will create impacts on surrounding streets, utilities, or other facilities that cannot be adequately offset through the construction of on-site facilities, the construction of off-site facilities sufficient to offset the anticipated impacts of the proposed development may be required in no event, however, shall a subdivider be required to provide off-site facilities for purposes of granting a general public benefit beyond offsetting the impacts of the proposed subdivision."* Is the City concluding that this subdivision creates extraordinary impacts on surrounding streets, utilities or other facilities?

5. Miscellaneous

a. Sheet No. C100, Preliminary Plat, shows a "Common Area/Drainage Easement, Convergence Research Park Residential, Phase 1 (PB. "38", PGS 49-51)" on the southwest side of the proposed subdivision. This property is not owned by the project in question, necessitating coordination with the adjacent property owner and the establishment of an easement for connection. Noted – an easement will be established and provided during the final plat process.

b. Sheet No. C100, Preliminary Plat, shows a "Drainage Easement #5 Per O.R.B. 4672, PG 1213 Remaining Portion of Tax Parcel: #03929-000-000, O.R.B. 4964, PG. 1044" on the west side of the proposed subdivision. This property is not owned by

the project in question, necessitating coordination with the adjacent property owner and the establishment of an easement for connection. Noted – an easement will be established and provided during the final plat process.

c. Sheet No. C100, Preliminary Plat, shows a "Crosswalk (Pre-Stripped)" to the east of the proposed subdivision on the adjacent street that is not directly part of this development under review. Therefore, this necessitates coordination with the owner of the right-of-way and the establishment of rights to modify. Noted – modification rights will be established during the final plat process. If there is a specific type of agreement the City wants to see, please provide a template.

d. Upon receipt and review of the proposed preliminary plat, please be advised that additional review comments may be prompted if there are noticeable changes, modifications, or inconsistences introduced relative to the original submittal, or if the changes impact previously reviewed setbacks, site layout, or other data. The Planning & Community Development Department has the right to reevaluate all aspects of the project should the scope of development alter.

e. When submitting revised preliminary plat, it shall be accompanied by written response addressing all comments.

Bernadette Fisher

If you have any questions regarding the information above, please contact me at (386) 418-6126 or via email at Be_Fisher@CityofAlachua.org.

Sincerely,

Bernadette Fisher
Principal Planner

Attachments: Comments from Claudia Vega, P.E. (EDA Consultants, Inc.)
Comments from City of Alachua Public Services

CC: Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson Crockett, AICP, Principal 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

January 28, 2026

*Submitted electronically to* Holly@conceptcompanies.net

Holly Irish, P.E., AICP
Vector Civil Engineering, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

**Application #: PPP25-0003**

**RE: Project Assistance Team (PAT) Comments for Convergence Research Park Residential, Phase 4 Preliminary Plat**

Dear Holly Irish,

On October 15, 2025, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of Split Oak Alachua Investment, LLLP for the Convergence Research Park Residential, Phase 4 subdivision. The application proposes the subdivision of land into 60 lots on a ± 10.60-acre subject property (tax parcel: 03929-005-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting 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 Wednesday, February 11, 2026**. 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2026, Planning & Zoning Board (PZB) Meeting.**

Please address the following insufficiencies:

## Deficiencies to be Addressed

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

1. Article 2, Administration

   ***Section 2.4.10, Subdivision***

   **a.** The proposed name "Convergence Research Park Residential, Phase 4" suggest this development is an extension of previously approved "Convergence Research Park Residential" subdivision. However, our review of the submitted materials and municipal records indicates that the subject property is not physically adjacent to the boundaries of the existing Phase 3 of Convergence Research Park.

   Accordingly, Section 2.4.10(C), of the Land Development Regulations (LDRs), requires every subdivision to have a unique name by which it will be legally recognized. It is not permissible to use a name from another development listed on a different recorded plat within Alachua County. We kindly request that you chose an alternative name for the proposed subdivision.

   As noted in Section 2.4.10(C) of the LDRs, the City Commission has the final authority to approve subdivision names.




*Please note that this is provided for illustrative purposes only.

2. Article 3, Zone Districts

In accordance with Section 3.5.2(F)(d), a matrix is required that identifies all final development orders granted within this specific CP District area, including the number of approved residential units permitted by each final development order. Additionally, the calculation must include the minimum land required for preservation of non-residential uses within the CP District, as specified in Section 3.5.2(F)(2)(c)(ii). It is important to note that the maximum gross residential density for single-family detached homes on lots 45 feet or larger may not exceed 33% of the maximum gross residential density permitted within the CP District, as cited in Section 3.5.2(F)(2)(e) of the LDRs.

The matrix currently provided is inadequate because it does not address the commercial component and does not clearly demonstrate the residential portion in accordance with the applicable requirements. Sheet No. C000, Cover Sheet, depicts a matrix that solely refences Convergence Research Park Residential, Phases 1-3, as a whole, failing to present the required details definitively.

The required matrix is a living document that is part of a preliminary plat, development order, and other related documents, ensuring that the area's development complies with the CP zoning district that is contiguous to the specified property. Below is a sample matrix:

| **CORPORATE PARK MATRIX FOR** (275.89 acres located East of CR 241 (NW 140th Street, South of Hidden Meadows Subdivision, and Progress Park as described in Ordinance 12-08 approved on January 23, 2012) | | | | |
|---|---|---|---|---|
| **COMMERCIAL COMPONENT** | | | | |
| **Name of Development** | **Final Approval Date** | **Land Use** (i.e., commercial, residential, office, etc.) | **Total Developed Square Footage** | **Remaining Square Footage** |
| **Approved Maximum Square Footage 100,000 SF** | | | | |
| Alachua Enterprises | 01.09.2020 | Commercial | 15,000 SF | 85,000 SF |
| Riverfront Town Center | 05.15.2020 | Commercial | 80,000 SF | 5,000 SF |
| **RESIDENTIAL COMPONENT** | | | | |
| **Approved Maximum Residential Density 8,429 Dwelling Units (DU)** | | | | |
| **Name of Development** | **Final Approval Date** | **Land Use** (i.e., commercial, residential, office, etc.) | **Total Developed Residential Units** | **Remaining Residential Units** |
| Heron Bay | 12.20.2019 | Residential | 2,400 | 6,029 |
| Taraverse Estates, Phase 1 | 07.10.2023 | Residential | 1,850 | 4,179 |
| Taraverse Estates, Phase 2 | 03.05.2024 | Residential | 2,000 | 2,179 |
| Taraverse Estates, Phase 3 | 11.11.2024 | Residential | 800 | 1,379 |

*Please note that this is for illustrative purposes only. This chart is not intended to correlate data but to guide the information relevant to this form of development.

3. Major Subdivision- Preliminary Plat Application

*Attachments, D.3, Comprehensive Plan Consistency Analysis*

a. Future Land Use Element, Objective 1.4: Corporate Park:
In the justification statement, "This application seeks to permit 60 single-family residential lots, as a part of a larger master plan...". The subject property is not approved as a Master Plan, PUD. The property is a single development application consisting of 10.60 acres, which is regulated under the standard, consistent requirements applicable to the assigned CP zoning district.

b. Future Land Use Element, Policy 1.4.a: Corporate Park:
In the justification statement, "The proposed 60-lot single-family residential subdivision aligns with the intent of the Corporate Park FLU. Single-family residential is a permitted residential use type in the associated Corporate Park zoning district." The justification asserts that because the parcel allows for single-family residential, the proposal is consistent with the Comprehensive Plan. This is insufficient. Please review the justification to explain how the proposed subdivision meets the intent of the Future Land Use Element. Provide a detailed statement demonstrating how the proposed development is compatible with surrounding land uses, conforming with residential development goals, etc. Do not merely state that the use is allowed; demonstrate how it aligns with the established comprehensive plan.

c. Future Land Use Element, Policy 1.4.f: Corporate Park Performance Standards:

i. Integration of Vehicular and Non-vehicular Access
The justification statement claims that the proposed subdivision will adhere to this specific performance standard by providing vehicular and non-vehicular access into the development. It goes further to say the development will be accessible through the use of a driveway that will be shared with future mix-use development. There are no formal request for a mixed-use development in relation to the subject property therefore, this portion is invalid. In regards to the suggested cross access, a formal cross access agreement will be required to validate such. Please revise the analysis demonstrating how this subdivision, in its proposed configuration, meets the performance standards of the City's Comprehensive Plan.

ii. Buffering from Adjacent/Existing/Potential Uses

The justification statement provided, which states that "circulation patterns address safety concerns, including sidewalks and pedestrian crosswalks," lacks sufficient detail to assess compliance with the adopted Comprehensive Plan Policy 1.4.g.7.

iii. Corporate Park Uses Intensity

The justification statement indicates that the application is "not applicable for this application as this is a residential development." However, if the residential phase is intended to precede the non-residential phase, the application must be revised to include a phased development agreement ensuring that non-residential construction will proceed. Otherwise, the application cannot advance with favorable recommendations. The Comprehensive Plan establishes that corporate park must have non-residential development occur before or concurrently with residential development to maintain orderly and balanced growth with integrity.

iv. Complementary Residential Uses

The submitted statement asserts that the proposed residential development meets performance standards because it "will complement other existing and planned developments within the area." However, the current structure of the proposal disrupts the necessary sequence of development by seeking residential components without the required non-residential, mixed-use elements. Approving these components would create a purely residential use in a mixed-use area, undermining the vibrancy, walkability, and economic goals of the Comprehensive Plan.

**d.** Future Land Use Element, Objective 2.7: Discouragement of Urban Sprawl

The justification for Objective 2.7 of the Comprehensive Plan asserts that the Corporate Park zoning aims to discourage urban sprawl; however, it lacks empirical data or a thorough land-use analysis. This justification does not clearly demonstrate alignment with the Comprehensive Plan. Furthermore, it references a "Master Plan" that has yet to be formally adopted by the City Commission or submitted for review. Using an unadopted master plan as a basis for evaluating compliance with the Comprehensive Plan is not acceptable. Additionally, the Convergence Research Park development was not sanctioned as a master plan, and the site in question does not qualify as a phase of the existing named development, as noted in comment 1 under Section 2.4.10.a, Subdivision heading.

e. Future Land Use Element, Objective 4.1: Infill Development

The justification for Objective 4.1 of the Comprehensive Plan asserts the subject property "is located within the greater Convergence Research Park master plan, which is designated as mixed-use zoning. Although a portion of the overall master planned development remains vacant, ongoing growth of commercial and residential areas will lead to increased densities and intensities that are compatible with existing commercial and residential uses." However, there is a repeated use of an invalid term highlighted in this statement for clarity: "Open spaces will be provided throughout the master planned development." It is important to note that Convergence Research Park was developed under base zoning terms, indicating it was not approved as a Planned Unit Development (PUD) that functions as a master plan.

4. Article 7, Subdivision Standards

*Section 7.2.3, Block Standards*

a. In accordance with Section 7.2.3(B)(2), residential blocks must measure a minimum of 300-feet and a maximum of 600-feet in length. The proposed preliminary plat does not comply with this requirement. Please revise the plat to clearly indicate these measurements.

b. Section 7.2.3(B)(3), states that blocks longer than 400-feet may require the reservation of an easement to accommodate utilities, stormwater management facilities, and/or pedestrian traffic. The proposed layout indicates a concrete sidewalk to be placed in the center of the block adjacent to lots 9, 10, 32, and 33. However, the referenced area lacks accompanying text to clarify what is depicted on Sheet No. 100. Please revise.

c. Section 7.2.3(B)(4) of the LDRs requires that pedestrian access points located along long blocks measure at least 10-feet in width. However, the concrete sidewalk adjacent to lots 9, 10, 32, and 33 currently lacks a specified measurement. Please revise accordingly.

*Section 7.2.4, Lot Standards*

a. Section 7.2.4(B)(1) mandates that lot dimensions comply with the minimum standards established for the assigned zoning, which is CP. The dimensions must be shown in the site data table, and the measurements should be specified for each lot to ensure compliance, considering any variations.

b. Section 7.2.4(B)(2) mandates that lot depth shall not exceed three times the width of lots within the subject development.

c. Please note that Section 7.2.4(C) restrict double frontage lots.

***Section 7.2.5, Streets***

a. Local streets must incorporate traffic calming techniques, as mandated by Section 7.2.5(C)(2), to ensure convenient and safe access to the lots within the subdivision. However, the current layout does not seem to implement these techniques. Please revise accordingly.

b. For business and mixed-use developments, the design of streets, accessways, and pedestrian pathways must ensure an efficient and safe traffic circulation system, as outlined in Section 7.2.5(C)(5) of the LDRs. This circulation system shall be coordinated both internally and externally to promote effective planning practices.

c. Please confirm whether the proposed streets will be dedicated for public use or classified as private streets. This information shall be indicated on the preliminary plat.

***Section 7.3.4, Streetlights***

a. The LDRs Subdivision standards cited above mentions the requirement of streetlights, that are not shown on the proposed Preliminary Plat.

***Section 7.3.12, Adequate Off-Site Facilities and Services***

a. The LDRs Subdivision standards mentioned above require addressing adequate offsets through the construction of an on-site facilities. This consideration is valid only if there is a public benefit that goes beyond merely offsetting the impacts created by the proposed subdivision. Supportive documentation will be required to demonstrate how the offsetting of impacts provides a greater benefit to the public.

5. Miscellaneous

a. Sheet No. C100, Preliminary Plat, shows a "Common Area/Drainage Easement, Convergence Research Park Residential, Phase 1 (PB. "38", PGS 49-51)" on the southwest side of the proposed subdivision. This property is not owned by the project in question, necessitating coordination with the adjacent property owner and the establishment of an easement for connection.

b. Sheet No. C100, Preliminary Plat, shows a "Drainage Easement #5 Per O.R.B. 4672, PG 1213 Remaining Portion of Tax Parcel: #03929-000-000, O.R.B. 4964, PG. 1044" on the west side of the proposed subdivision. This property is not owned by

the project in question, necessitating coordination with the adjacent property owner and the establishment of an easement for connection.

c. Sheet No. C100, Preliminary Plat, shows a "Crosswalk (Pre-Stripped)" to the east of the proposed subdivision on the adjacent street that is not directly part of this development under review. Therefore, this necessitates coordination with the owner of the right-of-way and the establishment of rights to modify.

d. Upon receipt and review of the proposed preliminary plat, please be advised that additional review comments may be prompted if there are noticeable changes, modifications, or inconsistences introduced relative to the original submittal, or if the changes impact previously reviewed setbacks, site layout, or other data. The Planning & Community Development Department has the right to reevaluate all aspects of the project should the scope of development alter.

e. When submitting revised preliminary plat, it shall be accompanied by written response addressing all comments.

If you have any questions regarding the information above, please contact me at (386) 418-6126 or via email at Be_Fisher@CityofAlachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

Attachments: Comments from Claudia Vega, P.E. (EDA Consultants, Inc.)
Comments from City of Alachua Public Services

CC: Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson Crockett, AICP, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

# City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

## INTER-OFFICE COMMUNICATION

**DATE:** **Dec 16th, 2025**

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

**FROM:** **Tom Ridgik, P.E.**
Engineering Supervisor

TR
12/16/2025

**RE:** **Convergence Research Park Residential Phase 4 Preliminary Plat**

Public Services has reviewed the subject project (Submittal Received on Dec 9) and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS |
|---|---|
| 1. | **Comment on Dec 9th Submittal**<br><br>**Stormwater System Responsibility**<br><br>As is customary, on the Final Plat, please the following text or words to that effect:<br><br>" THE HOA SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM NOT IN THE RIGHT-OF-WAY."<br><br>**FYI** |
| | |
| | |
| | **END OF COMMENTS** |

February 27, 2026

**Bryan S. Thomas, Director**
**Office of Planning and Community Development**
**br_thomas@cityofalachua.org**
**City of Alachua, Florida.**

**Ref: Preliminary Plat for Convergence Research Park Residential Phase 4**

Dear Mr. Thomas

The following are our comments for the Preliminary Plat for Convergence Research Park Residential Phase 4.

1. **General Comments**
    a. No proposed Fire Hydrant locations are shown
    b. Existing Stormwater System is shown, but not the direction of flow or surface drainage pattern. This needs to be shown in accordance with the application.
2. **Sheet 1**
    a. Zoning and Acreage of all adjacent properties must be shown per the Preliminary Plat Application
    b. No Trip Generation and/or Traffic Study is included with the application. If traffic study is not required at least the trip generation should be shown in the plans.
3. **Sheet 2**
    a. Missing curve callouts near the eastern entrance/exit road along Road C and the Road B curves
    b. Overall residential block dimensions should be shown for clarity
4. **Sheet 3**
    a. Proposed structures for the sanitary and storm mains should be shown anywhere there are bends for clarity
    b. Connections to the existing sanitary and storm infrastructure should be added to illustrate how it's being tied into

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

Claudia 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

August 20, 2025

*Submitted electronically to* holly@conceptcompanies.net

Holly Irish, PE, AICP
Vector Civil Engineering, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

**Application #: PPP25-0003**

RE: Completeness Review: Convergence Research Park Residential Phase 4 Preliminary Plat Application

Dear Holly Irish,

On October 15, 2025, the City of Alachua Planning & Community Development Department received your application for the Preliminary Plat for the Convergence Research Park Residential Phase 4 on behalf of Split Oak Alachua Investments, LLLP. The application proposes to subdivide a ± 10.60-acre subject property, comprised of Tax Parcel Number 03929-005-000, into a total of 60 single-family lots, with associated common areas, open space, stormwater management facilities, and right-of-way.

Pursuant to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that **the application is complete**.

An in-depth review of the content of the application will not be performed, and the findings discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6125 or 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, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

October 13, 2025

City of Alachua
Planning & Community Development
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Preliminary Plat Submittal for Convergence Research Park Residential Phase 4

Dear City Planning Staff,

The purpose of this letter is to accompany the electronic and the hard copies submittal of the Preliminary Plat for the construction of a single family 60 lots detached units with associated stormwater management facilities, and utilities. Vector Civil Engineering, LLC is the engineering firm hired on behalf of the property owner, Split Oak Alachua Investments, LLLP.

The development is proposed on a 10.60-acre portion of parcel number 03929-005-000. The developer will perform a boundary line adjustment which will be accomplished by submitting the appropriate legal descriptions to the Alachua County Property Appraiser. The included land survey illustrates the adjusted boundary line.

The following items are included for a complete submittal package:

1. Completed Preliminary Plat Application
2. Signed and Sealed Preliminary Plat Plans
3. Concurrency Impact Analysis (including trip generation in lieu of TIA)
4. Analysis of Consistency with the City of Alachua Comprehensive Plan
5. Two sets of mailing labels for required noticing
6. Neighborhood Meeting Materials
7. Public School Student Generation Form
8. Legal Description
9. Property Deed
10. Proof of payment of taxes
11. Environmental Assessment (Ecological Survey Report)
12. Property Owner Affidavit
13. $1,600 Preliminary Plat Application check

+1 (352) 333-3233
Holly@conceptcompanies.net
1449 SW 74th Drive Suite 200
Gainesville, FL, 32607
United States

If you have any questions or need any additional information to complete this submittal, please contact me via email or my cell phone listed below.

Yours Sincerely,



**Holly Irish, PE, AICP**
Vice President
(352) 283-4942

+1 (352) 333-3233
Holly@conceptcompanies.net
1449 SW 74th Drive Suite 200
Gainesville, FL, 32607
United States

City of ALACHUA
the good life community

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

# Major Subdivision – Preliminary Plat Application

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

## A. PROJECT

1. Project Name: Convergence Research Park Residential Phase 4
2. Pre-Application Conference Date: 6/18/2025
3. Neighborhood Meeting Date: 9/16/2025
4. Phase/Unit Number (if applicable): N/A
5. Number of proposed lots/dwelling units: 60 lots
6. Housing Type (i.e., attached/detached units): Detached units, Single Family
7. Address of Subject Property: 13506 NW Convergence Cir, Alachua, FL 32615
8. Parcel ID Number(s): 03929-005-000
9. Existing Use of Property: Vacant
10. Future Land Use Map Designation: Corporate Park District
11. Zoning Designation: Corporate Park District
12. Acreage: 10.60 acres

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Holly Irish, PE, AICP Title: Vice President of Planning & Design
   Company (if applicable): Vector Civil Engineering, LLC
   Mailing address: 1449 SW 74th Drive, Suite 200
   City: Gainesville State: Florida ZIP: 32607
   Telephone: (352) 283-4942 FAX: _____ e-mail: holly@conceptcompanies.net
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Split Oak Alachua Investments, LLLP
   Mailing Address: 1449 SW 74th Drive, Suite 200
   City: Gainesville State: Florida ZIP: 32607

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

## C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☐ No
   If yes, list names of all parties involved: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?

If no, contact the Public Services Department at 386-418-6140. ☐ Yes ☐ No

**D. ATTACHMENTS**

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

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

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

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

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

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

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

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

9. Proof of payment of taxes.

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

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

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

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

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

Holly Irish
Signature of Applicant

Signature of Co-applicant

Holly Irish, Vice President of Planning & Design
Typed or printed name *and title* of applicant

N/A
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 7th day of October, 2025 by Holly Irish, who is/are personally known to me, or ___ who has/have produced _____ as identification.

Brian Block
Signature of Notary Public

BRIAN BLOCK
Commission # HH 532182
Expires July 21, 2028

(Seal)

# PROPERTY OWNER AFFIDAVIT

| | | | |
|---|---|---|---|
| **Owner Name:** Split Oak Alachua Investments, LLLP | | | |
| **Address:** 1449 SW 74th Drive, Suite 200 Gainesville, FL 32607 | **Phone:** (352) 333-3233 | | |
| **Agent Name:** Holly Irish | | | |
| **Address:** 1449 SW 74th Drive, Suite 200 Gainesville, FL 32607 | **Phone:** (352) 333-3233 ext. 206 | | |
| **Parcel No.:** 03929-005-000 | | | |
| **Acreage:** 10.60 acres | S: 23 | T: 8 South | R: 18 East |

**Requested Action**:
This affidavit authorizes Vector Civil Engineering, LLC to act on behalf of Split Oak Alachua Investments, LLLP to submit all relevant development applications pertaining to the subdivision of the above referenced property.

**I hereby certify that:**
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

**Split Oak Alachua Investments, LLLP,**
a Florida limited liability limited partnership
By: Split Oak Holdings, LLLP,
a Florida limited liability limited partnership
its General Partner
By: Concept Development, Inc.,
a Florida corporation
Its General Partner

By: _____
Brian S. Crawford, C.E.O.

Date: 10/2/2025

The foregoing Affidavit was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 2nd day of October, 2025, by Brian S. Crawford, C.E.O. of Concept Development, Inc., General Partner of Split Oak Holdings, LLLP, General Partner of Split Oak Alachua Investments, LLLP. He [ ] is personally known to me or [ ] has produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
BRIAN BLOCK
Commission # HH 532182
Expires July 21, 2028

_____
Signature of Notary Public, State of Florida

NOTARY SEAL

City of ALACHUA
the good life community

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

# Major Subdivision – Preliminary Plat Application

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

## A. PROJECT

1. Project Name: Convergence Research Park Residential Phase 4
2. Pre-Application Conference Date: 6/18/2025
3. Neighborhood Meeting Date: 9/16/2025
4. Phase/Unit Number (if applicable): N/A
5. Number of proposed lots/dwelling units: 60 lots
6. Housing Type (i.e., attached/detached units): Detached units, Single Family
7. Address of Subject Property: 13506 NW Convergence Cir, Alachua, FL 32615
8. Parcel ID Number(s): 03929-005-000
9. Existing Use of Property: Vacant
10. Future Land Use Map Designation: Corporate Park District
11. Zoning Designation: Corporate Park District
12. Acreage: 10.60 acres

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Holly Irish, PE, AICP Title: Vice President of Planning & Design
   Company (if applicable): Vector Civil Engineering, LLC
   Mailing address: 1449 SW 74th Drive, Suite 200
   City: Gainesville State: Florida ZIP: 32607
   Telephone: (352) 283-4942 FAX: _____ e-mail: holly@conceptcompanies.net
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Split Oak Alachua Investments, LLLP
   Mailing Address: 1449 SW 74th Drive, Suite 200
   City: Gainesville State: Florida ZIP: 32607

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

## C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☐ No
   If yes, list names of all parties involved: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?

If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

**D. ATTACHMENTS**

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

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

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

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

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

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

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

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

9. Proof of payment of taxes.

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

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

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

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

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

Holly Irish
Signature of Applicant

Signature of Co-applicant

Holly Irish, Vice President of Planning & Design
Typed or printed name *and title* of applicant

N/A
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 7th day of October, 2025 by Holly Irish, who is/are personally known to me, or ___ who has/have produced _____ as identification.

Brian Block
Signature of Notary Public

BRIAN BLOCK
Commission # HH 532182
Expires July 21, 2028

(Seal)

VECTOR
CIVIL ENGINEERING

# Concurrency Impact Analysis

**Date: March 24, 2026**

**To: City of Alachua Planning & Zoning Division**

**From: Holly Irish, PE, AICP**

**RE: Canopy Trace**

This application proposes a 60-lot single-family residential subdivision. The project area is approximately 10.60 acres, located on a portion of Alachua County tax parcel number 03929-005-000. The proposed development has a Future Land Use designation of Corporate Park District and a Zoning designation of Corporate Park (CP).

Per Subsection 2.4.14(G) of the City of Alachua Land Development Regulations, proposed developments shall be evaluated in comparison to the current capacity of the available public facilities. This analysis utilizes the City of Alachua October 2025 Development Monitoring Report and Comprehensive Plan, Capital Improvements Element and Recreational Element, to estimate capacity.

**Table 1 – Trip Generation for Proposed Development**

| Land Use | ITE Land Use Code | Variable (Dwelling Units) | Daily Total | AM Peak | | | PM Peak | | |
|---|---|---|---|---|---|---|---|---|---|
| Single Family Detached Housing | 210 | 60 | 566 | Total | In | Out | Total | In | Out |
| | | | | 42 | 11 | 32 | 56 | 36 | 21 |
| *Source: ITE Trip Generation Manual, 11th Edition* | | | | | | | | | |

The affected roadways for this development are located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, per Subsection 2.4.14(H)(2) of City Land Development Regulations. The two affected roadways for this site are Segment 4, US 441 from CR 25A East Intersection to SR 235 and Segment 13, CR 241 from CR 235 to South City Limit. The capacities for each segment are provided in Table 2 below.

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**Table 2 – Traffic Capacity Segments (Preliminary & Final Development Orders)**

| Roadway Segment | Segment 4 | | Segment 13 | |
|---|---|---|---|---|
| | US 441 | | US 241 | |
| | CR 25A East Intersection to SR 235 | | CR 235 to South City Limit | |
| | AADT | PM | AADT | PM |
| Maximum Service Volume[1] | 45,700 | 4,110 | 20,880 | 1,881 |
| Existing Demand[1] | 17,700 | 1,559 | 6,618 | 418 |
| Projected & Reserved Capacity[1] | 11,046 | 1,004 | 1,714 | 136 |
| Available Capacity[1] | 16,954 | 1,547 | 12,548 | 1,327 |
| Projected Trip Generation[2] | 283 | 28 | 283 | 28 |
| Available Capacity after Proposed Project | 16,671 | 1,519 | 12,265 | 1,299 |

1. *City of Alachua January 2026 Development Monitoring Report, Table 2-b*
2. *Assumes total daily trips are split 50% for Segment 4 and 50% for Segment 13*

The proposed development can be supported by the existing roadway capacity and will not negatively impact the Level of Service Standards.

**Table 3 – Potable Water Impacts (Preliminary & Final Development Orders)**

| System Category | Gallons Per Day |
|---|---|
| Current Permitted Capacity[1] | 3,000,000 |
| Less Actual Potable Water Flows[1] | 1,565,500 |
| Projected & Reserved Capacity[2] | 521,864 |
| Available Capacity[1] | 912,636 |
| Percentage of Permitted Design Capacity Utilized[1] | 69.58% |
| Projected Potable Water Demand from Proposed Project[2] | 16,500 |
| Available Capacity after Proposed Project | 896,136 |

1. *City of Alachua January 2026 Development Monitoring Report, Table 3-b*
2. *City of Alachua Comprehensive Plan, Capital Improvements Element, Objective 1.2. Formula = 275 GPD * proposed number of dwelling units*

The proposed development can be supported by the existing potable water capacity and will not negatively impact the Level of Service Standards.

**Table 4 – Sanitary Sewer Impacts (Preliminary & Final Development Orders)**

| System Category | Gallons Per Day |
|---|---|
| Current Permitted Capacity[1] | 1,500,000 |
| Less Actual Treatment Flows[1] | 813,000 |
| Projected & Reserved Capacity[1] | 483,435 |
| Available Capacity[1] | 203,565 |
| Percentage of Permitted Design Capacity Utilized[1] | 86.43% |
| Projected Sanitary Sewer Demand from Proposed Project[2] | 15,000 |
| Available Capacity after Proposed Project | 188,565 |

1. *City of Alachua January 2026 Development Monitoring Report, Table 4-b*
2. *City of Alachua Comprehensive Plan, Capital Improvements Element, Objective 1.2. Formula = 250 GPD * proposed number of dwelling units*

The proposed development can be supported by the existing sanitary sewer capacity and will not negatively impact the Level of Service Standards.

**Table 5 – Solid Waste Impacts (Preliminary & Final Development Orders)**

| System Category | Pounds Per Day | Tons Per Year |
|---|---|---|
| Existing Demand[1] | 45,184.00 | 8,246.08 |
| Projected & Reserved Capacity[1] | 31,268.48 | 5,706.50 |
| New River Solid Waste Facility Anticipated Capacity[1] | 30+ Years | |
| Solid Waste Generated by Proposed Project[2] | | 113.88 |

*1. City of Alachua January 2026 Development Monitoring Report, Table 5-b*
*2. Bureau of Economic & Business Research, University of Florida, Estimates of Population (2024); Policy 2.1.a, CFNGAR Element.*
*Formula: 2.6 persons per dwelling unit * 0.73 tons per year*

The proposed development can be supported by the existing solid waste capacity and will not negatively impact the Level of Service Standards.

**Table 6 – Recreation Impacts (Preliminary & Final Development Orders)**

| System Category | Acreage |
|---|---|
| Current Recreation Acreage[1] | 135.48 |
| Less Existing Demand[1] | 56.48 |
| Projected Reservations & Reserved Capacity[1] | 20.49 |
| Available Capacity[1] | 58.51 |
| Proposed Recreational Demand[2] | 0.78 |
| Available Capacity after Proposed Project | 57.73 |

1. *City of Alachua January 2026 Development Monitoring Report, Table 6-c*

2. *City of Alachua Comprehensive Plan, Recreation Element, Objective 1.2.b. Formula = (5 acres/1,000 persons) * number of dwelling units * 2.6 persons per dwelling unit*

The proposed development can be supported by the existing Recreational capacity and will not negatively impact the Level of Service Standards.

**Table 7 – Public School Capacity Reservations**

| Land Use | Units | Elementary | | Middle | | High | |
|---|---|---|---|---|---|---|---|
| | | Multiplier[1] | Total | Multiplier[1] | Total | Multiplier[1] | Total |
| Single Family Detached Housing | 60 | 0.12 | 7 | 0.06 | 4 | 0.09 | 5 |

1. *City of Alachua January 2026 Development Monitoring Report, Table 7-b*

The proposed devcelopment would generate an additional 16 students, throughout elementary, middle and high school.

**Summary of Analysis:**
The proposed development does not exceed the capacity of the public facilities available to the project. The Level of Standards are not anticipated to decline based on these findings.

# Comprehensive Plan Analysis

This application is for a 60-lot single-family detached residential subdivision on Alachua County Tax Parcel 03929-005-000. The site is located south of the San Felasco Parkway and is part of subject CP zoning district for the area. The onsite Future Land Use (FLU) category is Corporate Park District, and the Zoning district classification is Corporate Park (CP).

The following identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each.

Future Land Use Element
Objective 1.4: Corporate Park

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

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

This application seeks to permit 60 single-family residential lots, as a part of the subject CP zoning district. The project site is directly adjacent to a biotechnology facility and a single-family residential subdivision. The surrounding area includes a mix of uses such as research and development, biotechnology industries, professional offices, retail sales, service, and a variety of housing types. The site is located east of CR 241, a major collector, and south of US Hwy 441, a principal arterial.

**Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail**

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**sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.**

The proposed 60-lot single-family residential subdivision is consistent with the intent of the Corporate Park FLU designation and satisfies the objectives of this policy by providing a compatible development pattern.

The subject property is in an area where existing and planned land uses include a mix of residential and non-residential development. The introduction of single-family residential at this location supports the policy intent by providing residential opportunities within the district which may serve employees in nearby commercial, office, and industrial businesses. The proposed density and scale are consistent with surrounding development patterns and do not introduce impacts that would be incompatible with adjacent properties. Existing infrastructure including roadways, utilities and stormwater management are in place and accommodate the proposed development.

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

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

The proposed subdivision is designed to meet the intent of this Policy by providing integrated vehicular and non-vehicular access that supports connectivity, mobility, and compatibility with the surrounding area.

Vehicular access to the site is provided via a primary access point connecting to the existing roadway network, which is designed to safely and efficiently accommodate anticipated traffic volumes. The internal street network will be constructed to City standards and is designed to promote connectivity within the development and allow for potential future interconnection with adjacent properties, where feasible. While cross-access to adjacent parcels is feasible, no formal agreements are in place currently. Connections will be incorporated as appropriate during final design or as coordinated with adjacent property owners.

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With respect to non-vehicular access, the proposed subdivision will include sidewalks along internal roadways consistent with City requirements, providing safe and continuous pedestrian circulation throughout the development. These facilities will connect to the external sidewalk and roadway network along San Felasco Parkway, allowing for pedestrian and bicycle access to adjacent areas and supporting broader connectivity within the subject Corporate Parking district and surrounding districts.

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

The proposed subdivision is designed to provide appropriate buffering from adjacent existing and potential uses, consistent with the intent of the Comprehensive Plan. Buffering is provided through a combination of building setbacks and landscape areas. These measures are intended to minimize potential visual, noise, and activity impacts while creating a compatible transition between uses. Perimeter landscaping will be installed in accordance with City standards and will include a mix of canopy trees, understory trees, and shrubs to establish necessary buffers.

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

The site will meet or exceed the area of required open space which balances between the proportion of residences and open space. Designated open space areas are illustrated on the preliminary plat and will be further detailed with subsequent landscape plans submitted as part of the construction plans process.

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

The proposed subdivision will utilize an existing offsite master stormwater management system. Calculations illustrating compliance with the existing stormwater system will be provided as part of the construction plans process.

**5. Placement of signage;**

The location of signage will be addressed during future stages of the project and will adhere to applicable code requirements.

**6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve**

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**the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;**

Site lighting will be designed in such a way that provides adequate lighting for the safety of the residents while minimizing light trespass on adjacent properties. Site lighting plans illustrating compatibility will be provided as part of the construction plans process.

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

The proposed subdivision has been designed to address circulation safety through a combination of roadway design, pedestrian infrastructure, and site layout considerations. These design elements create a safe and functional circulation system that addresses pedestrian and vehicular safety consistent with the intent of the policy.

The internal street network is configured to promote low-speed vehicular travel by local residential street standards, with specific traffic calming measures to be designed during the construction plan phase. Street geometry, including intersection spacing and driveway alignment, is designed to provide clear sight lines and predictable traffic movements.

Sidewalks will be provided along internal roadways in accordance with City standards, creating a continuous and defined pedestrian network separated from vehicular travel lanes. Pedestrian crossings will be located at key points within the subdivision, allowing for safe and visible crossing opportunities. These crossings will be designed in compliance with applicable accessibility standards.

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

Landscape plans illustrating adherence to the Comprehensive Plan and Land Development regulations will be provided as part of the construction plans process.

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

Soils for the site have been found to be conducive for the proposed development. Existing vegetation will be utilized in the proposed design to the extent feasible. There are no known features of historic significance onsite.

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

Not applicable.

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

The proposed single-family residential subdivision is consistent with the intent of this Policy by contributing to a balanced and functional mix of uses within the Corporate Park zoning district without undermining the area's employment-generating potential.

While the Corporate Park designation is intended to support employment uses, it also allows for residential development. The proposed subdivision represents a portion of this overall Corporate Park district and does not occupy key sites that are more suitable for non-residential development, such as parcels with greater visibility, frontage, or access to major roadways. The subject property's location, which is adjacent to existing residential development and situated away from primary commercial corridors, makes it appropriate for residential use. This allows more strategically located parcels within the Corporate Park district to be developed as non-residential.

**12. Complementary residential uses.**

The proposed 60-lot residential subdivision is consistent with the intent of this policy by functioning as a supporting residential component within the broader mixed-use area Corporate Park district, without precluding the development of future non-residential uses within the district. The subject property represents one portion of a larger area where both residential and non-residential development are occurring and planned.

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The proposed subdivision is in proximity to existing and planned future non-residential development, including the biotechnology facility to the east and future commercial areas to the north. These uses provide the employment and service components necessary to support a mixed-use environment. Additionally, the site design incorporates connectivity to the surrounding transportation network, including pedestrian and vehicular access, which supports interaction between residential and non-residential areas.

The proposed subdivision represents a portion of this overall Corporate Park district and does not occupy key sites that are more suitable for non-residential development, such as parcels with greater visibility, frontage, or access to major roadways. The subject property's location, which is adjacent to existing residential development and situated away from primary commercial corridors, makes it appropriate for residential use.

**Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens and champion trees.**

Landscape plans illustrating adherence to the Comprehensive Plan and Land Development regulations will be provided as part of the construction plans process.

**Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.**

Landscape plans illustrating adherence to the Comprehensive Plan and Land Development regulations will be provided as part of the construction plans process.

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

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Buffers are not required between the proposed residential development and adjacent land uses. Existing vegetation will be maintained to the extent possible. Landscape plans illustrating adherence to the Comprehensive Plan and Land Development regulations will be provided as part of the construction plans process.

**Policy 2.4.c: Tree Protection: Heritage Trees and Champion Trees – The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.**

Existing vegetation will be maintained to the extent possible. Landscape plans illustrating adherence to the Comprehensive Plan and Land Development regulations will be provided as part of the construction plans process.

**Policy 2.4.d: Tree Protection: Regulated Trees – The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.**

Existing vegetation will be maintained to the extent possible. Landscape plans illustrating adherence to the Comprehensive Plan and Land Development regulations will be provided as part of the construction plans process.

**Policy 2.4.e Tree Protection: Removal and Mitigation – Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.**

Existing vegetation will be maintained to the extent possible. Landscape plans illustrating adherence to the Comprehensive Plan and Land Development regulations will be provided as part of the construction plans process.

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

The proposed development will meet the minimum open space requirements established in Section 6.7 of the City of Alachua Land Development Regulations. Detailed landscaping plans will be provided as part of the construction plans process.

**Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.**

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Designated open space areas will be detailed as part of the construction plans process.

**Objective 2.7: Discouragement of Urban Sprawl: The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.**

The proposed subdivision is consistent with this Objective, which seeks to discourage urban sprawl, by promoting contiguous development within a designated growth area supported by existing and planned infrastructure. The Corporate Park district is intended for coordinated development that includes a mix of employment and supporting uses. The proposed residential subdivision represents a contiguous extension of development within this designated growth area, rather than an isolated pattern of development. As such, it does not contribute to the outward expansion of urbanized areas into previously undeveloped or rural lands.

The development will utilize and extend existing infrastructure systems, including roadway access and utility services. The introduction of residential uses within proximity to employment-oriented areas can reduce vehicle miles traveled and promote a job-housing balance, further aligning with the intent of discouraging urban sprawl.

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

The proposed single-family residential subdivision is consistent with this Objective by providing a development pattern that is compatible with surrounding existing and future land uses and supports the orderly development of the Corporate Park zoning district.

The subject property is currently vacant but is situated within an area characterized by a mix of residential and non-residential uses. Existing single-family residential development is located to the west and south, while an existing commercial development is located to the east. Properties to the north are designated for future development. The proposed subdivision provides a logical transition between these uses by introducing a residential development pattern that is consistent in scale and intensity with adjacent residential areas while remaining compatible with nearby commercial uses. The Corporate Park zoning district allows for a mix of residential and non-residential uses, supporting an integrated land use pattern. The proposed single-family residential development contributes to this mix by providing housing opportunities within proximity to employment-generating uses.

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The design of the subdivision will incorporate required open space, landscaping, and infrastructure improvements in accordance with the City's Land Development Regulations. Future development of surrounding vacant parcels will occur in accordance with the Corporate Park zoning district and applicable Comprehensive Plan policies. The proposed subdivision does not preclude or constrain non-residential development and is designed to be compatible with anticipated future uses.

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

The proposed single-family residential subdivision will utilize existing and readily available public facilities. All aspects of the proposed development will adhere to the provisions provided in the Comprehensive Plan and Land Development Regulations.

**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.**

There are no wetlands or flood areas onsite.

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

The proposed development will minimize negative impacts on the natural terrain to the extent possible. The site will connect to an existing stormwater management facility to the west, an existing road network to the north, and an existing commercial development to the east. Modifications to natural topography will be limited to that required to connect to the surrounding areas in a safe and manageable manner.

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

The site is entirely made up of one soil type, Arredondo Fine Sand, 0-5% Slopes, per the Soil Conservation Service (SCS) soil survey for Alachua County. This soil type is conducive to the proposed development and will not require intervention measures.

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

There are no FEMA flood prone areas onsite.

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

There are no wetlands located onsite.

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

The Ecological Survey Report prepared by Flatwoods Consulting Group, dated May 23, 2024, determined that no listed wildlife or plant species were observed on the project site. These findings are the result of both field review and desktop review of available data.

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

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A Concurrency Impact Analysis has been completed and included with this application. Based on the City of Alachua October 2025 Development Monitoring Report, no facilities are anticipated to operate below the approved Level of Service following the development of the proposed project.

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

The proposed development will meet the level of service requirements for all public facilities including roadways, utilities, drainage, and public schools, in accordance with City standards. Detailed plans will be provided as part of the construction plans process.
**Goal 9: Water and Wastewater Service: The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.**

The proposed development will connect to the City's water and wastewater systems.

**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 entirely made up of one soil type, Arredondo Fine Sand, 0-5% Slopes, per the Soil Conservation Service (SCS) soil survey for Alachua County. This soil type is conducive to the proposed development and will not require intervention measures.

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TIPTON BRIAN & LAURA S
13002 NW 123RD PL
ALACHUA FL 32615-6536

03968-100-019
MILLS DOUGLAS W & CATHY A
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VENTURES LLC
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ALACHUA FL 32615-6543

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MCCORD & PAGE
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03970-010-000
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12742 NW 133RD TER STE 100
ALACHUA FL 32615

PLANNING & COMMUNITY
DEVELOPMENT
LDR ADMINISTRATOR
PO BOX 9
ALACHUA FL 32615

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE FL 32653

RODOLFO VALLADARES
CITY MANAGER
PO BOX 9
ALACHUA FL 32615

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

LYNN HORTON
19005 NW 138TH AVENUE
ALACHUA FL 32615

STEPHEN HOFSTETTER
DIRECTOR ENVIRONMENTAL
PROTECTION DEPARTMENT
14 NE 1ST STREET
GAINESVILLE FL 32601

SOORYA LINDBERG
16630 NW 173RD TERRACE
ALACHUA FL 32615

CONSTANCE MEYER
4720 NW 104TH LANE
GAINESVILLE FL 32653

MICHELE L. LIEBERMAN
COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE FL 32601

03969-001-000
SPLIT OAK ALACHUA
INVESTMENTS LLLP
1449 SW 74TH DR STE 200
GAINESVILLE FL 32607

JEAN CALDERWOOD
14095 NW 174TH AVE
ALACHUA FL 32615

CONCEPT COMPANIES

August 28, 2025

To: Neighbors of Tax Parcel 03929-005-000
From: Concept Companies, Inc.
Date: Tuesday, September 16, 2025
RE: Neighborhood Meeting Public Notice

Dear Neighbor:

A neighborhood meeting will be held to discuss a preliminary plat application by Concept Companies, Inc. for a proposed single-family residential subdivision of approximately 60 lots. The proposed project is located on Tax Parcel Number 03929-005-000 in the City of Alachua, Florida and is approximately 10 acres in size.

Meeting Details:
DATE: Tuesday, September 16, 2025
TIME: 5:00 PM
PLACE: Meeting Room of the Alachua Branch Library
14913 NW 140th Street, Alachua, FL 32615

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposed subdivision and to seek their comments.

Thank you, and we look forward to seeing you at the meeting. In the interim, please do not hesitate to contact me via email at holly@conceptcompanies.net.

Sincerely,

Holly Irish

Holly Irish, PE, AICP

***Neighborhood Meeting Notice***
03968-100-022
RICKES ROBERT E
13034 NW 123RD PL
ALACHUA FL 32615-6536

***Neighborhood Meeting Notice***
03968-100-018
TIPTON BRIAN & LAURA S
13002 NW 123RD PL
ALACHUA FL 32615-6536

***Neighborhood Meeting Notice***
03968-100-019
MILLS DOUGLAS W & CATHY A
13010 NW 123RD PL
ALACHUA FL 32615-6536

***Neighborhood Meeting Notice***
03969-000-000
SAN FELASCO RESEARCH
VENTURES LLC
PO BOX 238
LAKE BUTLER FL 32054

***Neighborhood Meeting Notice***
03968-100-021
LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA FL 32615

***Neighborhood Meeting Notice***
03968-100-016
MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA FL 32615-6543

***Neighborhood Meeting Notice***
03968-100-017
MCCORD & PAGE
12416 NW 129TH TER
GAINESVILLE FL 32615

***Neighborhood Meeting Notice***
03929-004-000
ALACHUA BIO
INVESTMENTS LLC
1449 SW 74TH DR STE 200
GAINESVILLE FL 32607

***Neighborhood Meeting Notice***
03970-010-000
SAN FELASCO HOMEOWNERS
ASSOCIATION INC
PO BOX 238
LAKE BUTLER FL 32054

***Neighborhood Meeting Notice***
03929-000-000
SAN FELASCO RESEARCH
VENTURES LLC
PO BOX 238
LAKE BUTLER FL 32054

***Neighborhood Meeting Notice***
03929-004-001
ALACHUA BIO
INVESTMENTS II LLC
12742 NW 133RD TER STE 100
ALACHUA FL 32615

***Neighborhood Meeting Notice***
PLANNING & COMMUNITY
DEVELOPMENT
LDR ADMINISTRATOR
PO BOX 9
ALACHUA FL 32615

***Neighborhood Meeting Notice***
ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE FL 32653

***Neighborhood Meeting Notice***
RODOLFO VALLADARES
CITY MANAGER
PO BOX 9
ALACHUA FL 32615

***Neighborhood Meeting Notice***
LINDA DIXON, AICP
ASSISTANT DIRECTOR
PLANNING
PO BOX 115050
GAINESVILLE FL 32611

***Neighborhood Meeting Notice***
TAMARA ROBBINS
PO BOX 2317
ALACHUA FL 32616

***Neighborhood Meeting Notice***
LYNDA COON
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LYNN HORTON
19005 NW 138TH AVENUE
ALACHUA FL 32615

***Neighborhood Meeting Notice***
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14 NE 1ST STREET
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***Neighborhood Meeting Notice***
SOORYA LINDBERG
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4720 NW 104TH LANE
GAINESVILLE FL 32653

***Neighborhood Meeting Notice***
MICHELE L. LIEBERMAN
COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE FL 32601

***Neighborhood Meeting Notice***
03969-001-000
SPLIT OAK ALACHUA
INVESTMENTS LLLP
1449 SW 74TH DR STE 200
GAINESVILLE FL 32607

***Neighborhood Meeting Notice***
JEAN CALDERWOOD
14095 NW 174TH AVE
ALACHUA FL 32615



CONCEPT COMPANIES
1449 SW 74th Drive, Suite 200
Gainesville, Florida 32607




***Neighborhood Meeting Notice***
PLANNING & COMMUNITY
DEVELOPMENT
LDR ADMINISTRATOR
PO BOX 9
ALACHUA FL 32615

# Community Corner

## Meetings & Events in the Heartlands

### Community Calendar event submissions

**Want to place your upcoming event(s) in our weekly Community Calendar?**
**Email your events to: editor@alachuatoday.com**
**Include basic details such as who, what, where and when.**
**Deadline for submission is Monday at 2 p.m.**

***Please note:*** Profitable events are handled through our advertising department. Contact: ads@alachuatoday.com

■ **Aug. 28: Come join the Alachua Business League** on Thursday, Aug. 28, starting at 6:00p.m. at The Good Life Station on Main Street in Alachua for an opportunity to be introduced to what Minerva Santiago with Legally Remote, PLLC can do for you. They provide estate planning and elder law services and are dedicated to easing the anxiety of planning with personalized, high caliber services tailored to your unique needs. Come meet and mingle and gather some important information. Light refreshments will be served.

■ **Sept. 1: Flood Map Changes Workshop –** A public meeting is scheduled from 11 a.m. – 2 p.m. at Alachua County Public Works, 5620 NW 120th Lane, Gainesville. Changes to these maps may impact insurance and mortgage costs. To locate your property on the proposed maps, visit the Suwannee River Water Management District's online map viewer. For questions or assistance with submitting a comment, contact Alachua County Public Works Engineering Tech Taurol Holmes at 352-374-5245, ext. 1303, or email tholmes@alachuacounty.us.

■ **Sept. 5: A. L. Mebane High School Alumni Tailgate Party.** Calling all A. L. Mebane High School Alumni Athletes, Cheerleaders, Band and Chorus Members. If you graduated from A. L. Mebane High School Classes of 1957-1970, we would like for you to join us for a tailgate party at Santa Fe High School Football game Friday, Sept. 5 at 6 p.m. Then be recognized on the field by name for your athletic or fine arts field. There will be special parking, paid admission, tailgating and recognition on Raider Field. Please contact Horace Jenkins 352-870-0783, by Thursday, Aug. 28, if you can join us.

■ **Sept. 15: Come join the Alachua Business League** on Monday, Sept. 15 at The Good Life Station on Main Street in Alachua for another installment of our Success Series Workshop on "How to Scale your Business with AI and Agentic Workflows" with Quang Tran. Connect with fellow entrepreneurs, gain insights from industry experts and unlock your business's full potential. Please register at https://alachuabusiness.com/workshop-registration. Starts at 6 p.m. and all are welcome. It's free for Alachua Business League members and only $20 for non-members. Light refreshments will be served

■ **Sept. 17 & Oct. 15: High Springs AARP Chapter meeting –** AARP is encouraging area seniors to visit the September and/or October meeting(s) in an attempt to increase chapter membership. As incentive, new visitors attending either of these two meetings will be treated to a free covered-dish luncheon. Existing High Springs AARP Chapter members are encouraged to participate in these two meetings as well to help prospective new members get to know what AARP is all about. AARP meetings are at St. Madeleine's Catholic Church, 17155 N.W. Highway 441 in High Springs. A meet and greet begins at 10:30 a.m. with a Business Meeting at 11 a.m. A covered-dish luncheon follows immediately thereafter. For questions call Gloria James at 386-454-9834 or email her at jamesg10@aol.com. The High Springs AARP Chapter meets the third Wednesday of the month from September – May.

■ **Sept. 20: Newberry's Fabulous 50s Festival –** The Newberry Main Street Organization is hosting the Fabulous 50s Festival from 4 – 7 p.m. in the Newberry Historic District (downtown). Vendor information will be announced soon online at https://newberrymainstreet.com/festivals. This event will include a car show, live music, a costume contest, vendors and a food court. Visitors are encouraged to visit historic district restaurants at this event: Honey's Main Street Cafe, Capricious, Farmhouse 1906, and Los Avina, and Two Sisters. Coffee Co. The Main Street Organization is welcoming sponsors for this festival. Interested parties may email Chris at president1.NMSOinfo@gmail.com to discuss sponsorship options.

■ **Oct. 1: Rise Above the River –** A benefit for the families of the Santa Fe Bar, sponsored and hosted by the High Springs Lions Club, 26900 N. U.S. Highway 27, High Springs. This is a fundraiser to help with the bills incurred to get The Santa Fe Bar reopened. For more information, please call 386-454-4521 and leave a message.

■ **Oct. 3: Your Newberry Lions Roaring Retro Market** – This event by Ken McIntosh and Kevlyn McIntosh is taking place at the Alachua County Agriculture and Equestrian Center, 23100 West Newberry Rd., Newberry, beginning at 10 a.m. Antiques, unique, vintage and collectibles plus hand-crafted goodies. All under one roof in the large arena. Rain or shine! They will also be selling on Saturday, Oct. 4 from 8 a.m. – 3 p.m. The North Florida Antique Tractor Club will be joining in with an exhibition of farm equipment from yester-year! Food trucks will be on-sight as well.

■ **Oct. 11: Community Yard Sale** to be held at the High Springs Lions Club, 26900 N. US Highway 27. The event times are 8 a.m. – 2 p.m. The rain date is Saturday, Oct. 18. Christmas and craft vendors on a first come, first served basis for a 10 x 10 ft. space. Set up 6:45 a.m. – shoppers 8 a.m. No tables, canopies or power provided. Vendor fees are to be collected on the day of the event at $10 per 10 x 10 ft. space. For more information, please call 386-454-4521 and leave a message. Proceeds from this event will go to benefit High Springs Lions Club Childrens' Christmas Charities.

■ **Oct. 18: Fall Horticultural Expo & Plant Market –** Hosted by the Gainesville Garden Club, UF/IFAS Extension Alachua County Master Gardeners, and Paula Waterman, this free event runs from 9 a.m. to 4 p.m. at the Alachua County Agriculture and Equestrian Center, 23100 W. Newberry Road, Newberry. More than 75 vendors will be on site, along with native plant sales, Florida-friendly landscaping displays, wildflower seeds, nature exhibits, and gardening demonstrations. A Kidz Zone and food trucks will also be available. For details, visit www.ggcfl.org/horticulture-expo.

■ **Nov. 8: Newberry Fall Festival –** The Newberry Main Street Organization is hosting the Newberry Fall Festival from 10 a.m. – 4 p.m. in the Newberry Historic District (downtown). This festival will include live music, arts and crafts, a family fun zone, food trucks and more than 100 vendors. Vendors are encouraged to email Chris at president1.NMSOinfo@gmail.com to find vendor applications, which will be posted soon, and/or to discuss sponsorship opportunities.

■ **Fridays: High Springs Farmers Market** from 3 -7 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road, High Springs. Local growers, producers and crafters. Veggies, plants, duck and chicken eggs, meats, poultry, canned goods, honey, hot food, soap, art, woodcrafts, and tie dye. For information on how to become a vendor contact Carol at 352-275-6346.

■ **Saturdays: The Newberry Farmers Market**, sponsored by the Main Street Organization. This market runs every Saturday from 8 – 12 p.m. and is located in downtown Newberry on the corner of Newberry Road and 254th Street. For further information, contact the Main Street Organization at newberry mainstreet.com.

■ **Tuesdays: Archer Farmers Market** from 3 – 7 p.m. on the grounds of the Archer Railway Depot Museum, 16994 S.W. 134th Avenue, Archer. Local farmers offer fresh vegetables, herbs, fruit, honey and plants. Artisan breads and jellies will also be available. Vendors are invited to submit applications and backyard gardeners with excess produce are welcome as well. The Museum will also be open. Vendor applications are available by email request at archerhistorical@gmail.com or by contacting

***ATTENTION***
**TOWN OF LACROSSE**
**MEETING DATE CHANGED**
**to Monday, September 8 at 6 p.m. after First Budget Hearing**
**Located at 21651 N. SR 121**
**Lacrosse, Fla. 32658**
**If any questions, contact:**
**Town Clerk Phillips at (386) 462-2784**

### Neighborhood Meeting Notice

A neighborhood meeting will be held to discuss a preliminary plat application by Concept Companies, Inc. for a proposed single-family residential subdivision of approximately 60 lots. The proposed project is located on Tax Parcel Number 03929-005-000 in the City of Alachua, Florida and is approximately 10 acres in size.

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners about the nature of the project and to seek community feedback.

The meeting will be held on Tuesday, September 16, 2025, at 5:00 PM in the Meeting Room of the Alachua Branch Library, 14913 NW 140 St., Alachua, FL 32615.

Contact: Holly Irish, PE
Phone Number: (352) 333-3233 ext 206

(Published: Alachua County Today - August 28, 2025)

## The Heartland Places of Worship

**Alachua Church of Christ**
14505 NW 145th Avenue

Sunday Bible Classes 9:00a.m.
Morning Worship at 10:00 a.m.
Wednesday Bible Class 7:00 p.m.
(386) 462-3326

PLACE YOUR PLACE OF WORSHIP HERE
386.462.3355

**Forest Grove Baptist Church**
Forest Grove Baptist Church
Glorify • Grow • Go
**Worship with us**
**Sunday 9:00 am – Sunday School (onsite only)**
**10:15 am Morning Worship (onsite & live stream)**
**Wednesday 6:00 pm – Prayer & Bible Study**
**For children, youth, and adults (on-site only)**
**22575 NW 94th Ave, Alachua, Florida 32615**
**386-462-3921**
**www.forestgrovebaptistchurch.org**

**St. Madeleine Catholic Church**
17155 NW HWY 441
High Springs, FL 32643
386-454-2358
**Mass Times**
Saturday Vigil: 5:00 p.m.
Sunday: 7:30 a.m. & 11:30 a.m.
**CASH BINGO 2ND SATURDAY OF EACH MONTH**

**New St. Mary Missionary Baptist Church**
13800 NE 158th Avenue, Alachua 32616
Rev. Daniel H. McNish, Pastor
Phone & Fax (386) 462-7129
Services: Sunday School 9:30 a.m.
Morning Worship 11 a.m.-1st, 2nd, 3rd Sunday
Quarterly 11 a.m. 4th Sun. Birthday Rally
Service; Tuesday Evening 7 p.m.
Prayer Meeting & Bible Study

**St. Luke A.M.E. Church**
Rev. Dr. Debra Walker King, Pastor
14950 Martin Luther King Blvd/Hwy 441
Alachua 32616
386.462.2732(church) 386.462.4396 (Fax)
Email: stlukealachua@gmail.com
Church School 9 a.m.
Morning Worship: 10 a.m.;
Bible Study: Wednesdays, 6:30 p.m. **via Zoom**
*Theme: "The Church with an atmosphere of Healing"*

# ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **CC – Neighborhood Meeting Notice – 09-16-2025**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **August 28, 2025**.

**Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.** More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **30th day of August 2025** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

CONCEPT COMPANIES

# Single-Family Subdivision

# Neighborhood Meeting

September 16, 2025

# Purpose of Meeting

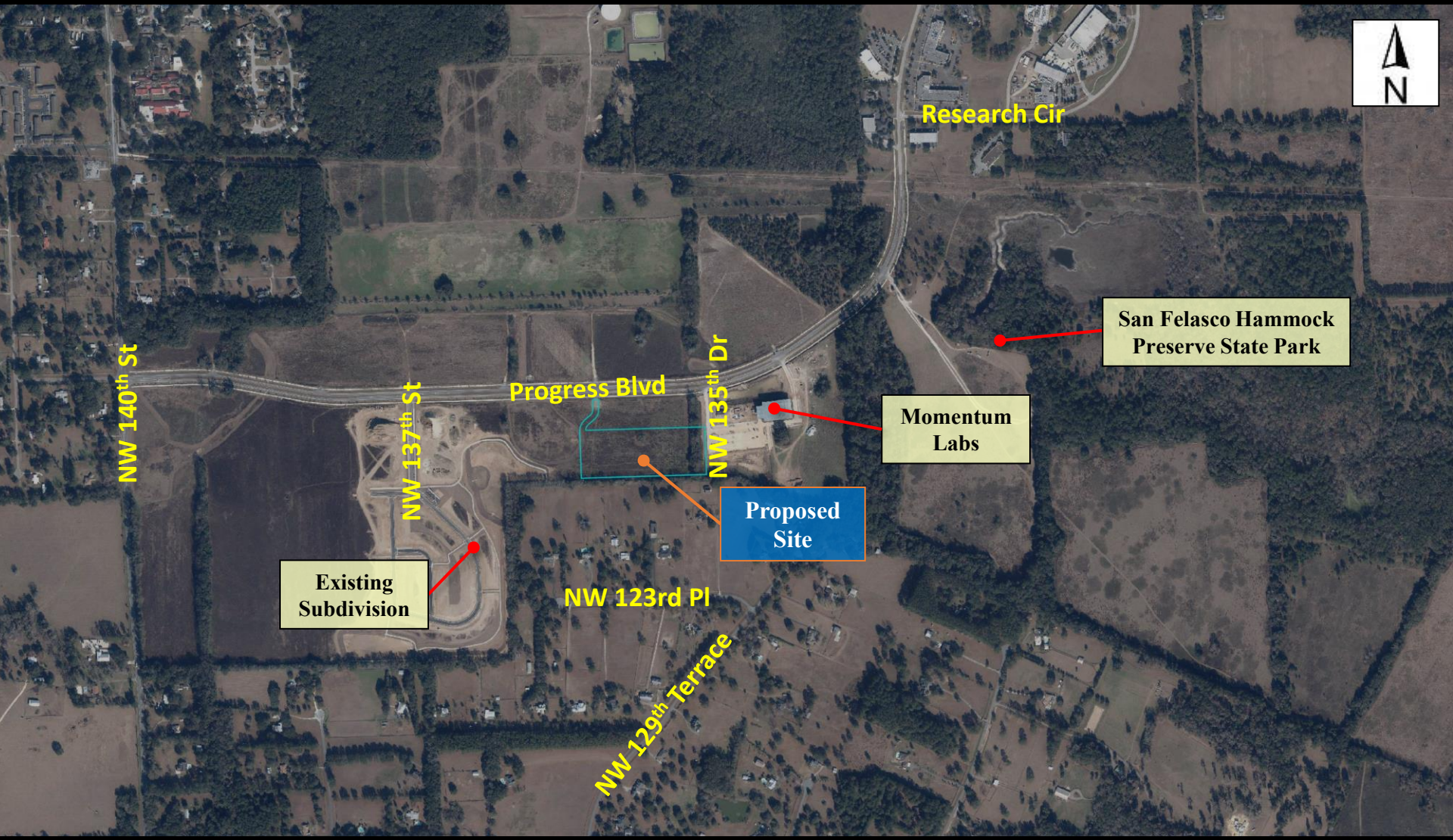
- Concept Companies, Inc. will submit a Preliminary Plat Application to the City of Alachua for this development. Should the Preliminary Plat be approved, Construction Plans and Final Plat submittals will follow.

- The proposed development plan seeks approval for a single-family residential subdivision of approximately 60 lots.

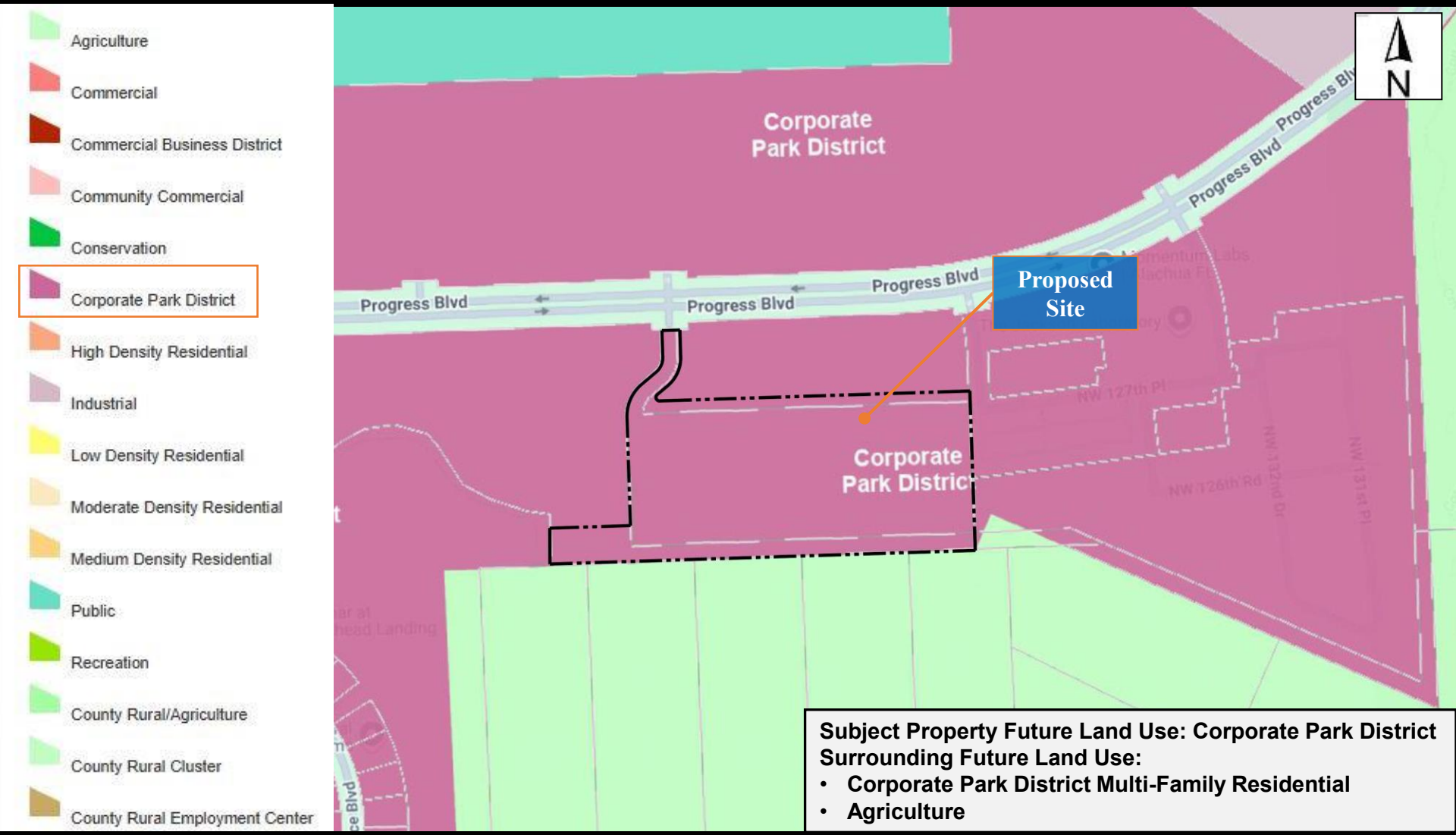
- A meeting invitation was sent to all property owners within 400 feet of the subject site, in addition to a separate list of property owners provided by the City.

- The conceptual plan shown in this presentation is preliminary only and is subject to change during the permitting process. This plan is not final and has not been approved by the City of Alachua.

# Aerial


N
Research Cir
San Felasco Hammock Preserve State Park
Momentum Labs
Proposed Site
Progress Blvd
NW 140th St
NW 137th St
NW 135th Dr
Existing Subdivision
NW 123rd Pl
NW 129th Terrace

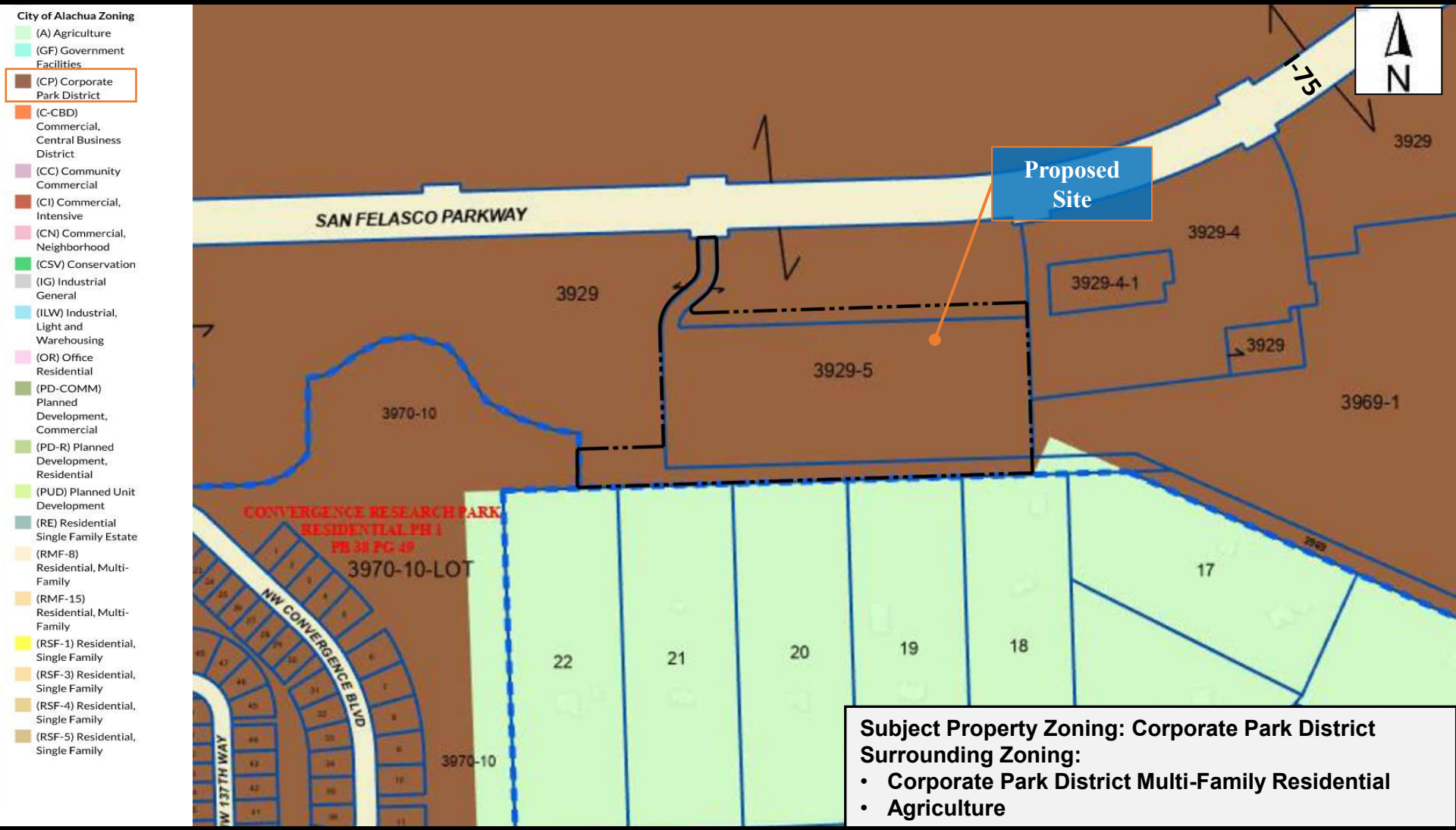
# Future Land Use Map




**Subject Property Future Land Use: Corporate Park District**
**Surrounding Future Land Use:**

- **Corporate Park District Multi-Family Residential**
- **Agriculture**

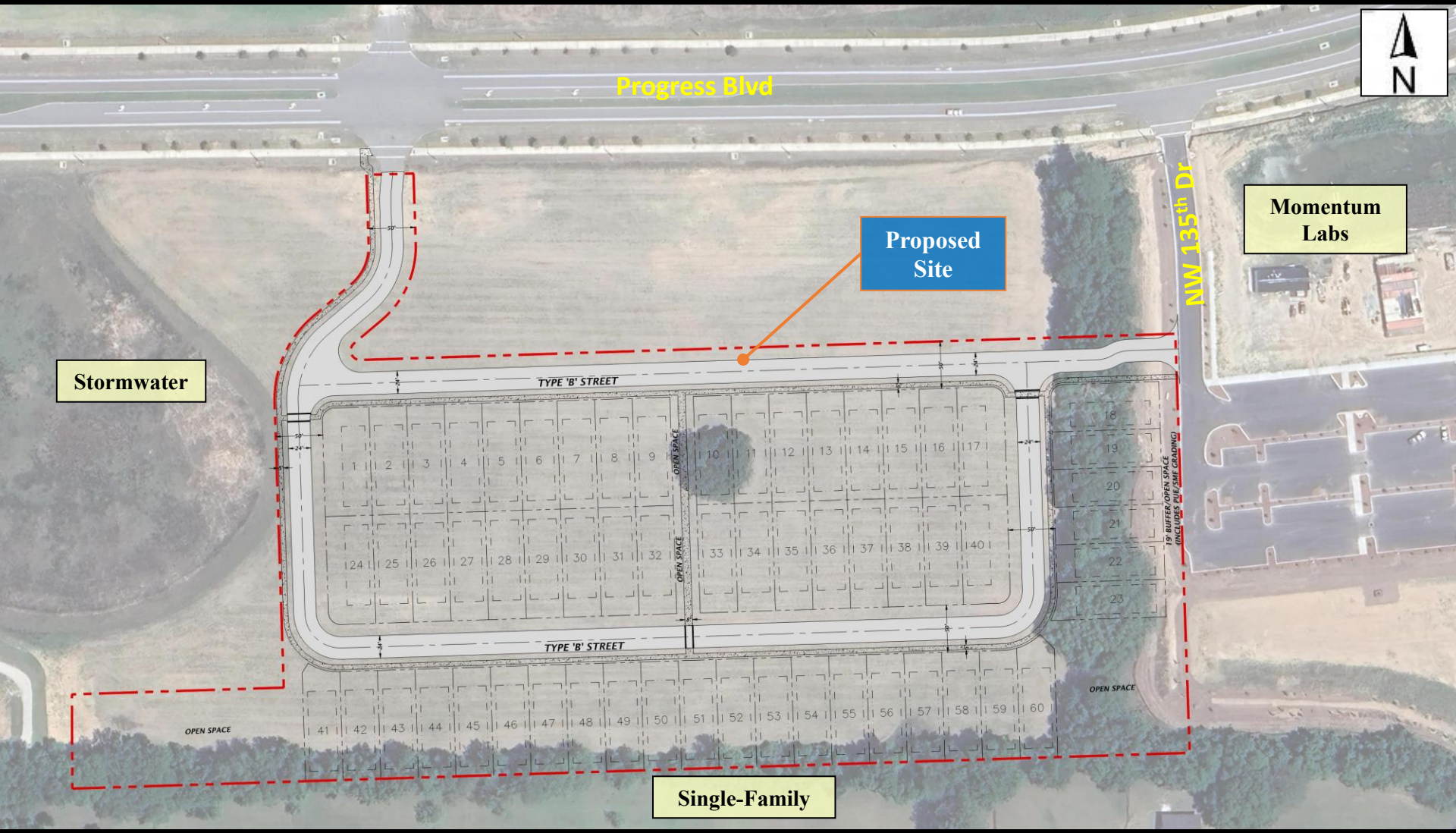
# Zoning Map



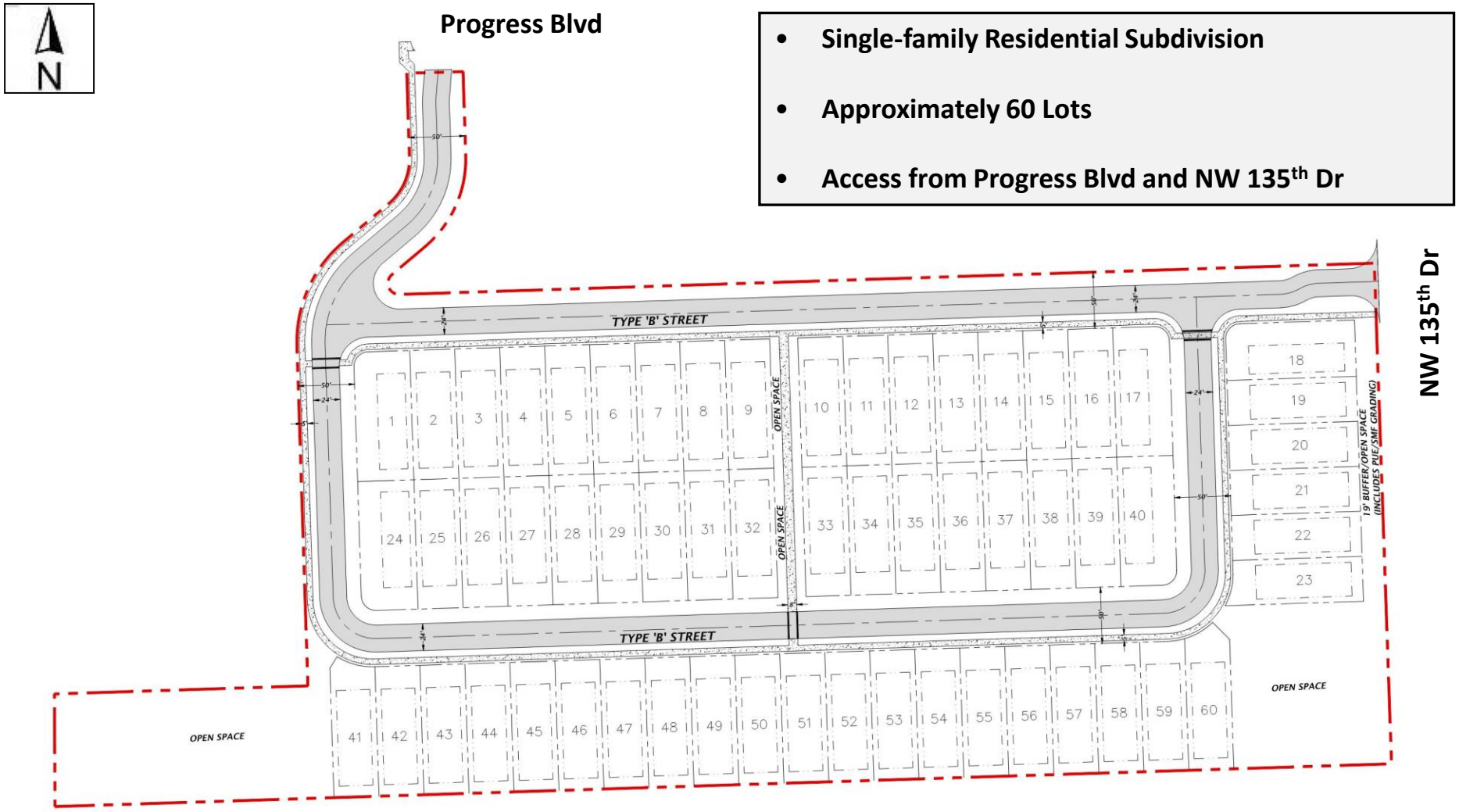

**Subject Property Zoning: Corporate Park District**
**Surrounding Zoning:**

- **Corporate Park District Multi-Family Residential**
- **Agriculture**

# Aerial w/ Conceptual Overlay



# Conceptual Site Plan




- Single-family Residential Subdivision
- Approximately 60 Lots
- Access from Progress Blvd and NW 135th Dr

CONCEPT COMPANIES

CONCEPT COMPANIES

# Thank You

Contact Info: Holly Irish, PE, AICP – (352) 333-3233

CONCEPT COMPANIES

**Neighborhood Meeting**
**September 16, 2025**
**5:00 PM**

**For: Single-family residential subdivision**

| NAME | ADDRESS | PHONE NUMBER |
|---|---|---|
| Holly Irish | 1449 SW 94th Dr Gainesville, FL 32607 | |
| Boyn Bussche | 15201 NW 147th Dr Ste 1200-352 Alachua FL 32615 | |
| Donna M'Cord DARYN PAGE | 12416 NW 129th TER ALACHUA 32615 | ddpagell@me.com |
| Laura Tipton | 13002 NW 123rd Pl Alachua, FL 32615 | ltgator86@gmail.com 352 215 8945 |
| | | |
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| | | |

**Convergence Research Park Residential Phase 4 – Preliminary Plat**
**Neighborhood Meeting Summary**

**Location:** Meeting Room of the Alachua Branch Library
**Date:** Tuesday, September 16, 2025
**Time:** Start at 5:00 PM; Adjourned at approximately 5:40 PM
**Presenter:** Holly Irish, PE, AICP
**Number of Attendees:** Four, including presenter

A brief presentation was presented at the meeting. The presentation included an explanation of the intent of the project and a proposed subdivision layout. The following topics were discussed at the meeting:

1. Buffers – residents were curious about how the proposed buffers on this plan differ from previously approved development plans. It was communicated to the attendees that the proposed subdivision is based on current code requirements and this was understood by residents.
2. Lighting – residents asked about lighting standards. There was concern that the lighting from the subdivision may trespass into the existing communities. It was communicated that lighting requirements would be met, including limited or no trespass to adjacent properties. Further, given the layout of the subdivision, it is unlikely that lighting from the roadway will trespass onto adjacent residential properties.
3. Stormwater – residents asked how stormwater runoff would be handled. It was communicated that the development will be utilize an existing stormwater management pond, located west of the site.
4. Pricing of homes – residents asked about the target price of the homes. This information is unknown at this time and thus not communicated.
5. Homes in the subdivision to the west (Convergence Research Park Residential Phases 1-3) – residents asked about the sales price and general comparison for the homes proposed in Phases 1-3 vs the homes proposed in Phase 4. This information was unknown by the presenter and thus not communicated.
6. General feeling about the development – Although residents enjoy having the vacant land adjacent to their properties, residents seemed relatively accepting of the development, noting that the reduced number of dwelling units in comparison to the previously approved cottage development is preferred.
7. General information – residents south of the property noted that people have passed through their properties. They aren't sure where they are coming from or where they

are going. We hope that the connectivity provided by the proposed subdivision will eliminate any trespasses that may be occurring.

8. General information – residents request to be notified if surveyors will intend to be on their property. Although this was in relation to surveys completed for this project, it is a general statement that the City may want to address.

Note that the above list of topics are summaries only and are not intended to be a direct recap of the entire meeting.

# City of Alachua

## PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

**PROJECT #** | **APPLICATION DATE** 10/07/2025

**NAME & DESCRIPTION OF PROJECT** Convergence Research Park Residential Phase 4

Preliminary Plat of a 60-lot Single-Family Detached Residential Subdivision

**PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)** 13506 NW Convergence Cir,

Alachua, FL 32615

**Tax Parcel Numbers** 03929-005-000

**Acreage** 10.60 acres

**DEVELOPMENT DATA** (check all that apply)

- [x] Single Family — Number of Units: 60
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

**Level of Review**

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

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

### EXPLANATION OF STUDENT GENERATION CALCULATION

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

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

**SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

| | | | | | |
|---|---|---|---|---|---|
| **ELEMENTARY** | 60 | **units X 0.12 Elementary School Multiplier** | 7 | **Student Stations** |
| **MIDDLE** | 60 | **units X 0.06 Middle School Multiplier** | 4 | **Student Stations** |
| **HIGH** | 60 | **units X 0.09 High School Multiplier** | 5 | **Student Stations** |

**MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

| | | | | | |
|---|---|---|---|---|---|
| **ELEMENTARY** | | **units X 0.06 Elementary School Multiplier** | | **Student Stations** |
| **MIDDLE** | | **units X 0.03 Middle School Multiplier** | | **Student Stations** |
| **HIGH** | | **units X 0.03 High School Multiplier** | | **Student Stations** |

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

**EXEMPT DEVELOPMENTS (click all that apply)**

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

**AUTHORIZED AGENT**

Name: Holly Irish, PE, AICP
Mailing Address: 1449 SW 74th Drive, Suite 200
Gainesville, FL 32607
Phone: (352) 283-4942
Email: holly@conceptcompanies.net

**PROPERTY OWNER**

Name: Split Oak Alachua Investments, LLLP
Mailing Address 1449 SW 74th Drive, Suite 200
Gainesville, FL 32607
Phone: (352) 333-3233
Email brian@conceptcompanies.net

## CERTIFICATION

**PROJECT NAME :** Convergence Research Park Residential Phase 4 **PROJECT #:**

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

☐ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

**Elementary SCSA** Northwest Alachua Capacity Required

☐ Capacity Available Available Capacity

☐ Capacity Available in 5 yrs* Available Capacity

☐ Capacity Available in Adjacent SCSA Available Capacity

**Middle SCSA** Mebane Capacity Required

☐ Capacity Available Available Capacity

☐ Capacity Available in 5 yrs* Available Capacity

☐ Capacity Available in Adjacent SCSA Available Capacity

**High SCSA** Santa Fe

☐ Capacity Available Available Capacity

☐ Capacity Available in 5 yrs* Available Capacity

☐ Capacity Available in Adjacent SCSA Available Capacity

☐ **Denial** for reasons stated

**Approved by**

**School Board Staff Certification**

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

Date:

**City of Alachua Staff**

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

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

DESCRIPTION: (PER THIS SURVEYOR)

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

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 88°13'04" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 1022.17 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE F.R. SANCHEZ GRANT & THE NORTHERLY LINE OF SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°10'00" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND SAID NORTHERLY LINES, A DISTANCE OF 245.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°10'00" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND SAID NORTHERLY LINES, A DISTANCE OF 1188.29 FEET TO A NORTHERLY BOUNDARY CORNER OF CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "38", PAGES 49 THRU 51 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID LINES, NORTH 00°17'52" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 100.06 FEET; THENCE, DEPARTING SAID WESTERLY BOUNDARY LINE, NORTH 88°09'39" EAST, A DISTANCE OF 225.35 FEET; THENCE NORTH 01°50'21" WEST, A DISTANCE OF 303.38 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 115.79 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°56'02" EAST, 98.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°23'52", AN ARC LENGTH OF 101.85 FEET TO THE END OF SAID CURVE; THENCE NORTH 49°48'04" EAST, A DISTANCE OF 54.46 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 52.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°58'52" EAST, 45.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'38", AN ARC LENGTH OF 46.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 01°50'21" WEST, A DISTANCE OF 74.47 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (RIGHT OF WAY VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 01°50'21" EAST, A DISTANCE OF 74.35 FEET TO THE BEGINNING OF A CURVE NORTHWESTERLY, HAVING A RADIUS OF 102.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°58'54" WEST, 88.85 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'30", AN ARC LENGTH OF 91.93 FEET TO THE END OF SAID CURVE; THENCE SOUTH 49°48'04" WEST, A DISTANCE OF 38.55 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 21°01'08" EAST, 18.89 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 141°38'25", AN ARC LENGTH OF 24.72 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°09'39" EAST, A DISTANCE OF 866.60 FEET TO THE WEST BOUNDARY LINE OF OFFICIAL RECORDS BOOK 5002, PAGE 1357, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°58'30" EAST, ALONG THE SAID WEST BOUNDARY LINE, A DISTANCE OF 445.14 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 10.60 ACRES, MORE OR LESS.

SAID TRACT OF LAND BEING A PORTION OF TAX PARCEL 03929-000-000 AND TAX PARCEL 03929-005-000.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3557454 3 PG(S)
5/14/2024 8:36 AM
BOOK 5159 PAGE 259
J.K. JESS IRBY, ESQ.--Clerk
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1205747
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $5,796.00
Intang. Tax: $0.00

**THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:**
Nancy Dinsmore, an employee of
Providence Title Company, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

File No. 23-01014

Parcel Nos.:13929-000-000
13969-000-000

# SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** dated this May 8th, 2024 by **San Felasco Research Ventures, LLC, a Florida limited liability company,** with a mailing address of P.O. Box 238, Lake Butler, FL 32054, hereinafter referred to as the "Grantor," in favor of **Split Oak Alachua Investments, LLLP, a Florida limited liability limited partnership,** with a mailing address of 1449 SW 74th Drive Suite 200, Gainesville FL 32607, hereinafter referred to as the "Grantee". Whenever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors, and assigns of corporations, partnerships (including joint ventures), public bodies, and quasi-public bodies.

**WITNESSETH:** That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Alachua, State of Florida, to-wit: ***See attached Exhibit "A"***

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

SUBJECT TO taxes for the year 2024, assessments, liens, encumbrances, covenants, conditions and restrictions, rights of way, and easements of record.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

*[Signature Page To Follow]*

**IN WITNESS HEREOF,** the Grantor has caused this instrument to be executed in its name the day and year first above written.

*Signed, sealed and delivered in our presence of:*

**San Felasco Research Ventures, LLC, a Florida limited liability company**
**by: Roberts Capital Ventures, LLC, a Florida limited liability company, its Manager**

By: _____
C. Austen Roberts, Manager

Signature: _____
Print name: Denise C. Howard
Address Line 1: 12469 W. SR 100
Address Line 2: Lake Butler, FL 32054

Signature: _____
Print name: Linda C. Boles
Address Line 1: 12469 W. SR 100
Address Line 2: Lake Butler, FL 32054

STATE OF FLORIDA
COUNTY OF Union

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (__) online notarization, this May 7th, 2024, by C. Austen Roberts, as Manager of Roberts Capital Ventures, LLC, Manager of San Felasco Research Ventures, LLC, a Florida limited liability company, who is (✓) personally known to me or (__) who has produced _____ as identification.

_____
Notary Public
Print Name: Denise C. Howard
My Commission Expires: 3/16/2027

(Notary Seal)

DENISE C. HOWARD
MY COMMISSION # HH 359059
EXPIRES: March 16, 2027

**EXHIBIT "A"**

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4964 AT PAGE 1044 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23, THENCE SOUTH 88°13'04" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 41.60 FEET; THENCE DEPARTING SAID SOUTH AND NORTH LINE, SOUTH 2°18'07" EAST, A DISTANCE OF 420.77 FEET; THENCE NORTH 65°57'44" WEST, A DISTANCE OF 1069.36 FEET; THENCE SOUTH 88°09'39" WEST, A DISTANCE OF 267.08 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°09'39" WEST, A DISTANCE OF 960.14 FEET; THENCE NORTH 1°50'21" WEST, A DISTANCE OF 356.39 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 115.79 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°23'46" EAST, 100.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°28'26", AN ARC LENGTH OF 104.02 FEET TO THE END OF SAID CURVE; THENCE NORTH 49°48'04" EAST, A DISTANCE OF 54.46 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 52.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°58'52" EAST, 45.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'25", AN ARC LENGTH OF 46.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°50'21" WEST, A DISTANCE OF 74.48 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 44.50 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 1°50'21" EAST, A DISTANCE OF 74.37 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 96.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°58'52" WEST, 84.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'24", AN ARC LENGTH OF 86.97 FEET TO THE END OF SAID CURVE; THENCE SOUTH 49°48'04" WEST, A DISTANCE OF 54.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 68.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 31°02'24" WEST, 44.05 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°30'44", AN ARC LENGTH OF 44.85 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 13.14 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°36'27" EAST, 10.40 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°36'59", AN ARC LENGTH OF 10.69 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°09'39" EAST, A DISTANCE OF 911.12 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5090, PAGE 499 OF SAID PUBLIC RECORDS; THENCE SOUTH 1°58'30" EAST, ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 365.18 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED LANDS CONTAIN: 8.322 ACRES, MORE OR LESS

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 03929-005-000 |
| **Prop ID** | 509216 |
| **Location Address** | 13506 NW CONVERGENCE CIR<br>ALACHUA, FL 32615<br>⊞ **See more addresses...** |
| **Neighborhood/Area** | 233200.00 |
| **Subdivision** | |
| **Legal Description** | COM SE COR S 88 DEG 13 MIN 04 SEC W 41.60 FT S 02 DEG 18 MIN 07 SEC E 420.77 FT N 65 DEG 57 MIN 44 SEC W 1069.36 FT S 88 DEG 90 MIN 39 SEC W 267.08 FT POB S 88 DEG 09 MIN 39 SEC W 960.14 FT N 01 DEG 50 MIN 21 SEC W 356.39 FT NELY ALG CURVE 104.02 FT N 49<br>(Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | CROPSOIL CLASS2 (05200) |
| **Sec/Twp/Rng** | 23-08-18 |
| **Tax Area** | ALACHUA (1700) |
| **Acres** | 8.32 |
| **Homesteaded** | False |

No Image Available

View Map

## Millage Rate Value

**Millage Rate:** 21.8322

## Owner Information

SPLIT OAK ALACHUA INVESTMENTS LLLP
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

## Working Valuation

| | 2025 Working Values |
|---|---|
| Improvement Value | $0 |
| Land Value | $0 |
| Land Agricultural Value | $2,330 |
| Agricultural (Market) Value | $748,800 |
| Just (Market) Value | **$748,800** |
| Assessed Value | $2,330 |
| Exempt Value | $0 |
| Taxable Value | $2,330 |
| Maximum Save Our Homes Portability | $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.

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 5200 | CROPLAND 2 | 8.32 | 362419.2 | 0 | 0 | CP |

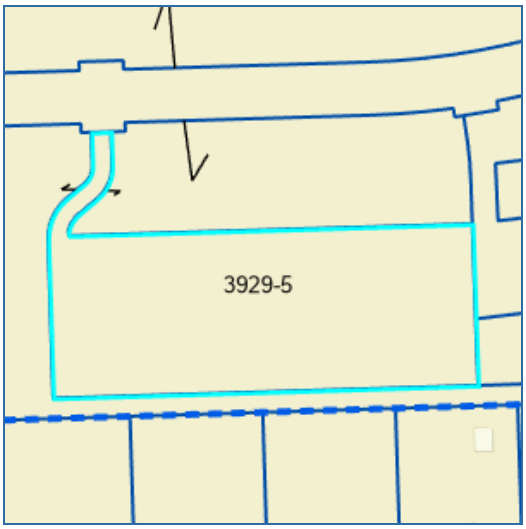
| Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 5/8/2024 | $828,000 | SD | 5159 | 0259 | Qualified (Q) | Vacant | SAN FELASCO RESEARCH VENTURES | SPLIT OAK ALACHUA INVESTMENTS | |

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.

| Permit Number | Type | Primary | Active | Issue Date | Value |
|---|---|---|---|---|---|
| P11-23-1988 | COMMERCIAL BUILDING | Yes | No | 1/18/2024 | $10,320,000 |
| P12-23-2034 | FIRE SPR. SYS. | Yes | No | 12/7/2023 | $125,000 |
| P11-23-1975 | MECHANICAL | Yes | No | 11/13/2023 | $4,100 |
| P07-23-1533 | COMM REMODEL PERMIT | Yes | No | 7/12/2023 | $4,080,000 |
| P05-22-9309 | COMM BLDG - SHELL ONLY | Yes | No | 6/13/2022 | $12,009,888 |

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

## Map




**No data available for the following modules:** Working in Progress Parcel, Valuation, Building Information, Sub Area, Extra Features, Sketches, Photos.

SCHNEIDER GEOSPATIAL

User Privacy Policy GDPR Privacy Notice
Last Data Upload: 9/2/2025, 10:38:46 PM

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 |
|---|---|---|
| 03929 000 000 | UNASSIGNED LOCATION RE | 1700 |

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

**EXEMPTIONS:**

SCAN TO PAY ONLINE

### AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION(S) | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| COUNTY GENERAL | 7.6180 | 47,546 | 0 | 47,546 | 362.21 |
| LIBRARY GENERAL | 1.0000 | 47,546 | 0 | 47,546 | 47.55 |
| SCHOOL CAP PROJECT | 1.5000 | 47,546 | 0 | 47,546 | 71.32 |
| SCHOOL DISCRNRY & CN | 0.7480 | 47,546 | 0 | 47,546 | 35.56 |
| SCHOOL GENERAL | 3.0130 | 47,546 | 0 | 47,546 | 143.26 |
| SCHOOL VOTED | 1.0000 | 47,546 | 0 | 47,546 | 47.55 |
| CHILDREN'S TRUST | 0.4500 | 47,546 | 0 | 47,546 | 21.40 |
| SUWANNEE RIVER WATER MGT DIST | 0.2936 | 47,546 | 0 | 47,546 | 13.96 |
| CITY OF ALACHUA | 5.9500 | 47,546 | 0 | 47,546 | 282.90 |

TOTAL MILLAGE 21.5726 — AD VALOREM TAXES $1,025.71

### LEGAL DESCRIPTION

S1/2 LYING S OF A LINE THAT COM AT S 1 DEG E 632.67 FT S OF NE COR OF GOVT LOT 1
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 $1,025.71

| IF PAID BY | Nov 30, 2024 | | | | |
|---|---|---|---|---|---|
| PLEASE PAY | $0.00 | | | | |

Please Retain this Portion for your Records. Receipt Available Online.


## JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS


PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

| ACCOUNT NUMBER | PROPERTY ADDRESS |
|---|---|
| 03929 000 000 | UNASSIGNED LOCATION RE |


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


### 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 # 24-0040654 $984.68 Paid 11/26/2024

# BOUNDARY SURVEY

## LOCATED IN FRACTIONAL SECTIONS 23 & 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

DESCRIPTION: (BY THIS SURVEYOR)

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4964 AT PAGE 1044 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23, THENCE SOUTH 88°13'04" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 41.60 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH AND NORTH LINE, SOUTH 2°18'07" EAST, A DISTANCE OF 420.77 FEET; THENCE NORTH 65°57'44" WEST, A DISTANCE OF 1069.36 FEET; THENCE SOUTH 88°09'39" WEST, A DISTANCE OF 1227.22 FEET; THENCE NORTH 1°50'21" WEST, A DISTANCE OF 356.39 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 115.79 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°23'46" EAST, 100.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°28'26", AN ARC LENGTH OF 104.02 FEET TO THE END OF SAID CURVE; THENCE NORTH 49°48'04" EAST, A DISTANCE OF 54.46 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 52.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°58'52" EAST, 45.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'25", AN ARC LENGTH OF 46.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°50'21" WEST, A DISTANCE OF 74.48 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 44.50 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 1°50'21" EAST, A DISTANCE OF 74.37 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 96.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°58'52" WEST, 84.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'24", AN ARC LENGTH OF 86.97 FEET TO THE END OF SAID CURVE; THENCE SOUTH 49°48'04" WEST, A DISTANCE OF 54.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 68.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 31°02'24" WEST, 44.05 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°30'44", AN ARC LENGTH OF 44.85 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 13.14 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°36'27" EAST, 10.40 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°36'59", AN ARC LENGTH OF 10.69 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°09'39" EAST, A DISTANCE OF 911.12 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5090, PAGE 499 OF SAID PUBLIC RECORDS; THENCE SOUTH 1°56'30" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 217.82 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 83°08'31" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS AND AN EASTERLY PROJECTION THEREOF, A DISTANCE OF 720.76 FEET; THENCE NORTH 6°51'43" WEST, A DISTANCE OF 157.00 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF SAID LANDS; THENCE NORTH 83°08'30" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 51.31 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE ALONG SAID EASTERLY LINE THROUGH THE FOLLOWING THREE (3) COURSES: 1) THENCE NORTH 6°51'45" WEST, A DISTANCE OF 56.50 FEET; 2) THENCE SOUTH 83°08'31" WEST, A DISTANCE OF 13.50 FEET; 3) THENCE NORTH 6°51'45" WEST, A DISTANCE OF 68.94 FEET; THENCE DEPARTING SAID EASTERLY LINE, NORTH 83°09'35" EAST, A DISTANCE OF 134.70 FEET; THENCE NORTH 6°51'45" WEST, A DISTANCE OF 66.35 FEET; THENCE NORTH 83°08'15" EAST, A DISTANCE OF 363.00 FEET; THENCE SOUTH 2°18'07" EAST, A DISTANCE OF 650.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 22.898 ACRES, MORE OR LESS

GRAPHIC SCALE
0 50 100 200

LEGEND:
- = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
- = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
- = FOUND 5/8" STEEL REBAR AND CAP (CHW INC. LB 5075)
- = MONITORING WELL
- = SANITARY SEWER MANHOLE
- = STORM SEWER MANHOLE
- = FIRE HYDRANT
- = TRANSFORMER
- = WATER VALVE
- = METAL LIGHT POLE
- = WATER METER
- = STORM INLET
- = ELECTRIC HANDHOLE
- = CONCRETE LIGHT POLE
- = IRRIGATION CONTROL VALVE
- = MITERED END SECTION
- = ASPHALT SURFACE
- = CONCRETE SURFACE

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
T.P. = TAX PARCEL

SAN FELASCO PARKWAY (R/W WIDTH VARIES)
SOUTHERLY R/W LINE
SOUTHERLY R/W LINE
SOUTHERLY R/W LINE
PUBLIC UTILITY EASEMENT #2 (O.R.B. 4672, PG. 1316)
DRAINAGE EASEMENT # 5 (O.R.B. 4672, PG. 1213)
SAN FELASCO RESEARCH VENTURES LLC T.P. #03929-000-000
SAN FELASCO RESEARCH VENTURES LLC T.P. #03929-000-000
SAN FELASCO RESEARCH VENTURES LLC T.P. #03929-000-000
SAN FELASCO RESEARCH VENTURES LLC T.P. #03929-000-000
SAN FELASCO RESEARCH VENTURES LLC T.P. #03929-000-000
CRAWFORD PROGRESS PARK INVESTMENTS LLC T.P. #03929-004-000 LANDS DESCRIBED IN O.R.B. 5090, PAGE 499
THE EASTERLY LINE OF THE LANDS DESCRIBED IN O.R.B. 5090, PAGE 499
THE WESTERLY LINE OF THE LANDS DESCRIBED IN O.R.B. 5090, PAGE 499
THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN O.R.B. 5090, PAGE 499
THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN O.R.B. 5090, PAGE 499
THE EASTERLY PROJECTION OF THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN O.R.B. 5090, PAGE 499
THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN O.R.B. 5090, PAGE 499
2' CURB & GUTTER
CONCRETE SPILLWAY IS 6.0'+- WEST OF BOUNDARY LINE
CONCRETE SPILLWAY
2' CURB & GUTTER
BACK OF CURB IS 3.0' NORTH & 8.1' WEST OF BOUNDARY CORNER
CONCRETE SPILLWAY
6" HEADER CURB
6" HEADER CURB
2' CURB & GUTTER
N 88°09'39" E 911.12'
S 1°56'30" E 217.82'
N 83°08'31" E 720.76'
N 83°08'15" E 363.00'
N 2°26'25" W 1289.07' (BASIS OF BEARINGS)
S 2°18'07" E 650.69'
S 2°18'07" E 420.77'
S 2°05'15" E 495.88'
N 1°50'21" W 356.39'
S 88°09'39" W 1227.22'
N 88°11'52" E 260.29'
S 88°13'04" W 1022.17'
N 65°57'44" W 1069.36'
S 65°57'44" E 1138.44'
"RLS 5097"
"RLS 5097"
NORTHWEST CORNER OF F.R. SANCHEZ GRANT
NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA (PLAT BOOK "L", PAGE 64)
NORTHERLY LINE OF F.R. SANCHEZ GRANT
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THE EAST LINE OF FRACTIONAL SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST
ESTATE OF FLORIDA TAX PARCEL NO. 03957-000-000 (O.R.B. 1993, PAGE 0352)
ESTATE OF FLORIDA TAX PARCEL NO. 03957-000-000 (O.R.B. 1993, PAGE 0352)
DRAINAGE EASEMENT # 5 (O.R.B. 4672, PG. 1213)

**SUBJECT PARCEL**
A PORTION OF TAX PARCEL NO. 03929-000-000
CONTAINS: 22.898 ACRES, MORE OR LESS

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF SECTION 23-8-18 PER CERTIFIED CORNER RECORD NO. 0040489 NO ID.
POINT OF BEGINNING
FOUND 4"x4" CONCRETE MONUMENT, NO ID., LYING N 51°54'43" E, 21.63' OF THE SE CORNER OF FRACTIONAL SECTION 23
SECTION 24-8-18
SECTION 25-8-18
FOUND 4"x4" CONCRETE MONUMENT, NO ID., LYING S 41°10'31" W, 6.91' OF THE SE CORNER OF FRACTIONAL SECTION 23
FOUND 4"x4" CONCRETE MONUMENT, MARKED "LB2595", LYING S 66°10'30" E, 3.55' OF A FOUND 4"x4" CONCRETE MONUMENT, NO ID)
NO ID

### SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23, YIELDING A BEARING OF ***N 2°26'25" W.***
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.

### FLOOD ZONE:

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

### LINE DATA TABLE

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 | S 88°13'04" W | 41.60' |
| L2 | N 49°48'04" E | 54.46' |
| L3 | N 1°50'21" W | 74.48' |
| L4 | N 88°18'04" E | 44.50' |
| L5 | S 1°50'21" E | 74.37' |
| L6 | S 49°48'04" W | 54.46' |
| L7 | N 6°51'43" W | 157.00' |
| L8 | N 83°08'30" E | 51.31' |
| L9 | N 6°51'45" W | 56.50' |
| L10 | S 83°08'31" W | 13.50' |
| L11 | N 6°51'45" W | 68.94' |
| L12 | N 83°09'35" E | 134.70' |
| L13 | N 6°51'45" W | 66.35' |

### CURVE DATA TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| C1 | 104.02' | 115.79' | 51°28'26" | 55.82' | 100.56' | N 23°23'46" E |
| C2 | 46.87' | 52.00' | 51°38'25" | 25.16' | 45.30' | N 23°58'52" E |
| C3 | 86.97' | 96.50' | 51°38'24" | 46.69' | 84.06' | S 23°58'52" W |
| C4 | 44.85' | 68.50' | 37°30'44" | 23.26' | 44.05' | S 31°02'24" W |
| C5 | 10.69' | 13.14' | 46°36'59" | 5.66' | 10.40' | S 10°36'27" E |


CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1998 FLORIDA CA-5075


SCALE: 1" = 100'
VERIFY SCALE BAR IS CORRECT ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CERTIFIED TO:
SAN FELASCO RESEARCH VENTURES, LLC

SURVEY DATE: 01/17/2023
REVISION DATE: N/A
PROJECT NUMBER: 21-0105.16

TECHNICIAN: KWM
DRAWN BY: KWM
CHECKED BY: AHH
FIELD BOOK & PAGE: FILE

AARON H. HICKMAN
Professional Surveyor & Mapper Fla. License No. 6791

This map prepared by:
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

Tech: Aaronh Plot Date: Jan 19,2024 - 11:23am Filename: N:\2021\21-0105\Department\01_Survey\21-0105.16 - Cottage East\DWG\21-0105.16 Overall Cottage Boundary Survey.dwg

**COTTAGE EAST AND WEST PROJECT (±25.52 ACRES)**

**ALACHUA COUNTY, FLORIDA**

**ECOLOGICAL SURVEY REPORT**

**Prepared For:**

CONCEPT COMPANIES

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May 23, 2024

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# 1.0 INTRODUCTION

Flatwoods Consulting Group, LLC. (Flatwoods) was retained by Concept Development (Client) to conduct a wildlife survey for the approximate 25.52-acre Cottage East and Cottage West Areas. The project site is located south of San Felasco Parkway and east of NW 137th Street in Alachua, Florida. (Location Map). According to the Alachua County Property Appraiser, the site is located on a portion of Parcel ID Nos. 03929-000-000, and in Fractional Sections 23 & 26, Township 8 South, Range 18 East. (Quad Map).

# 2.0 METHODOLOGY

The following sections describe the methods used by Flatwoods to determine the wetland limits and the potential presence of listed wildlife and plants within the study site.

## 2.1 Preliminary Review

Information on the potential presence of listed species was collected through literature and data review. Flatwoods reviewed information from the U.S. Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC), the Florida Natural Areas Inventory (FNAI), the Suwannee River Water Management District (SRWMD), and the Florida Department of Environmental Protection (FDEP) Geographic Information System (GIS) databases regarding the occurrence of listed species and protected habitats.

To further identify which federally and state listed plant and animal species have the potential to occur within the study site, upland and wetland vegetative communities were assessed to determine their plant species composition, approximate boundaries, and general condition and quality. To establish the approximate locations and boundaries of existing upland and wetland communities within the study site, available site-specific data was collected and reviewed using the following resources and methods (see References for complete source information):

- Infrared and true color aerial imagery of the project area
- U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida
- Florida U.S. Geological Survey (USGS) Topographic Quadrangle maps
- U.S. Fish and Wildlife Service (FWS) Critical Habitat Portal
- FWS IPaC Information for Planning and Consultation
- FNAI Biodiversity Matrix
- Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCCS)
- SRWMD land use mapping

## 2.2 Survey Methods

### *2.2.1 Standard Listed Species Survey*

Flatwoods conducted a listed species survey within the study site in accordance with the FWC Florida Wildlife Conservation Guide on May 17th, 2024. The purpose of the listed species survey was to identify presence and relative abundance of species considered Endangered, Threatened, or of Special Concern by the FWS under 50 CFR 11-12 and the FWC under Chapter 68A-27 F.A.C. During these surveys, all habitats within the site are canvassed for listed species. Any observations of listed species, as well as physical features that may indicate the presence of these species, such as tracks, scat, nests, burrows, and nest cavities in trees were shown on the Ecological Survey Map, if present.

### *2.2.2 Listed Plant Survey*

Flatwoods conducted a survey in all suitable habitats within the site for plant species listed by the FWS as Threatened or Endangered. If found, any observations of listed plant species will be recorded using a sub-meter GPS and shown on the Ecological Survey Map, if present.

# 3.0 RESULTS

Site information collected during the desktop and field review is summarized below. The field review was performed on May 17th, 2024, and representative photographs of current site conditions are included in the Photo Document attached as Appendix A. The locations of the photo stations are depicted in the Photo Station Map.

## 3.1 Soil Descriptions

Based on the USDA/NRCS Soil Survey for Alachua County (1982), two soil types were mapped: Arredondo Fine Sand, 0 to 5 Percent Slopes (3) and Arredondo Fine Sand, 5 to 8 Percent Slopes (69); (Soil Map). According to the *Hydric Soils of Florida Handbook*, no hydric soils occur onsite.

## 3.2 Existing Upland Communities

Existing land use within the site was determined using a combination of the FLUCCS descriptions, SRWMD land use mapping, and field reconnaissance (Land Use Map). The FLUCCS represents current habitat conditions on the property. Representative photographs of the site are depicted in the Photo Document.

Land Use Communities

*Commercial and Services (FLUCCS 140)*

This land use was previously cleared and contains little to no vegetation.

*Other Open Land (FLUCCS 194)*

This land was likely previously harvested agricultural land that is now unused. Vegetation within this land use included ruderal species such as dogfennel (*Eupatorium capillifolium*), fireweed (*Erechtites hieraciifolius*), hairy indigo (*Indigofera hirsuta*), and broomsedge bluestem (*Andropogon virginicus*).

*Fallow Crop Land (FLUCCS 261)*

This habitat is previously harvested agricultural land that is no longer in crop production. Vegetation within this land use included ruderal species such as dogfennel, fireweed, hairy indigo, and broomsedge bluestem.

*Upland Hardwood Forest (FLUCCS 420)*

The canopy within this habitat consisted of live oak (*Quercus virginiana*), chinaberry (*Melia azedarach*), Carolina laurelcherry (*Prunus caroliniana*), and hackberry (*Celtis occidentalis*). Other vegetative species within this habitat included American beauty-berry (*Callicarpa americana*), greenbrier (*Smilax* spp.), Virginia creeper (*Parthenocissus quinquefolia*), and poison ivy (*Toxicodendron radicans*).

## 3.3 Existing Wetland Communities

*Reservoirs less than 10 Acres (FLUCCS 534)*

This land use category designates man-made surface waters that are less than 10 acres. This system is maintained by mowing. Vegetative species included bahiagrass (*Paspalum notatum*), falsefennel (*Eupatorium leptophyllum*), and saltbush (*Baccharis halimifolia*).

## 3.4 Listed Species Survey Results

No listed wildlife or plant species were observed. In addition to the field review, Flatwoods conducted a desktop review of possible nearby wildlife species. Flatwoods reviewed the FWC Eagle Nest Locator (2022-2023 Survey), the 1999 FWC Wading Bird Colony Database, and the FWS Wood Stork (*Mycteria americana*) Consultation Area. No known bald eagle (*Haliaeetus leucocephalus*) nests or wading bird colonies occur within one mile of the site. The project is not located within any wood stork Core Foraging Areas (CFAs) (FNAI/FWC Map).

Based on the project's available habitats and location, other listed species (animals and plants) have the potential to occur. Table 1 describes the potentially occurring species' habitat

preferences, preferred survey window (breeding season or flowering time), their likelihood of occurrence, whether they were observed on the site, and their FWS and FWC listing status. The species that have a moderate or high probability of occurrence on the site are described in the sections below.

### *3.4.1 Florida Pine Snake*

The Florida pine snake (*Pituophis melanoleucus mugitus*) is listed as Threatened by the FWC and not listed by the FWS. The Florida pine snake is a large, stocky, tan or rusty colored snake with an indistinct pattern of large blotches on a lighter background. They have a muscular body, with keeled scales with a relatively small head, somewhat pointed snout, and four prefrontal scales. These snakes may hiss loudly and vibrate their tail when encountered. They are found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. They often coexist with pocket gophers and gopher tortoises. Flatwoods did not observe the Florida pine snake during the survey.

### *3.4.2 Gopher Tortoise*

The gopher tortoise is listed as Threatened by the FWC and is a candidate for listing by the FWS. Gopher tortoises are terrestrial turtles averaging 9 to 11 inches in length. They are typically found in sandhill, pine flatwoods, scrub, dry prairie, coastal dunes, and other well-drained, open habitats. Gopher tortoises dig half-moon-shaped burrows that average 15 feet long and 7 feet deep. No gopher tortoise burrows were observed during the ecological survey.

### *3.4.3 Southeastern American Kestrel*

The southeastern American kestrel (*Falco sparverius paulus*) is listed as Threatened by the FWC. It is a resident subspecies of the American kestrel (*Falco sparverius*) and kestrels observed in Florida during the breeding season (April-August) are assumed to be resident southeastern American kestrels. They are found in upland habitats, including sandhills, flatwoods, pastures, sand pine scrubs, and prairies. As cavity nesters and sit and wait predators, they require suitable cavity trees and perches in their territories as well as open ground cover to see and capture their prey. Typical prey items include insects, lizards, small rodents, and small birds. No kestrels were observed foraging during the site review.

### *3.4.4 Little Blue Heron*

This medium-sized, slate-blue wading bird is listed as Threatened by the FWC and not listed by the FWS. The little blue heron (*Egretta caerulea*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands, bay swamps, and ditches. No communal roosts or rookeries were observed on the site.

According to the 1999 FWC wading bird colony database, no wading bird colonies are located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

### *3.4.5 Tricolored Heron*

This medium-sized, two-toned wading bird is listed as Threatened by the FWC and not listed by the FWS. The tricolored heron (*Egretta tricolor*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands, bay swamps, ditches, inland waterways, and urban and agricultural environments. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, no wading bird colonies are located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

**Table 1 Protected Plants and Animals Potentially Occurring within Cottage East and Cottage West in Alachua County, Florida**

| Species | Habitat of Occurrence | Preferred Survey Window[1] | Likelihood of Occurrence | Status[2] | |
|---|---|---|---|---|---|
| | | | | FWS[3] | FWC[4] |
| **BIRDS** | | | | | |
| ***Antigone canadensis pratensis*** Florida sandhill crane | Open wetland habitats surrounded by shrubs or trees. Commonly found foraging in irrigated croplands, pastures, grasslands, or wetlands. | S - Year round<br>B - January-June | Low: Little habitat present | --- | T |
| ***Aphelocoma coerulescens*** Florida scrub-jay | Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown. | S - March-October<br>B - March-July | Low: Lack of suitable habitat | T | T |
| ***Athene cunicularia floridana*** Florida burrowing owl | Open prairies with little understory vegetation, including pastures, agriculture fields, and vacant lots. | S - Year round<br>B - February-July | Low: Lack of suitable habitat | --- | T |
| ***Egretta caerulea*** Little blue heron | Shallow freshwater, brackish water, and saltwater habitats. | S - Year round<br>B - March-July | Low: Little habitat present | --- | T |
| ***Egretta tricolor*** Tricolored heron | Forages in a variety of permanently and seasonally flooded wetlands, ditches, edges of ponds, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands. | S - Year round<br>B - March-July | Low: Little habitat present | --- | T |
| ***Falco sparverius paulus*** Southeastern American kestrel | Found in open pine habitats, woodland edges, dry prairies, and pastures. | S - April-August<br>B - April-August | Low: Lack of suitable nesting habitat | --- | T |
| ***Haliaeetus leucocephalus*** Bald eagle | Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees. | S - Year round<br>B - October-May | Low: Little habitat present | --- | --- |

| Species | Habitat of Occurrence | Preferred Survey Window[1] | Likelihood of Occurrence | Status[2] | |
|---|---|---|---|---|---|
| | | | | FWS[3] | FWC[4] |
| ***Mycteria americana*** Wood stork | Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps. | S - Year round<br>B - March-August | Low: Little habitat present | T | T |
| ***Picoides borealis*** Red-cockaded woodpecker | Open pine woodlands with mature to over-mature pine trees and a diversity of grass, forbs, and shrub species. | S - Year round<br>B - April-July | Low: Lack of suitable habitat | E | E |
| ***Rostrhamus sociabilis*** Snail kite | Large open freshwater marshes and lakes with shallow water, less than 4 feet deep, and a low density of emergent vegetation are preferred foraging habitat. Nests usually over water in a low tree or shrub. | S - January-August<br>B - January-August | Low: Lack of suitable habitat | E | E |
| **REPTILES** | | | | | |
| ***Drymarchon corais couperi*** Eastern indigo snake | Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats. | S - Year round<br>B - November-April | Low: Lack of burrows | T | T |
| ***Gopherus polyphemus*** Gopher tortoise | Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also, commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders. | S - Year round<br>B - March-October | Low: Lack of suitable habitat | --- | T |
| ***Lampropeltis extenuata*** Short tailed snake | Found burrowed in sandy soils, particularly longleaf pine and xeric oak sandhills, they may also be found in scrub and xeric hammock habitats. | S – October and November | Low: Lack of suitable habitat | --- | T |

| Species | Habitat of Occurrence | Preferred Survey Window[1] | Likelihood of Occurrence | Status[2] | |
|---|---|---|---|---|---|
| | | | | FWS[3] | FWC[4] |
| ***Pituophis melanoleucus mugitus***<br>Florida pine snake | Found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. Often coexists with pocket gophers and gopher tortoises. | S - Year round<br>B - April-February | Low: Lack of suitable habitat | --- | T |
| **MAMMALS** | | | | | |
| ***Perimyotis subflavus***<br>Tricolored Bat | Roosts in mature hardwoods forests, caves, and manmade structures, forages over openings and water such as agricultural fields and streams. | S – Year round<br>B – August-October | Low: Little habitat present | PE | --- |

1 - S - Survey Window, B - Breeding Season
2 - E = Endangered, T = Threatened, T (S/A) = Similarity of Appearance to a Threatened Taxon
3 - U.S. Fish and Wildlife Service
4 - Florida Fish and Wildlife Conservation Commission

**Table Source:** Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, FWS Listed Species by County, and Florida Natural Areas Inventory

## 4.0 PROTECTED HABITATS AND WATERS

The site was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended. The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within the Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the site. The site was also evaluated for the potential occurrence of Protected Waters and Protected Lands. No Protected Waters or Protected Lands occur onsite. The San Felasco Hammock Preserve State Park is immediately adjacent to the eastern boundary of the site. (Protected Lands Map, Protected Waters Map).

## 5.0 FEMA FLOODPLAIN

Federal Emergency Management Agency (FEMA) identifies flood hazards and assesses flood risks. Based on the attached Floodplain Map, no 100-year flood plain is present within the project boundary.

## 6.0 REFERENCES

Chafin, L. G. 2000. Field Guide to the Rare Plants of Florida. Natural Areas Inventory, Tallahassee, Florida.

Coile, N.C. 1998. Notes on Florida's Regulated Plant Index (Rule 5B-40), Botany Contribution 38, 2nd edition. Florida Department of Agriculture & Consumer Services, Division of Plant Industry, Gainesville, FL.

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Kale, H. W., II, B. Pranty, B. M. Stith, and C. W. Biggs. 1992. The atlas of the breeding birds of Florida. Final Report. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida.

Moler, P.E., editor, 1992.“Rare and Endangered Biota of Florida, Volume III. Amphibians and Reptiles”. University Press of Florida.

Rodgers, J.A., H.W. Kale II and H.T. Smith, editors. 1992. “Rare and Endangered Biota of Florida Volume V. Birds”. University Press of Florida.

Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson and P.D. Southall. 1991. "Florida Atlas of Breeding Sites for Herons and Their Allies: Update 1986-89." Florida Game and Freshwater Fish Commission, Division of Wildlife, Nongame Wildlife Program Technical Report, No. 10.

U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida.

U.S. Geological Survey (USGS) Topographic Quadrangle Maps. Online resources available from http://topomaps.usgs.gov/.

U.S. Fish and Wildlife Survey (FWS). National Wetland Inventory (NWI). Online resources available from http://www.fws.gov/wetlands/Data/Mapper.html.

U.S. Fish and Wildlife Survey Critical Habitat Designations. Online resources available from http://criticalhabitat.fws.gov/.




Feet
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1 in = 350 feet

**COTTAGE EAST & WEST**
**CONCEPT DEVELOPMENT, INC.**

**ALACHUA COUNTY, FLORIDA**



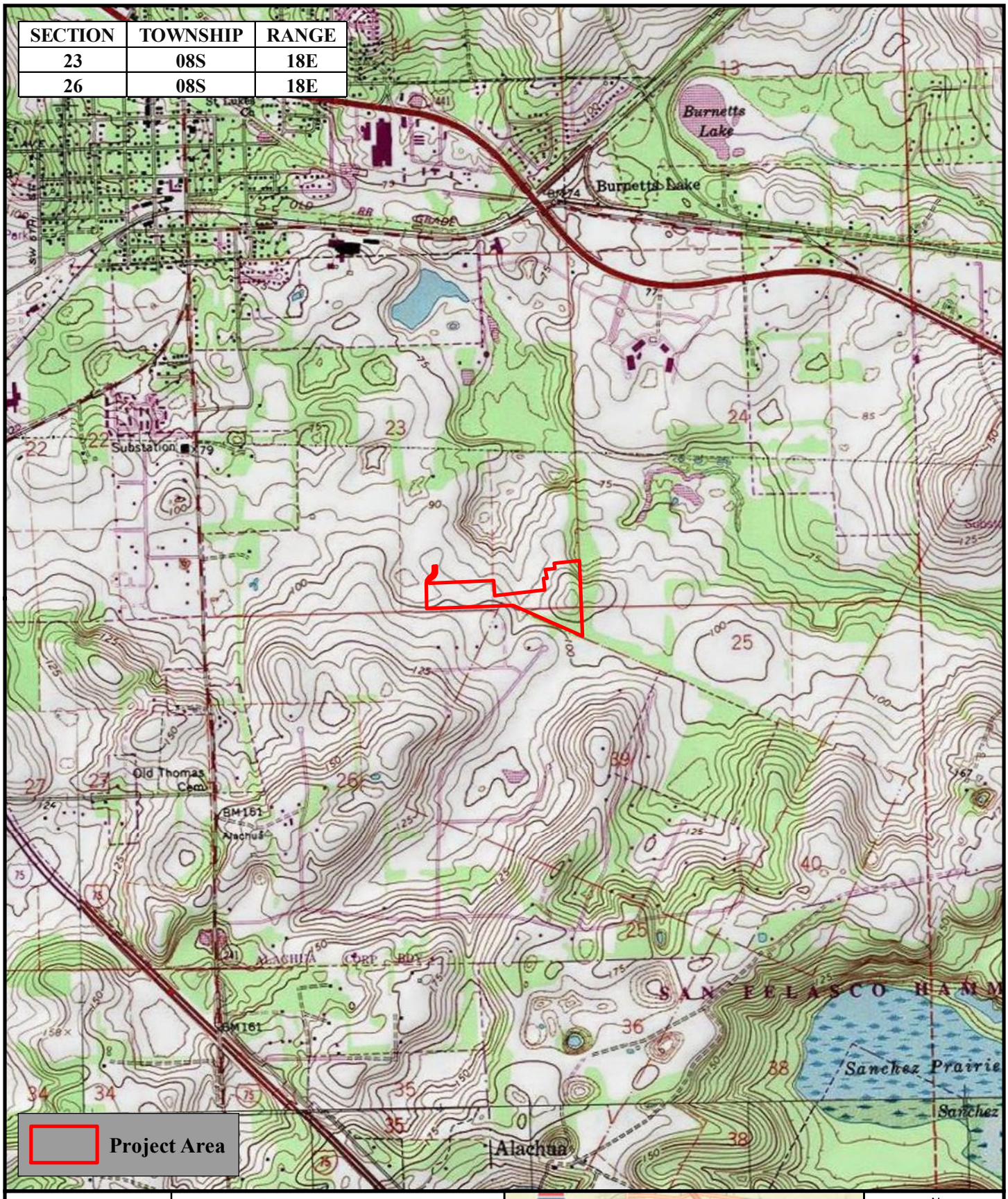

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**AERIAL MAP**

FLATWOODS Consulting Group

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| SECTION | TOWNSHIP | RANGE |
|---|---|---|
| 23 | 08S | 18E |
| 26 | 08S | 18E |




Feet
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1 in = 2,000 feet

**COTTAGE EAST & WEST**
**CONCEPT DEVELOPMENT, INC.**

**ALACHUA COUNTY, FLORIDA**




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**QUAD MAP**

FLATWOODS Consulting Group

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Miles
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1 in = 1 mile

**COTTAGE EAST & WEST**
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**ALACHUA COUNTY, FLORIDA**

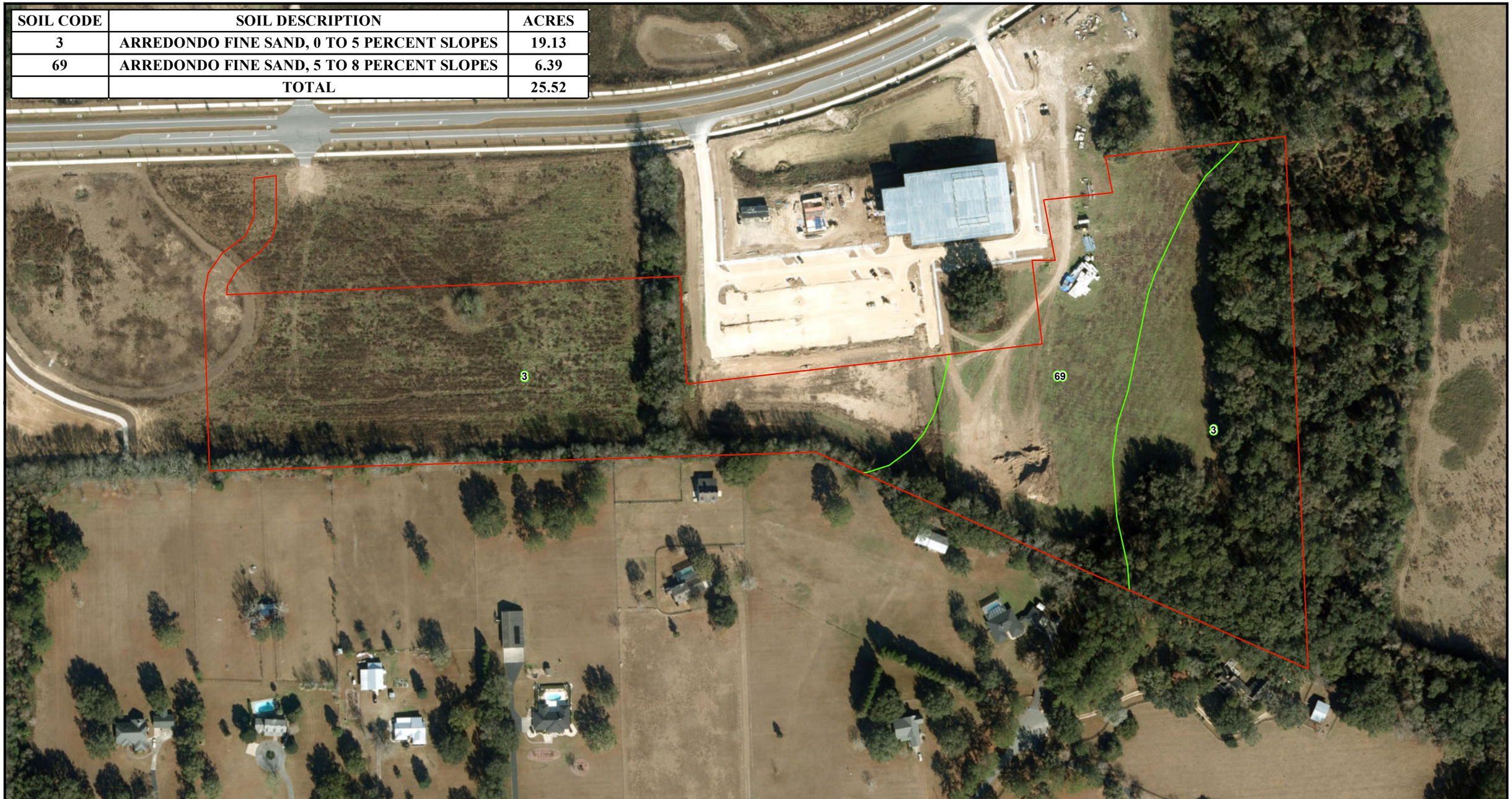



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**LOCATION MAP**

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| SOIL CODE | SOIL DESCRIPTION | ACRES |
|---|---|---|
| 3 | ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES | 19.13 |
| 69 | ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES | 6.39 |
| | TOTAL | 25.52 |




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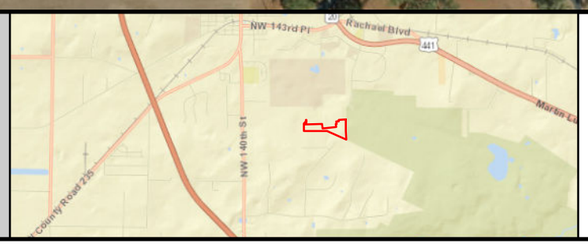
Feet
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1 in = 200 feet

**COTTAGE EAST & WEST CONCEPT DEVELOPMENT, INC.**

**ALACHUA COUNTY, FLORIDA**

Project Area

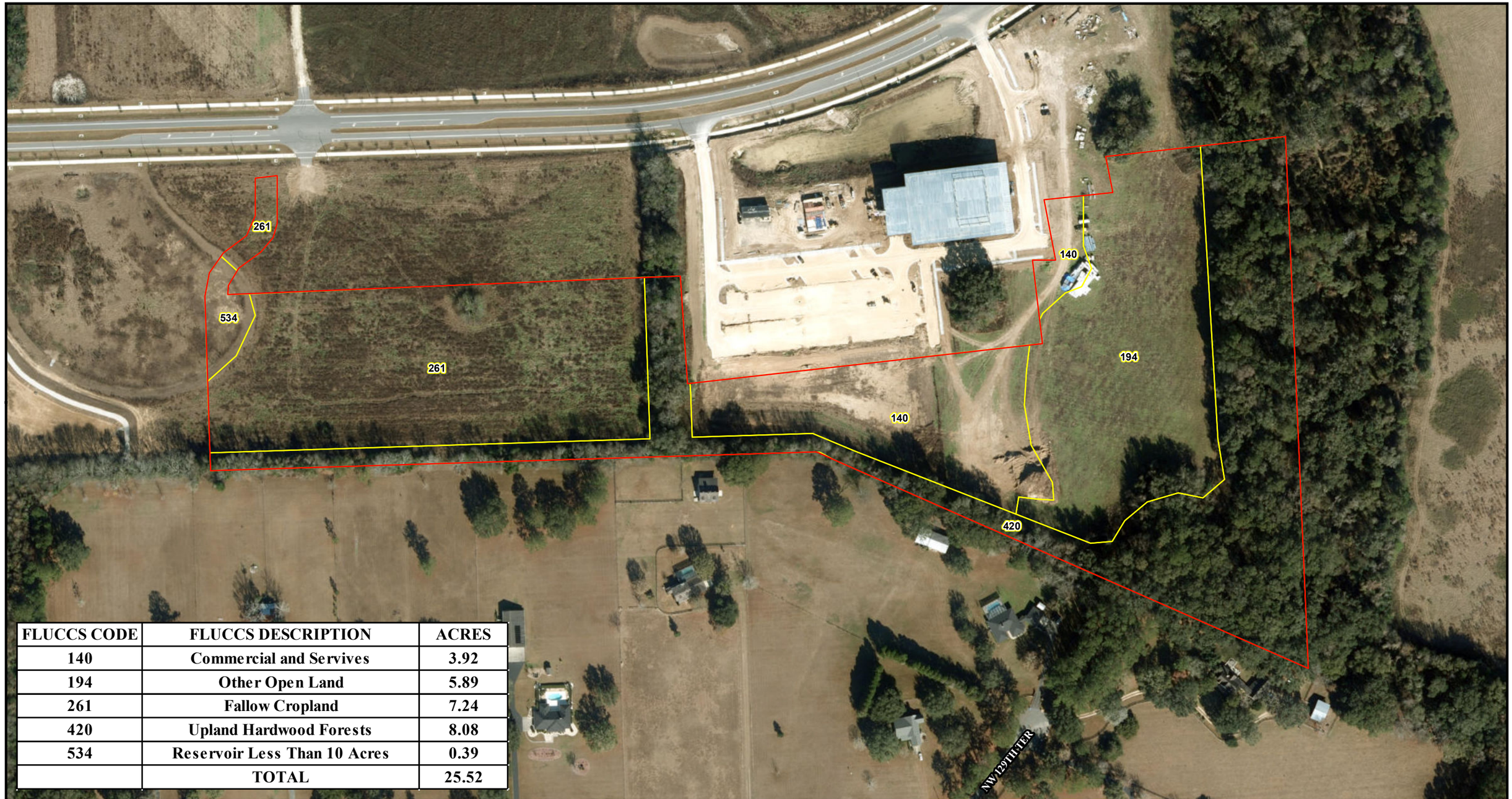
2023 NRCS Soil




**SOILS MAP**

FLATWOODS Consulting Group

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| FLUCCS CODE | FLUCCS DESCRIPTION | ACRES |
|---|---|---|
| 140 | Commercial and Servives | 3.92 |
| 194 | Other Open Land | 5.89 |
| 261 | Fallow Cropland | 7.24 |
| 420 | Upland Hardwood Forests | 8.08 |
| 534 | Reservoir Less Than 10 Acres | 0.39 |
| | TOTAL | 25.52 |

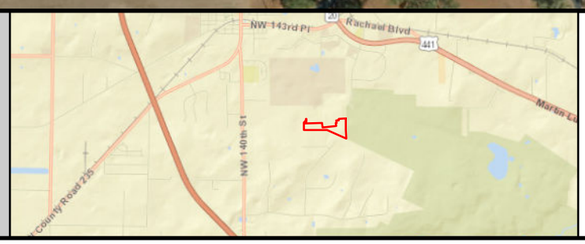
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1 in = 200 feet

**COTTAGE EAST & WEST CONCEPT DEVELOPMENT, INC.**

**ALACHUA COUNTY, FLORIDA**

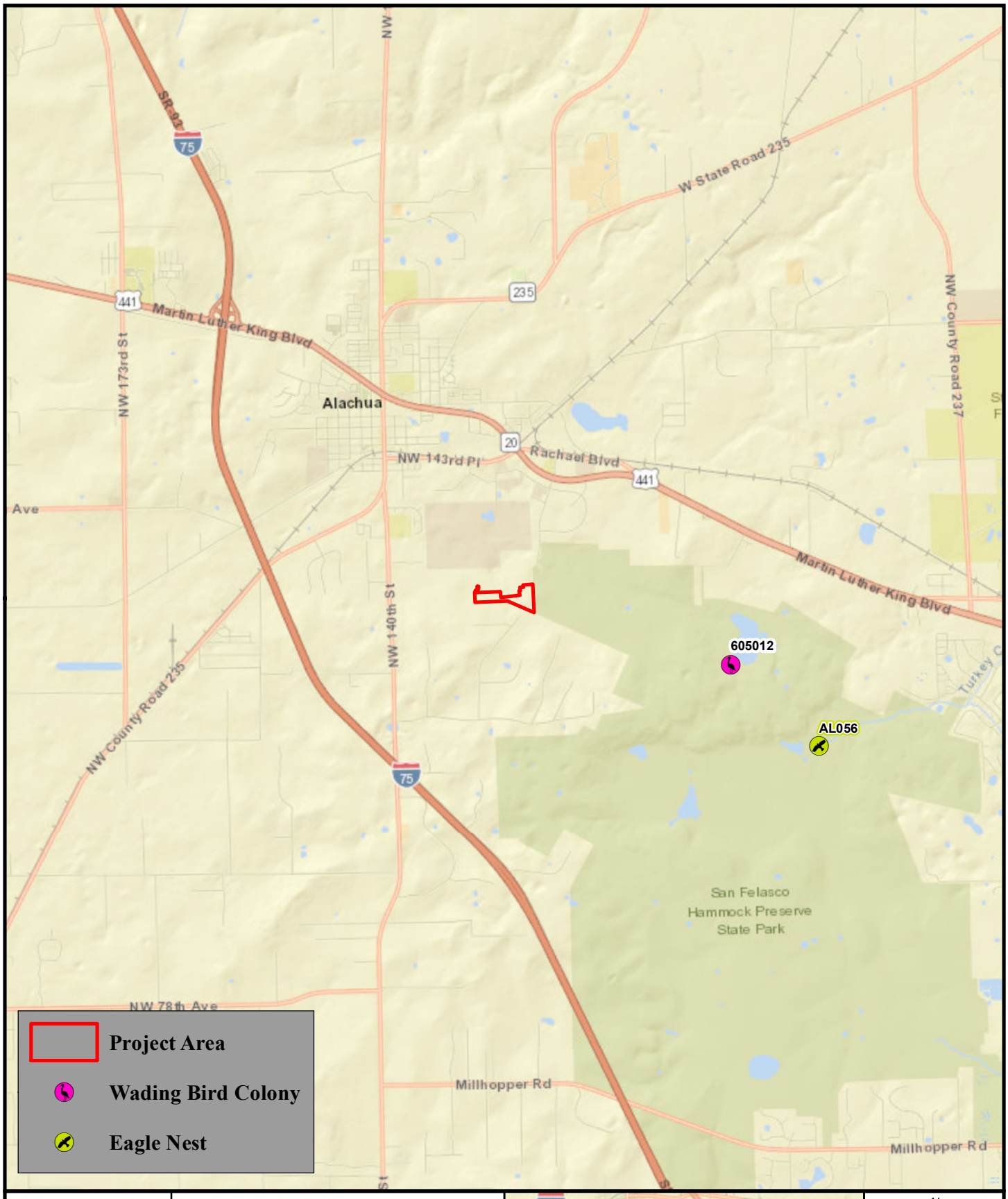
Project Area
Land Use




**LAND USE MAP**

FLATWOODS Consulting Group

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Miles
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1 in = 1 mile

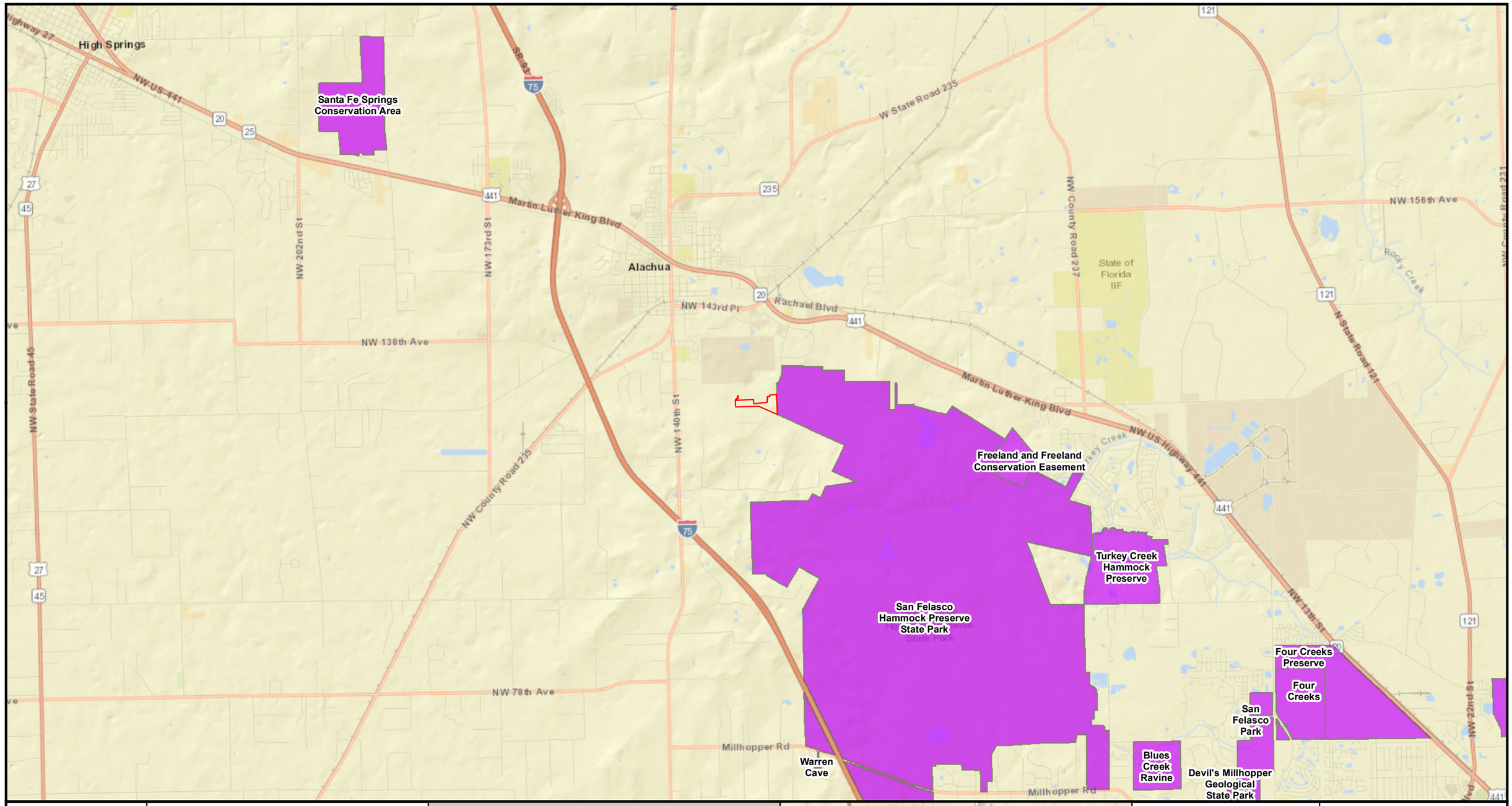
**COTTAGE EAST & WEST**
**CONCEPT DEVELOPMENT, INC.**

**ALACHUA COUNTY, FLORIDA**

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**FWC / FNAI MAP**

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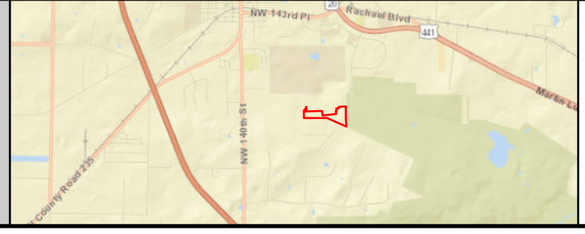
Miles
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1 in = 1 mile

**COTTAGE EAST & WEST CONCEPT DEVELOPMENT, INC.**

**ALACHUA COUNTY, FLORIDA**

Project Area

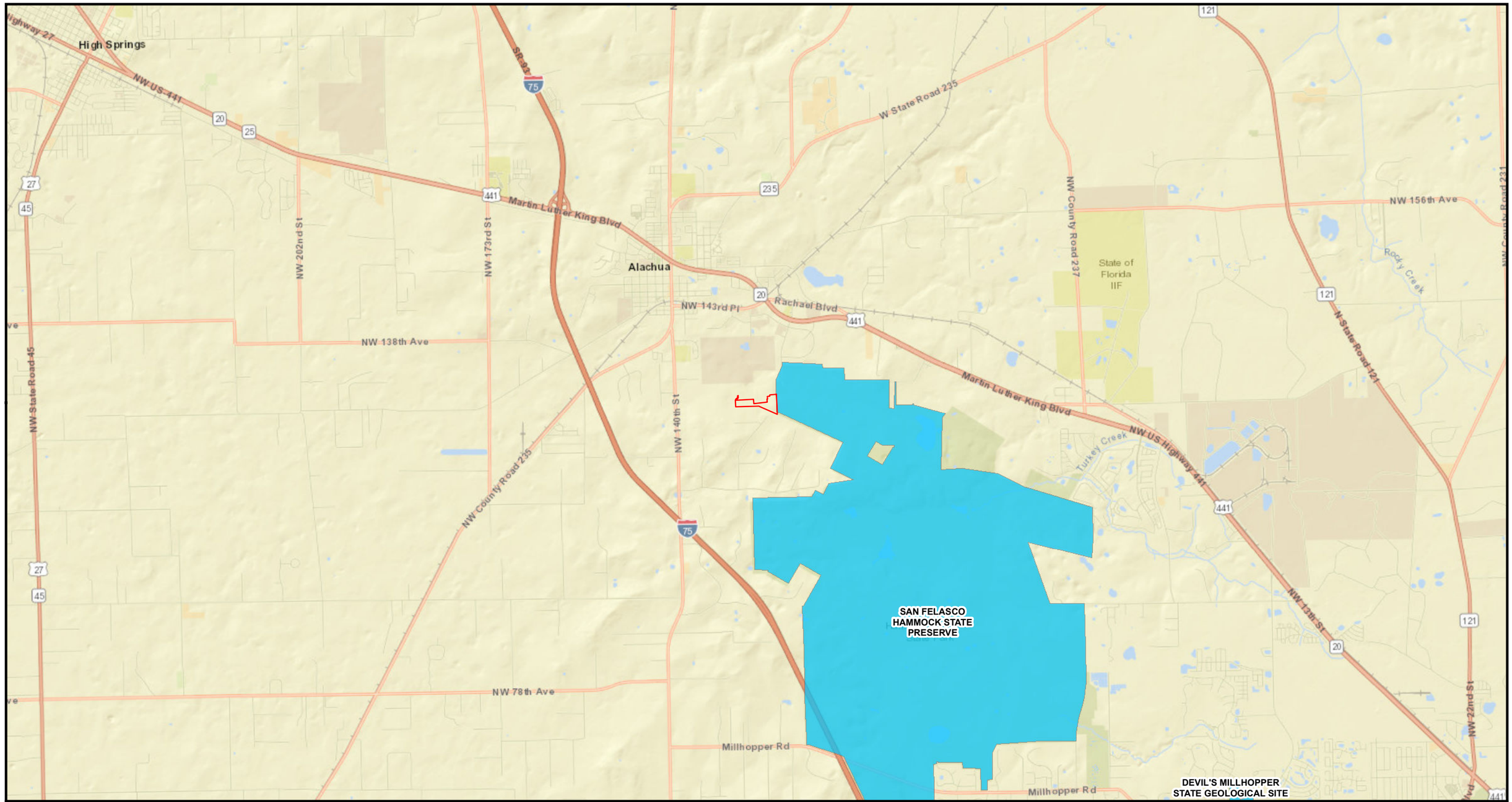
Florida Conservation Lands 2023



**PROTECTED LANDS MAP**

FLATWOODS Consulting Group

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Miles
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1 in = 1 mile

**COTTAGE EAST & WEST CONCEPT DEVELOPMENT, INC.**

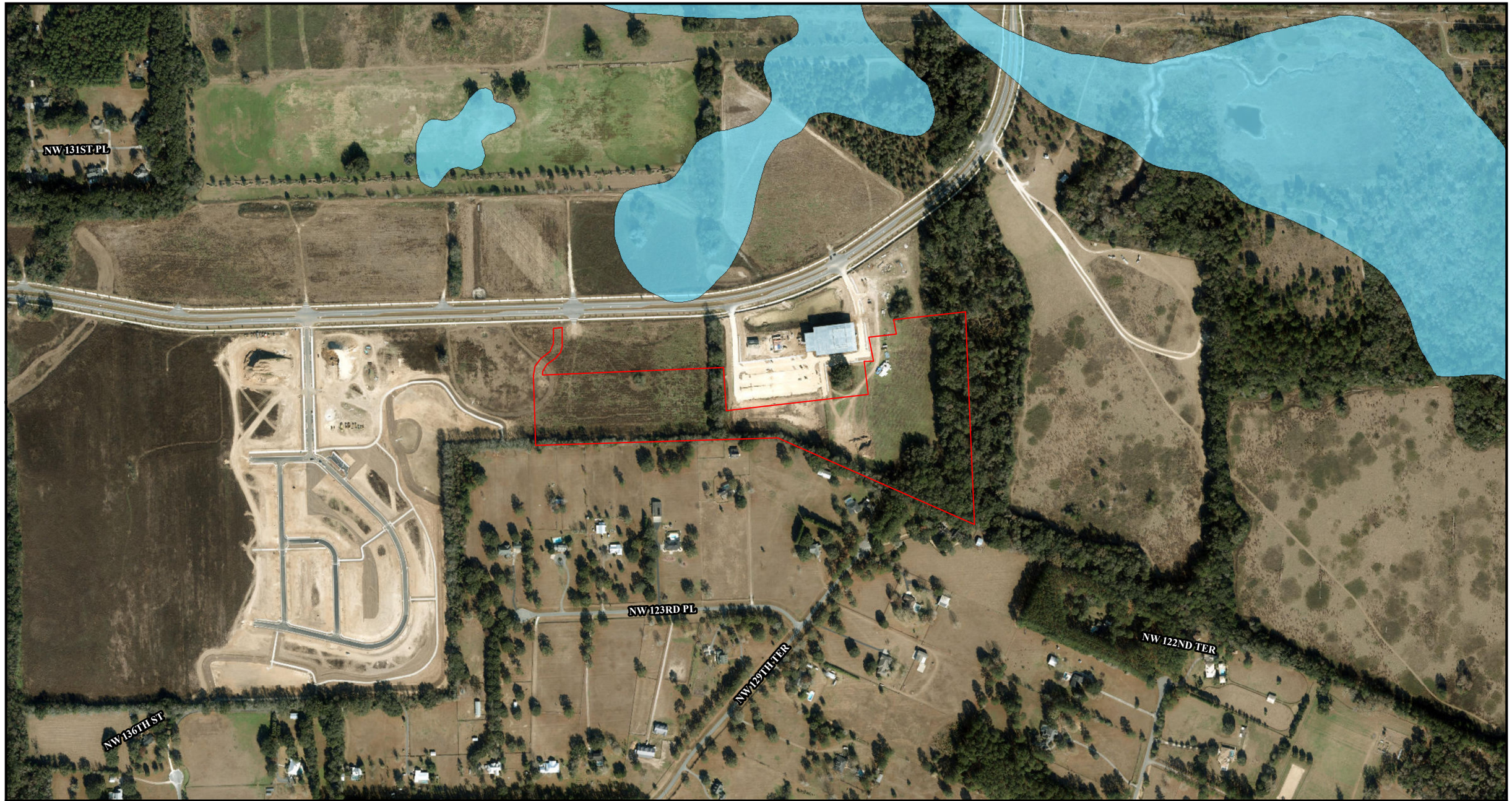
**ALACHUA COUNTY, FLORIDA**

- Project Area
- Florida Aquatic Preserves
- Outstanding Florida Waters 2023
- Class I Surface Water
- Class II Surface Water

**PROTECTED WATERS MAP**

FLATWOODS Consulting Group

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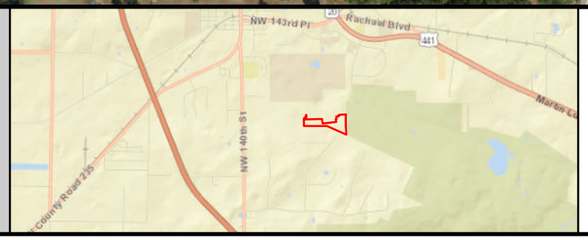
Feet
0 500
1 in = 500 feet

**COTTAGE EAST & WEST**
**CONCEPT DEVELOPMENT, INC.**

**ALACHUA COUNTY, FLORIDA**

**Project Area**

**100 Year Flood Plain**




**FLOODPLAIN MAP**

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Feet
0 400
1 in = 400 feet

**COTTAGE EAST & WEST CONCEPT DEVELOPMENT, INC.**

**ALACHUA COUNTY, FLORIDA**

**Project Area**

**Photo Direction**

**Photo Station**

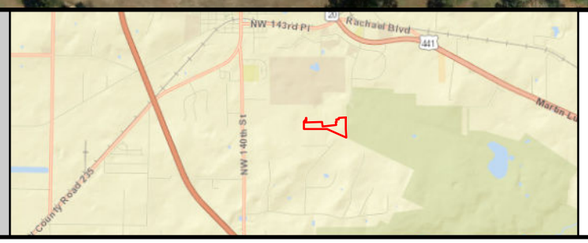



**PHOTO STATION MAP**

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Photo Station 1, view southeast



Photo Station 2, view southwest



Photo Station 3, view southeast



Photo Station 4, view southwest

**CONCEPT DEVELOPMENT SERVICES INC.**
1449 SW 74th DR
STE 200
GAINESVILLE, FL 32607

**South State Bank**
63-1403/631

2006

CHECKSAFE

09/16/2025

PAY TO THE ORDER OF City of Alachua $ **1,600.00

One thousand six hundred and 00/100********** DOLLARS

VOID AFTER 120 DAYS

City of Alachua
P.O. Box 9
Alachua, FL 32616-0009

MEMO Preliminary Plat Application

AUTHORIZED SIGNATURE

Photo Safe Deposit®

Details on Back.

⑈00 2006⑈ ⑆063114030⑆80 1000 2044745⑈

March 26, 2026

City of Alachua
Planning & Community Development
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Preliminary Plat Review
Convergence Research Park Residential Phase 4 (former name)
Canopy Trace (new name)
City of Alachua, Florida

Dear City Planning Staff,

This letter is being submitted in response to comments provided on March 14, 2026, and accompanies the electronic and the hard copies resubmittal of the plans and supporting documents. The comments provided are listed below with responses in bold.

**1. Article 2, Administration:**

a. We kindly request that you chose an alternative name for the proposed subdivision.

**Response: The official name of the subdivision is "Canopy Trace". Plans and Documents have been updated to reflect this.**

**2. Article 3, Zone Districts:**

In accordance with Section 3.5.2(F)(d), a matrix is required that identifies all final development orders granted within this specific CP District area, including the number of approved residential units permitted by each final development order. Additionally, the calculation must include the minimum land required for preservation of non-residential uses within the CP District, as specified in Section 3.5.2(F)(2)(c)(ii). It is important to note that the maximum gross residential density for single-family detached homes on lots 45 feet or larger may not exceed 33% of the maximum gross residential density permitted within the CP District, as cited in Section 3.5.2(F)(2)(e) of the LDRs.

The matrix currently provided is inadequate because it does not address the commercial component and does not clearly demonstrate the residential portion in accordance with the applicable requirements.

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**Response: A matrix addressing the subject CP district calculations is included in the resubmittal. The matrix addresses the following sections: 3.5.2(F)(2)(d), 3.5.2(F)(2)(c)(ii), 3.5.2(F)(e), and 3.5.2(F)(2)(a).**

**3. Major Subdivision-Preliminary Plat Application:**
**Attachments, D.3, Comprehensive Plan Consistency Analysis**

**a. Future Land Use Element, Objective 1.4: Corporate Park:**

In the justification statement, "This application seeks to permit 60 single-family residential lots, as a part of a larger master plan...". The subject property is not approved as a Master Plan, PUD. The property is a single development application consisting of 10.60 acres, which is regulated under the standard, consistent requirements applicable to the assigned CP zoning district.

**Response: The justification statement has been revised to remove references of a master plan. The responses throughout the analysis have instead been revised to reference the subject CP zoning district, which was the intention of the initial statement.**

**b. Future Land Use Element, Policy 1.4.a: Corporate Park:**

In the justification statement, "The proposed 60-lot single-family residential subdivision aligns with the intent of the Corporate Park FLU. Single-family residential is a permitted residential use type in the associated Corporate Park zoning district." The justification asserts that because the parcel allows for single-family residential, the proposal is consistent with the Comprehensive Plan. This is insufficient. Please review the justification to explain how the proposed subdivision meets the intent of the Future Land Use Element. Provide a detailed statement demonstrating how the proposed development is compatible with surrounding land uses, conforming with residential development goals, etc. Do not merely state that the use is allowed; demonstrate how it aligns with the established comprehensive plan.

**Response: The justification statement has been revised to further explain how the proposed subdivision is consistent with the intent of the Corporate Park Future Land Use designation and the goals of the Future Land Use Element.**

**c. Future Land Use Element, Policy 1.4.f: Corporate Park Performance Standards:**

**i. Integration of Vehicular and Non-vehicular Access**:

The justification statement claims that the proposed subdivision will adhere to this specific performance standard by providing vehicular and non-vehicular access into the development. It goes further to say the development will be accessible through the use of a driveway that will be shared with future mix-use development. There are no formal request for a mixed-use development in relation to the subject property therefore, this portion is invalid. In regards to the suggested cross access, a formal cross access agreement will be required to validate such. Please revise the analysis

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demonstrating how this subdivision, in its proposed configuration, meets the performance standards of the City's Comprehensive Plan.

**Response: The justification statement has been revised to accurately reflect the proposed subdivision's compliance with applicable performance standards of the City's Comprehensive Plan. References to future mixed-use development have been removed.**

**ii. Buffering from Adjacent/Existing/Potential Uses**:

The justification statement provided, which states that "circulation patterns address safety concerns, including sidewalks and pedestrian crosswalks," lacks sufficient detail to assess compliance with the adopted Comprehensive Plan Policy 1.4.g.7.

**Response: The justification statement for this section, as well as the circulation section, has been revised to provide a more detailed analysis of how circulation patterns address safety concerns in compliance with Comprehensive Plan.**

**iii. Corporate Park Uses Intensity**:

The justification statement indicates that the application is "not applicable for this application as this is a residential development." However, if the residential phase is intended to precede the non-residential phase, the application must be revised to include a phased development agreement ensuring that non-residential construction will proceed. Otherwise, the application cannot advance with favorable recommendations. The Comprehensive Plan establishes that corporate park must have non-residential development occur before or concurrently with residential development to maintain orderly and balanced growth with integrity.

**Response: The justification statement has been revised.**

**iv. Complementary Residential Uses**:

The submitted statement asserts that the proposed residential development meets performance standards because it "will complement other existing and planned developments within the area." However, the current structure of the proposal disrupts the necessary sequence of development by seeking residential components without the required non-residential, mixed-use elements. Approving these components would create a purely residential use in a mixed- use area, undermining the vibrancy, walkability, and economic goals of the Comprehensive Plan.

**Response: The justification statement has been revised.**

**d. Future Land Use Element, Objective 2.7: Discouragement of Urban Sprawl:**

The justification for Objective 2.7 of the Comprehensive Plan asserts that the

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Corporate Park zoning aims to discourage urban sprawl; however, it lacks empirical data or a thorough land-use analysis. This justification does not clearly demonstrate alignment with the Comprehensive Plan. Furthermore, it references a "Master Plan" that has yet to be formally adopted by the City Commission or submitted for review. Using an unadopted master plan as a basis for evaluating compliance with the Comprehensive Plan is not acceptable. Additionally, the Convergence Research Park development was not sanctioned as a master plan, and the site in question does not qualify as a phase of the existing named development, as noted in comment 1 under Section 2.4.10.a, Subdivision heading.

**Response: The justification statement has been revised to provide a more detailed analysis of how the proposed development discourages Urban Sprawl.**

**e. Future Land Use Element, Objective 4.1: Infill Development:**

The justification for Objective 4.1 of the Comprehensive Plan asserts the subject property "is located within the greater Convergence Research Park master plan, which is designated as mixed-use zoning. Although a portion of the overall master planned development remains vacant, ongoing growth of commercial and residential areas will lead to increased densities and intensities that are compatible with existing commercial and residential uses." However, there is a repeated use of an invalid term highlighted in this statement for clarity: "Open spaces will be provided throughout the master planned development." It is important to note that Convergence Research Park was developed under base zoning terms, indicating it was not approved as a Planned Unit Development (PUD) that functions as a master plan.

**Response: The justification statement has been revised to remove references to a "master planned development" and has further explained infill development.**

**4. Article 7, Subdivision Standards:**
**Section 7.2.3, Block Standards**

a. In accordance with Section 7.2.3(B)(2), residential blocks must measure a minimum of 300-feet and a maximum of 600-feet in length. The proposed preliminary plat does not comply with this requirement. Please revise the plat to clearly indicate these measurements.

**Response: A midblock pedestrian crossing is provided to meet the block requirement. The crossing is midway through the block, at a distance of less than 400 feet. Dimensions are provided on Sheet C100.**

b. Section 7.2.3(B)(3), states that blocks longer than 400-feet may require the reservation of an easement to accommodate utilities, stormwater management

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facilities, and/or pedestrian traffic. The proposed layout indicates a concrete sidewalk to be placed in the center of the block adjacent to lots 9, 10, 32, and 33. However, the referenced area lacks accompanying text to clarify what is depicted on Sheet No.100. Please revise.
**Response: Sheet C100 is revised to clarify that a PUE will be provided.**

c. Section 7.2.3(B)(4) of the LDRs requires that pedestrian access points located along long blocks measure at least 10-feet in width. However, the concrete sidewalk adjacent to lots 9, 10, 32, and 33 currently lacks a specified measurement. Please revise accordingly.
**Response: A dimension label is shown on Sheet C100.**

**Section 7.2.4, Lot Standards**

a. Section 7.2.4(B)(1) mandates that lot dimensions comply with the minimum standards established for the assigned zoning, which is CP. The dimensions must be shown in the site data table, and the measurements should be specified for each lot to ensure compliance, considering any variations.
**Response: Lot dimensions are labelled on the lots themselves, on Sheet C100.**

b. Section 7.2.4(B)(2) mandates that lot depth shall not exceed three times the width of lots within the subject development.
**Response: Noted.**

c. Please note that Section 7.2.4(C) restrict double frontage lots.
**Response: Noted.**

**Section 7.2.5, Streets**

a. Local streets must incorporate traffic calming techniques, as mandated by Section 7.2.5(C)(2), to ensure convenient and safe access to the lots within the subdivision. However, the current layout does not seem to implement these techniques. Please revise accordingly.
**Response: Specific traffic calming techniques will be included in the Construction Plans and reviewed during the construction plan process.**

b. For business and mixed-use developments, the design of streets, accessways, and pedestrian pathways must ensure an efficient and safe traffic circulation system, as outlined in Section 7.2.3(C)(5) of the LDRs. This circulation system shall be coordinated both internally and externally to promote effective planning practices.
**Response: Noted.**

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c. Please confirm whether the proposed streets will be dedicated for public use or classified as private streets. This information shall be indicated on the preliminary plat.
**Response: The streets will be dedicated to the public. This information is added to Sheet C100 and C200 (formerly C300).**

**Section 7.3.4, Streetlights**

a. The LDRs Subdivision standards cited above mentions the requirement of streetlights, that are not shown on the proposed Preliminary Plat.
**Response: Typical streetlight locations within the roadway section are shown on the Typical Roadway Sections on Sheet C300. Specific streetlight locations will be incorporated into the Construction Plans.**

**Section 7.3.12, Adequate Off-Site Facilities and Services**

a. The LDRs Subdivision standards mentioned above require addressing adequate offsets through the construction of an on-site facilities. This consideration is valid only if there is a public benefit that goes beyond merely offsetting the impacts created by the proposed subdivision. Supportive documentation will be required to demonstrate how the offsetting of impacts provides a greater benefit to the public.
**Response: Noted.**

5. **Miscellaneous:**

a. Sheet No. C100, Preliminary Plat, shows a "Common Area/Drainage Easement, Convergence Research Park Residential, Phase 1 (PB. "38", PGS 49-51)" on the southwest side of the proposed subdivision. This property is not owned by the project in question, necessitating coordination with the adjacent property owner and the establishment of an easement for connection.
**Response: Noted. Coordination will begin during construction plan phase and be finalized with the final plat.**

b. Sheet No. C100, Preliminary Plat, shows a "Drainage Easement #5 Per O.R.B. 4672, PG 1213 Remaining Portion of Tax Parcel: #03929-000-000, O.R.B. 4964, PG. 1044" on the west side of the proposed subdivision. This property is not owned by the project in question, necessitating coordination with the adjacent property owner and the establishment of an easement for connection.
**Response: Noted. Coordination will begin during construction plan phase and be finalized with the final plat.**

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c. Sheet No. C100, Preliminary Plat, shows a "Crosswalk (Pre-Stripped)" to the east of the proposed subdivision on the adjacent street that is not directly part of this development under review. Therefore, this necessitates coordination with the owner of the right-of-way and the establishment of rights to modify.
**Response: Noted. Coordination will begin during construction plan phase and be finalized with the final plat.**

d. Upon receipt and review of the proposed preliminary plat, please be advised that additional review comments may be prompted if there are noticeable changes, modifications, or inconsistences introduced relative to the original submittal, or if the changes impact previously reviewed setbacks, site layout, or other data. The Planning & Community Development Department has the right to reevaluate all aspects of the project should the scope of development alter.
**Response: Noted.**

e. When submitting revised preliminary plat, it shall be accompanied by written response addressing all comments.
**Response: Noted.**

## EDA Comments:

1. **General Comments**
    a. No proposed Fire Hydrant locations are shown
    **Response: Hydrant locations have been added to the typical sections, Sheet C250.**
    b. Existing Stormwater System is shown, but not the direction of flow or surface drainage pattern. This needs to be shown in accordance with the application.
    **Response: Drainage patterns have been added to Sheet C200.**

2. **Sheet 1**
    a. Zoning and Acreage of all adjacent properties must be shown per the Preliminary Plat Application
    **Response: This information has been added to the preliminary plat.**
    b. No Trip Generation and/or Traffic Study is included with the application. If traffic study is not required at least the trip generation should be shown in the plans.
    **Response: Trip generation was provided as part of the comprehensive plan analysis, included in the application package. It has been added to the cover sheet as well.**

3. **Sheet 2**
    a. Missing curve callouts near the eastern entrance/exit road along Road C and the Road B curves

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**Response: All surveyed property data is shown on the plans. Detailed roadway design data will be provided during the construction phase.**

b. Overall residential block dimensions should be shown for clarity
**Response: This information has been added to the preliminary plat.**

4. **Sheet 3**
   a. Proposed structures for the sanitary and storm mains should be shown anywhere there are bends for clarity
   **Response: Structures are shown on Sheet C300.**
   b. Connections to the existing sanitary and storm infrastructure should be added to illustrate how it's being tied into
   **Response: Connections are shown on Sheet C300.**

Four hard copies of each of the following items are included for a complete resubmittal package:

1. Signed and Sealed Preliminary Plat Plans
2. Revised Concurrency Impact Analysis (including trip generation in lieu of TIA)
3. Revised Analysis of Consistency with the City of Alachua Comprehensive Plan
4. Corporate Parking Zoning Matrix and Exhibit

If you have any questions or need any additional information to complete this submittal, please do not hesitate to contact me.

Sincerely,

Holly Irish PE, AICP

Vice President of Engineering

+1 (352) 333-3233
holly@conceptcompanies.net
1449 SW 74th Drive Suite 200
Gainesville, FL, 32607
United States

# CP Zoning District Calculations

| Maximum Allowable Dwelling Units | | |
|---|---|---|
| Per Section 3.5.2(F)(2)(d) | | |
| CP Zoning Acreage | 251.4 | Acres |
| Maximum Allowable Density | 4 | DU/Acre |
| **Maximum Allowable Dwelling Units** | **1005.6** | **DU** |
| Approved DU to date | 273 | DU |
| Proposed DU this project | 60 | DU |
| **Remaining DU after this project** | **672** | **DU** |

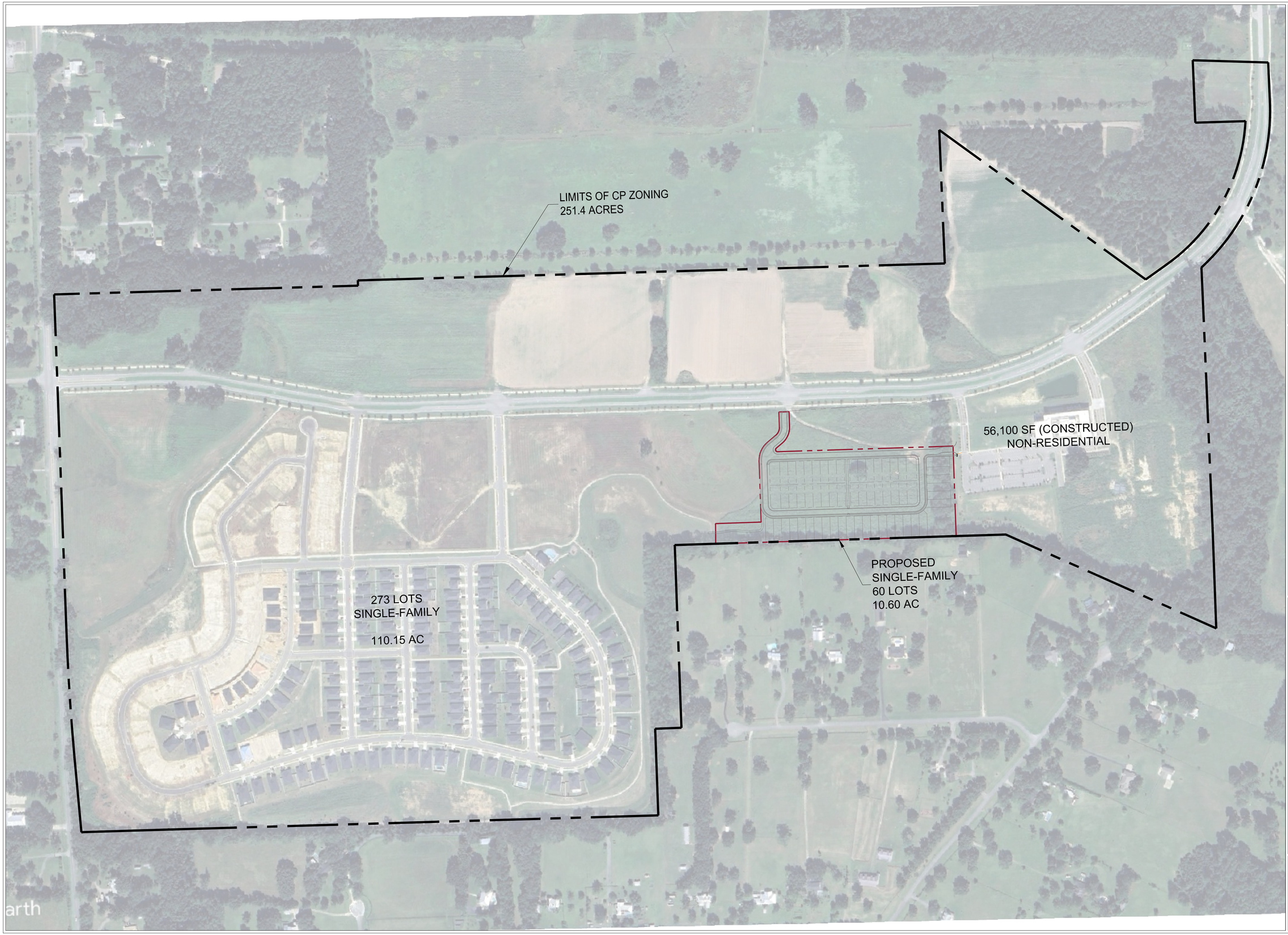
**Proposed project meets maximum allowable DU criteria per Section 3.5.2(F)(2)(d)**

| Land Area to be preserved for Non-Residential Uses | | |
|---|---|---|
| Per Section 3.5.2(F)(2)(c)(ii) | | |
| **CP Zoning Land Area** | **251.4** | **Acres** |
| Total DU (Approved plus Proposed) | 333 | Lots |
| Minimum SF per DU of Non-Residential Units | 750 | SF |
| Maximum Non-Residential uses per acre | 15,000 | SF |
| | | |
| Required Minimum Non-Residential SF based on total DU | **249,750** | **SF** |
| (Total DU * Min. SF of Non-Residential = 333*750) | | |
| Required Minimum Non-Residential Land Area | **16.65** | **Acres** |
| (Non-Residential SF / Max. Non-Residential per Acre = 249,750 / 15,000) | | |
| | | |
| Designated Residential Land Area (approved - per plats) | 110.15 | Acres |
| Designated Residential Land Area (proposed) | 10.60 | Acres |
| **Remaining Land Area available for Non-Residential** | **130.65** | **Acres** |

**Proposed project preserves above the required minimum non-residential area, per Section 3.5.2(F)(2)(c)(ii)**

| Lots 45' wide or larger | | |
|---|---|---|
| Per Section 3.5.2(F)(e) | | |
| Maximum permitted gross residential density | 1005.6 | DU |
| **Maximum permitted lots at 45' wide or larger (33%)** | **332** | **Lots** |
| 45' or larger (approved CRP Residential 1-3) | 273 | Lots |
| 45' or larger (proposed Canopy Trace) | 5 | Lots |
| **Total lots larger than 45' Wide** | **278** | **Lots** |

**Proposed project meets lot size criteria per Section 3.5.2(F)(2)(c)(ii)**




SUBMITTALS/REVISIONS:

VECTOR CIVIL ENGINEERING, LLC
FL CERTIFICATE OF AUTHORIZATION NO. 32836
PH: (352) 333-3233
FAX: (800) 218-7809

VECTOR CIVIL ENGINEERING
1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

# CP MATRIX EXHIBIT
FOR:
# CANOPY TRACE
CITY OF ALACHUA
FLORIDA

| | |
|---|---|
| DESIGNED BY: | HI |
| DRAWN BY: | EP |
| APPROVED BY: | HI |

PROJECT NO.
25-002

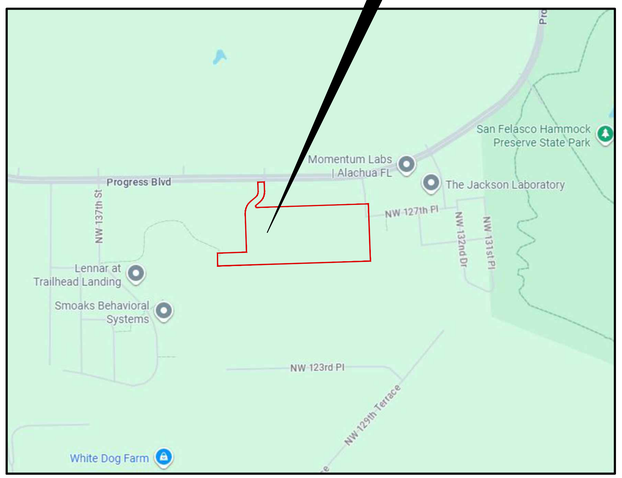
SHEET NO.
EX

# PRELIMINARY PLAT
# OF
# CANOPY TRACE

SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, FLORIDA

NOT FOR FINAL RECORDING

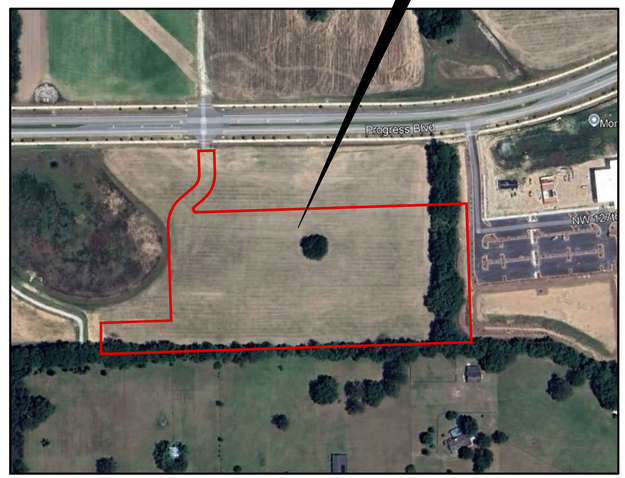
SITE




LOCATION MAP
NOT TO SCALE

NORTH

SITE




LOCATION MAP
NOT TO SCALE

NORTH

| SHEET INDEX | |
|---|---|
| SHEET NO. | SHEET TITLE |
| C000 | COVER SHEET |
| C100 | PRELIMINARY PLAT |
| C200 | DRAINAGE PLAN |
| C250 | TYPICAL ROADWAY SECTIONS |
| C300 | UTILITY PLAN |
| 1 OF 1 | BOUNDARY & TOPOGRAPHIC SURVEY |

| SITE DEVELOPMENT INFORMATION | |
|---|---|
| SITE LOCATION | SAN FELASCO PARKWAY, CITY OF ALACHUA, FLORIDA |
| TAX PARCEL NUMBER | 03929-005-000 |
| PARCEL SIZE | 10.60 ACRES |
| ZONING | CORPORATE PARK DISTRICT (CP) |
| FUTURE LAND USE | CORPORATE PARK DISTRICT (CP) |
| PROJECT DESCRIPTION | 60-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION |
| TRIP GENERATION (ITE LAND USE CODE 210) | 566 DAILY TOTAL; 42 AM PEAK; 56 PM PEAK |

**OWNER**
SPLIT OAK ALACHUA INVESTMENTS, LLLP
1449 SW 74TH DRIVE, SUITE 200,
GAINESVILLE, FL 32607
(352) 333-3233

**CIVIL ENGINEER**
VECTOR CIVIL ENGINEERING, LLC
HOLLY IRISH, PE, AICP
1449 SW 74TH DRIVE, SUITE 200,
GAINESVILLE, FL 32607
(352) 333-3233

**SURVEYOR**
NV5
AUSTIN BLAZS, PSM
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976
AUSTIN.BLAZS@NV5.COM

**SERVICE PROVIDERS**
WATER: CITY OF ALACHUA
SEWER: CITY OF ALACHUA
ELECTRIC: CITY OF ALACHUA
COMMUNICATION: COX/WINDSTREAM

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HOLLY IRISH LICENSE No. 88806 STATE OF FLORIDA PROFESSIONAL ENGINEER

HOLLY IRISH
FLORIDA PE# 88806

SUBMITTALS/REVISIONS:
10/13/2025 - CITY OF ALACHUA
03/25/2026 - CITY OF ALACHUA

VECTOR CIVIL ENGINEERING, LLC
FL CERTIFICATE OF AUTHORIZATION NO. 32836
PH: (352) 333-3233
FAX: (800) 218-7809

VECTOR CIVIL ENGINEERING
1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

COVER SHEET
FOR:
CANOPY TRACE
CITY OF ALACHUA
FLORIDA

| | |
|---|---|
| DESIGNED BY: | HI |
| DRAWN BY: | EP |
| APPROVED BY: | HI |

PROJECT NO.
25-002

SHEET NO.
C000

BUILDING SETBACKS (TABLE 5.1-2.):
FRONT: 20 FT
REAR: 10 FT
SIDE: 5 FT
SIDE (STREET): 10 FT

LANDSCAPE BUFFERS (TABLE 6.2-2.):
NORTH (SINGLE FAMILY DETACHED ADJACENT TO COMMERCIAL USE) : N/A
EAST (SINGLE FAMILY DETACHED ADJACENT TO COMMERCIAL USE): N/A
SOUTH (SINGLE FAMILY DETACHED ADJACENT TO COMMERCIAL USE): N/A
WEST (SINGLE FAMILY DETACHED ADJACENT TO COMMERCIAL USE): N/A

OPEN SPACE (TABLE 6.7-1.)
PROVIDED: 12.35 %
REQUIRED: 10 %

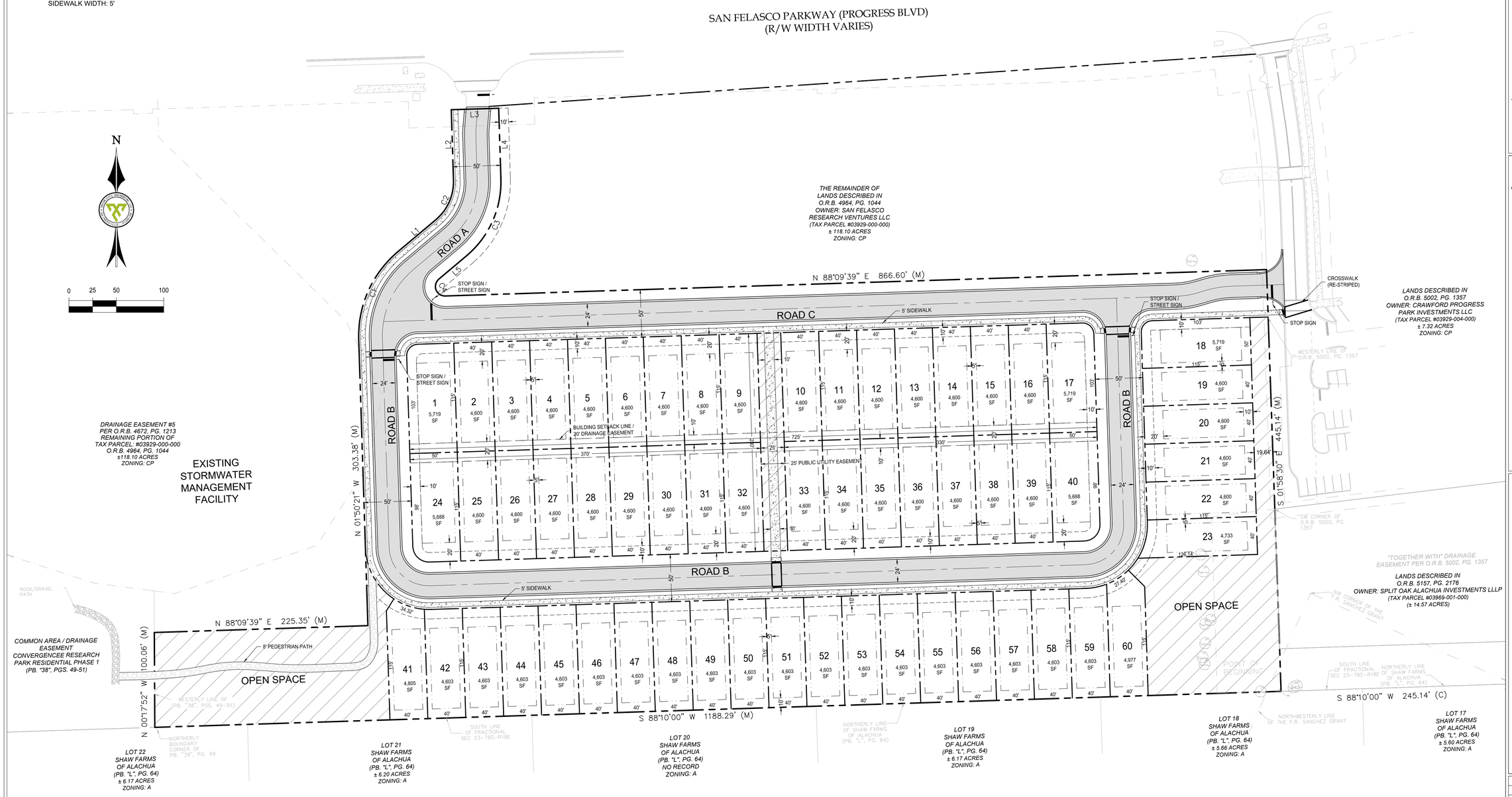
ROADWAY DATA
PUBLIC STREETS
STREET TYPE: LOCAL STREET, TYPE B
RIGHT-OF-WAY WIDTH: 50'
PAVEMENT WIDTH: 24'
CURB & GUTTER: 2' MIAMI CURB AND GUTTER
SIDEWALK WIDTH: 5'

## LEGEND

- STANDARD DUTY ASPHALT
- CONCRETE (FOR SIDEWALK)
- OPEN SPACE / COMMON AREA
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT LINE
- RIGHT-OF-WAY LINE

| CURVE DATA TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
| C1(M) | 101.85' | 115.79' | 50°23'52" | 54.48' | 98.60' | N 23°56'02" E |
| C2(M) | 46.87' | 52.00' | 51°38'38" | 25.16' | 45.30' | N 23°58'52" E |
| C3(M) | 91.93' | 102.00' | 51°38'30" | 49.35' | 88.85' | S 23°58'54" W |
| C4(M) | 24.72' | 10.00' | 141°38'25" | 28.75' | 18.89' | S 21°01'08" E |

| LINE DATA TABLE | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L1(M) | N 49°48'04" E | 54.46' |
| L2(M) | N 01°50'21" W | 74.47' |
| L3(M) | N 88°18'04" E | 50.00' |
| L4(M) | S 01°50'21" E | 74.35' |
| L5(M) | S 49°48'04" W | 38.55' |




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HOLLY IRISH
FLORIDA PE# 88806

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10/13/2025 - CITY OF ALACHUA
03/25/2026 - CITY OF ALACHUA


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PH: (352) 333-3233
FAX: (800) 218-7809
VECTOR CIVIL ENGINEERING
1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607


PRELIMINARY PLAT
FOR:
CANOPY TRACE
CITY OF ALACHUA FLORIDA

| | |
|---|---|
| DESIGNED BY: | HI |
| DRAWN BY: | EP |
| APPROVED BY: | HI |

PROJECT NO.
25-002

SHEET NO.
C100

N

0 20 40 80

## LEGEND

- ST — PROPOSED STORM PIPE
- DRAINAGE DIVIDE
- × 98.0 — EXISTING SPOT ELEVATION
- 98 — EXISTING CONTOURS
- FLOW DIRECTION

GENERAL DRAINAGE NOTES:

1. THIS DEVELOPMENT WILL UTILIZE AN EXISTING OFFSITE STORMWATER MANAGEMENT FACILITY.
2. THIS DEVELOPMENT WILL MEET THE DRAINAGE REQUIREMENTS OF THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) AS WELL AS THE CITY OF ALACHUA.
3. THIS DEVELOPMENT WILL UTILIZE TYPE 'F' CURB AND GUTTER. THE STORMWATER MANAGEMENT SYSTEM PROVIDED WITHIN ROAD RIGHTS-OF-WAY WILL BE OWNDED AND MAINTAINED BY THE CITY OF ALACHUA.
4. THE ENTIRE SITE CONSISTS OF SOILS DESIGNATED AS ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES, PER THE SOIL CONSERVATION SERVICE (SCS) SOIL SURVEY FOR ALACHUA COUNTY.
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120664 0140 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE PROPOSED STORMWATER MANAGEMENT SYSTEM SHOWN HEREON IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE DURING FINAL DESIGN.

SAN FELASCO PARKWAY (PROGRESS BLVD)
(R/W WIDTH VARIES)

SANITARY MANHOLE
NRE: 92.22'
W INV: 71.43' (10" PVC)
E INV: 71.54' (10" PVC)
S INV: 71.53' (8" PVC)
N INV: 71.52' (8" PVC)

INV. = 90.07' (14" X 22" RCP)
M.E.S.
INV. = 89.93' (14" X 22" RCP)
M.E.S.
INV. = 89.74' (14" X 22" RCP)
INV. = 88.77' (14" X 22" RCP)

SANITARY MANHOLE
NRE: 88.71'
W INV: 70.28' (10" PVC)
E INV: 70.35' (10" PVC)
E INV: 70.36' (8" PVC)

SANITARY MANHOLE
NRE: 84.79'
W INV: 69.44' (10" PVC)
E INV: 69.56' (10" PVC)

SANITARY MANHOLE
NRE = 80.29'
E. INV. = 68.46' (10" PVC)
W. INV. = 68.48' (10" PVC)
S. INV. = 68.53' (8" PVC)

M.E.S.
INV. = 78.87' (18" HDPE)

CURB INLET
NRE = 81.96'
E. INV. = 77.38' (15" HDPE)

SANITARY SEWER MANHOLE
NRE = 81.62'
N. INV. = 68.64' (8" PVC)
S. INV. = 68.84' (8" PVC)

SANITARY SEWER MANHOLE
NRE = 85.30'
N. INV. = 69.35' (8" PVC)
E. INV. = 69.70' (6" PVC)
W. INV. = 69.50' (8" PVC)

SOUTHERLY R/W LINE
CONCRETE SIDEWALK
PUBLIC UTILITY EASEMENT #2
(O.R.B. 4672, PG. 1184)
10' PUBLIC UTILITY EASEMENT
DIRT DRIVE
CURB INLET
CURB INLET
STOP

*THE REMAINDER OF LANDS DESCRIBED IN O.R.B. 4964, PG. 1044 OWNER: SAN FELASCO RESEARCH VENTURES LLC (TAX PARCEL #03929-000-000) ± 118.10 ACRES ZONING: CP*

ROAD A
ROAD B
ROAD C
ROAD B

PROPOSED STORM PIPE (TYPICAL)
N 88°09'39" E 866.60' (M)

PROPOSED STORM OUTFALL
PROPOSED STORM OUTFALL
EXISTING STORMWATER MANAGEMENT FACILITY

10' PUBLIC UTILITY EASEMENT
10' DRAINAGE EASEMENT
10' PUBLIC UTILITY EASEMENT
10' DRAINAGE EASEMENT
10' PUBLIC UTILITY EASEMENT
10' PUBLIC UTILITY EASEMENT

SUBJECT PARCEL
(PORTION OF TAX PARCELS 03929-000-000 & 03929-005-000)
(± 10.60 ACRES)
(VACANT LAND)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40
41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60

N 00°17'52" W 100.06' (M)
N 88°09'39" E 225.35' (M)
N 01°50'21" W 303.39' (M)
S 01°58'30" E 445.14' (M)
S 88°10'00" W 1188.29' (M)

OPEN SPACE
OPEN SPACE
POINT OF BEGINNING

WESTERLY LINE OF (PB. "39", PGS. 49-51)
NORTHERLY BOUNDARY CORNER OF PB. "39", PG. 49
SOUTH LINE OF FRACTIONAL SEC 23-T8S-R18E
NORTHERLY LINE OF SHAW FARMS OF ALACHUA (PB. "L", PG. 64)
NORTHWESTERLY LINE OF THE E.R. SANCHEZ GR
WESTERLY LINE O.R.B. 5002
NW CORNER O.R.B. 5002

*ASEMENT #5
672, PG. 1213
PORTION OF
03929-000-000
4, PG. 1044
ACRES
IG: CP*

*22
ARMS*

*LOT 21 SHAW FARMS OF ALACHUA*
*LOT 20 SHAW FARMS OF ALACHUA (PB. "L", PG. 64)*
*LOT 19 SHAW FARMS OF ALACHUA (PB. "L", PG. 64) ± 6.17 ACRES*
*LOT 18 SHAW FARMS OF ALACHUA (PB. "L", PG. 64) ± 5.66 ACRES ZONING: A*

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HOLLY IRISH LICENSE No. 88806 STATE OF FLORIDA PROFESSIONAL ENGINEER

HOLLY IRISH
FLORIDA PE# 88806

SUBMITTALS/REVISIONS:
10/13/2025 - CITY OF ALACHUA
03/25/2026 - CITY OF ALACHUA

VECTOR CIVIL ENGINEERING, LLC
FL CERTIFICATE OF AUTHORIZATION NO. 32836
PH: (352) 333-3233
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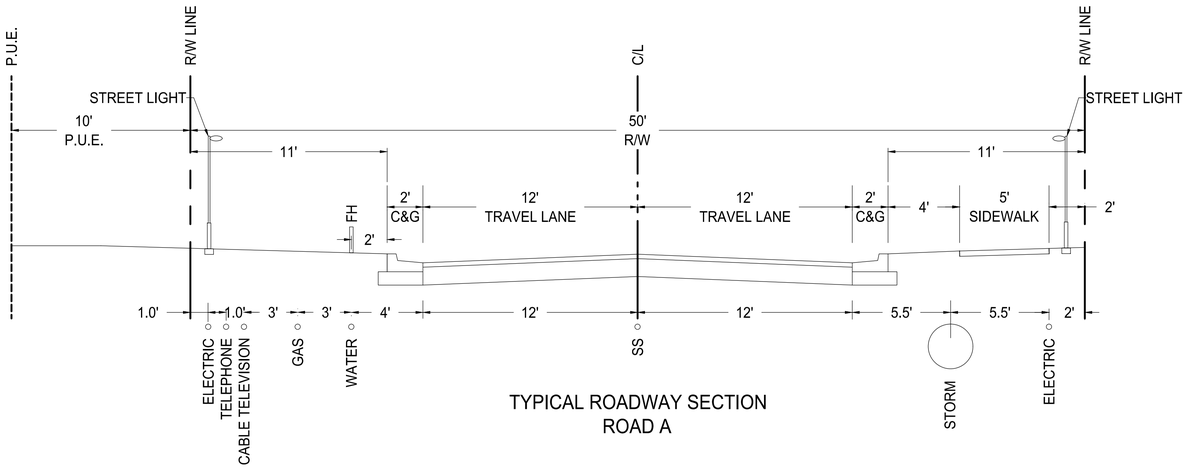
VECTOR CIVIL ENGINEERING
1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

# DRAINAGE PLAN
FOR:
# CANOPY TRACE
FLORIDA
CITY OF ALACHUA

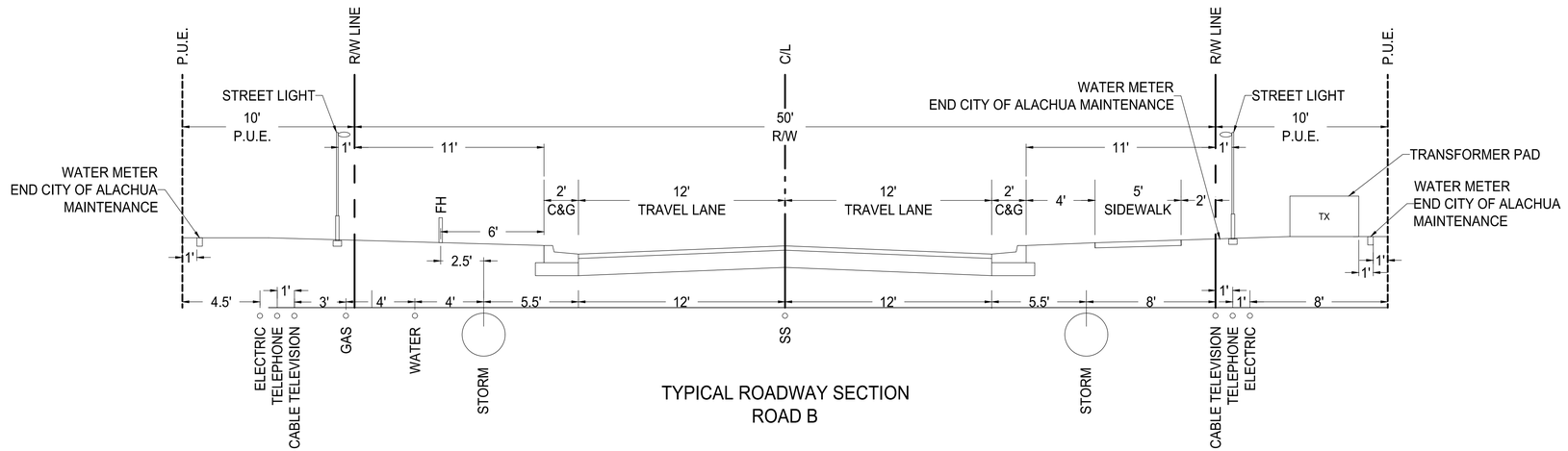
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|---|---|
| DESIGNED BY: | HI |
| DRAWN BY: | EP |
| APPROVED BY: | HI |
| PROJECT NO. | 25-002 |
| SHEET NO. | C200 |

## LEGEND

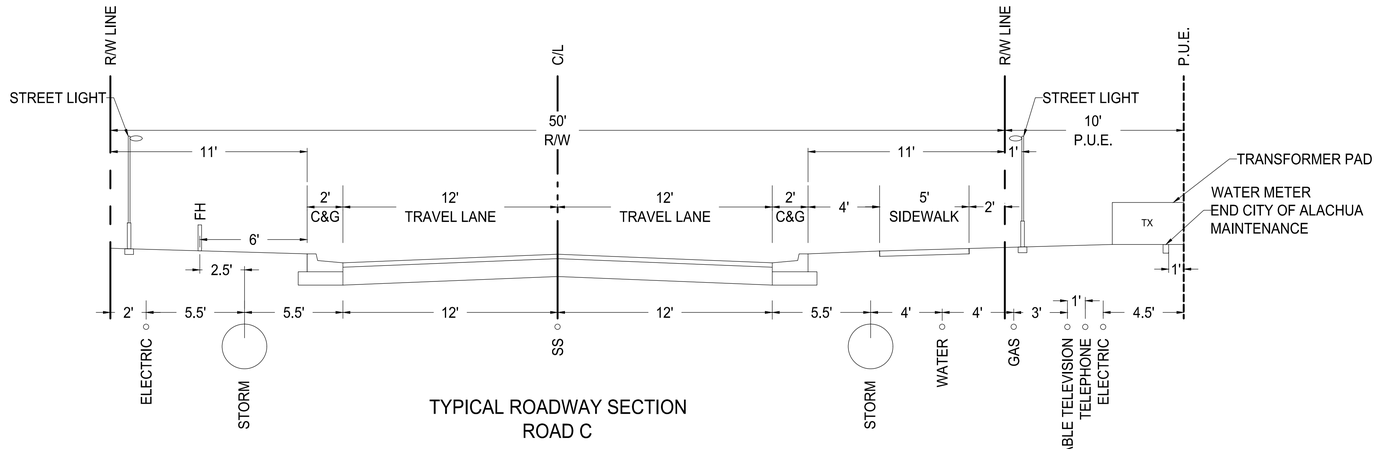
| | |
|---|---|
| C&G | CURB AND GUTTER |
| C/L | CENTERLINE |
| FH | FIRE HYDRANT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| R/W | RIGHT-OF-WAY |
| SS | SANITARY SEWER (GRAVITY) |
| TX | TRANSFORMER |




TYPICAL ROADWAY SECTION
ROAD A




TYPICAL ROADWAY SECTION
ROAD B




TYPICAL ROADWAY SECTION
ROAD C

| TYPICAL ROADWAY SECTION DATA | |
|---|---|
| ROADS: | A, B, C (PUBLIC) |
| STREET TYPE: | LOCAL STREET, TYPE B |
| RIGHT OF WAY WIDTH: | 50' |
| PAVEMENT WIDTH: | 12' TRAVEL LANES (24' TOTAL) |
| DRAINAGE TYPE: | TYPE 'MIAMI' CURB AND GUTTER |
| DESIGN SPEED: | 25 MPH |
| POSTED SPEED: | 25 MPH |
| WALKWAY TYPE: | 5' SIDEWALK |

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HOLLY IRISH LICENSE No. 88806 STATE OF FLORIDA PROFESSIONAL ENGINEER
HOLLY IRISH
FLORIDA PE# 88806

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VECTOR CIVIL ENGINEERING
1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

# TYPICAL ROADWAY SECTIONS

FOR:

# CANOPY TRACE

FLORIDA

CITY OF ALACHUA

| | |
|---|---|
| DESIGNED BY: | HI |
| DRAWN BY: | EP |
| APPROVED BY: | HI |

PROJECT NO.
25-002

SHEET NO.
C250

N

0 20 40 80

## LEGEND

- PW — PROPOSED 8" PVC POTABLE WATER LINE
- SS — PROPOSED 8" PVC GRAVITY SEWER LINE
- ELEC — PROPOSED PRIMARY ELECTRIC LINE
- GAS — PROPOSED NATURAL GAS LINE
- COMM — PROPOSED TELEPHONE COMMUNICATION LINE
- CATV — PROPOSED CABLE TELEVISION LINE

GENERAL UTILITY NOTES:

1. THE PROPOSED UTILITY LAYOUT SHOWN HEREON IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. WATER SUPPLY - AN 8" WATERMAIN WILL LOOP THROUGH THE PROPOSED SUBDIVISION, CONNECTING TO THE NORTH TO AN EXISTING 12" POTABLE WATER MAIN LOCATED SOUTH OF PROGRESS BLVD AND CONNECTING TO THE EAST TO AN EXISTING 8" WATERMAIN LOCATED IN THE MOMENTUM LABS COMMERCIAL DEVELOPMENT.
3. SANITARY SEWER SUPPLY - AN 8" GRAVITY SANITARY SEWER WILL CONNECT TO AN EXISTING 10" SANITARY SEWER GRAVITY MAIN LOCATED SOUTH OF PROGRESS BLVD.
4. ELECTRIC SUPPLY - ELECTRIC LINES WILL LOOP THROUGHOUT THE PROPOSED SUBDIVISION, CONNECTING TO THE EXISTING ELECTRIC INFRASTRUCTURE ALONG PROGRESS BLVD.
4. TELEVISION/COMMUNICATIONS SUPPLY - WILL LOOP THROUGHOUT THE PROPOSED SUBDIVISION, CONNECTING TO THE EXISTING ELECTRIC INFRASTRUCTURE ALONG PROGRESS BLVD.
5. DETAILED CONNECTIONS AND INDIVIDUAL LOT SERVICE LATERALS WILL BE DESIGNED WITH THE FINAL CONSTRUCTION PLANS.

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SAN FELASCO PARKWAY (PROGRESS BLVD)
(R/W WIDTH VARIES)

SOUTHERLY R/W LINE

CONCRETE SIDEWALK

SANITARY MANHOLE
NRE: 92.22'
W INV: 71.43' (10" PVC)
E INV: 71.54' (10" PVC)
S INV: 71.53' (8" PVC)
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INV. = 88.77' (14" X 22" RCP)
M.E.S.
INV. = 78.87' (18" HDPE)

PUBLIC UTILITY EASEMENT #2
(O.R.B. 4672, PG. 1184)

CURB INLET
NRE = 81.96'
E. INV. = 77.38' (15" HDPE)

SANITARY SEWER MANHOLE
NRE = 81.62'
N. INV. = 68.64' (8" PVC)
S. INV. = 68.84' (8" PVC)

DIRT DRIVE

SANITARY SEWER MANHOLE
NRE = 85.30'
N. INV. = 69.35' (8" PVC)
E. INV. = 69.70' (6" PVC)
W. INV. = 69.50' (8" PVC)

8" GRAVITY MAIN
POINT OF CONNECTION

POTABLE WATER
POINT OF CONNECTION

6" PVC WATER MAIN (TYP)

10' PUBLIC UTILITY
EASEMENT

ELECTRIC LINE (TYP)

GAS LINE (TYP)

ROAD A

*THE REMAINDER OF LANDS DESCRIBED IN O.R.B. 4964, PG. 1044 OWNER: SAN FELASCO RESEARCH VENTURES LLC (TAX PARCEL #03929-000-000) ± 118.10 ACRES ZONING: CP*

ELECTRIC LINE (TYP)

8" PVC GRAVITY MAIN (TYP)

N 88°09'39" E 866.60' (M)

ROAD C

FIRE HYDRANT

6" PVC WATER MAIN (TYP)

TELEVSION LINE (TYP)

10' PUBLIC UTILITY EASEMENT

FIRE HYDRANT

6" PVC WATER MAIN (TYP)

FIRE HYDRANT

6" PVC WATER MAIN (TYP)

ROAD B

10' DRAINAGE EASEMENT

COMMUNICATION LINE (TYP)

SUBJECT PARCEL
A PORTION OF TAX PARCELS
03929-000-000 & 03929-005-000
(± 10.60 ACRES)
(VACANT LAND)

GAS LINE (TYP)

10' DRAINAGE EASEMENT

8" PVC GRAVITY MAIN (TYP)

ELECTRIC LINE (TYP)

8" PVC GRAVITY MAIN (TYP)

6" PVC WATER MAIN (TYP)

FIRE HYDRANT

10' PUBLIC UTILITY EASEMENT

ROAD B

POTABLE WATER
POINT OF CONNECTION

10' PUBLIC UTILITY EASEMENT

10' PUBLIC UTILITY EASEMENT

ELECTRIC LINE (TYP)

TELEVSION LINE (TYP)

COMMUNICATION LINE (TYP)

OPEN SPACE

POINT OF BEGINNING

N 01°50'21" W 303.38' (M)

S 01°58'30" E 445.14' (M)

N 88°09'39" E 225.35' (M)

N 00°17'52" W 100.06' (M)

S 88°10'00" W 1188.29' (M)

OPEN SPACE

EXISTING STORMWATER MANAGEMENT FACILITY

*ASEMENT #5
672, PG. 1213
PORTION OF
#03929-000-000
4, PG. 1044
ACRES
IG: CP*

WESTERLY LINE OF (PB. "39", PGS. 49-51)

NORTHERLY BOUNDARY CORNER OF PB. "39", PG. 49

SOUTH LINE OF FRACTIONAL SEC 23-T8S-R18E

NORTHERLY LINE OF SHAW FARMS OF ALACHUA (PB. "L", PG. 64)

NORTHWESTERLY LINE OF THE E.R. SANCHEZ GR

*LOT 21 SHAW FARMS OF ALACHUA*

*LOT 20 SHAW FARMS OF ALACHUA (PB. "L", PG. 64)*

*LOT 19 SHAW FARMS OF ALACHUA (PB. "L", PG. 64) ± 6.17 ACRES*

*LOT 18 SHAW FARMS OF ALACHUA (PB. "L", PG. 64) ± 5.66 ACRES ZONING: A*

HOLLY IRISH
LICENSE
No. 88806
STATE OF FLORIDA
PROFESSIONAL ENGINEER

HOLLY IRISH
FLORIDA PE# 88806

SUBMITTALS/REVISIONS:
10/13/2025 - CITY OF ALACHUA
03/25/2026 - CITY OF ALACHUA

VECTOR CIVIL ENGINEERING, LLC
FL CERTIFICATE OF AUTHORIZATION NO. 32836
PH: (352) 333-3233
FAX: (800) 218-7809

VECTOR CIVIL ENGINEERING
1449 SW 74TH DRIVE, SUITE 200, GAINESVILLE, FL 32607

# UTILITY PLAN
FOR:
# CANOPY TRACE
CITY OF ALACHUA FLORIDA

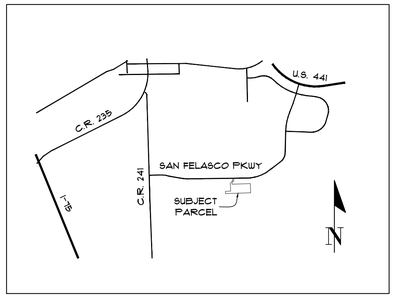
| | |
|---|---|
| DESIGNED BY: | HI |
| DRAWN BY: | EP |
| APPROVED BY: | HI |

PROJECT NO. 25-002

SHEET NO. C300

# BOUNDARY & TOPOGRAPHIC SURVEY

## LOCATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA




VICINITY MAP
NOT TO SCALE

### DESCRIPTION: (PER THIS SURVEYOR)

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

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 88°13'04" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 1022.17 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE F.R. SANCHEZ GRANT & THE NORTHERLY LINE OF SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°10'00" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND SAID NORTHERLY LINES, A DISTANCE OF 245.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°10'00" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND SAID NORTHERLY LINES, A DISTANCE OF 1188.29 FEET TO A NORTHERLY BOUNDARY CORNER OF CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "38", PAGES 49 THRU 51 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID LINES, NORTH 00°17'52" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 100.06 FEET; THENCE, DEPARTING SAID WESTERLY BOUNDARY LINE, NORTH 88°09'39" EAST, A DISTANCE OF 225.35 FEET; THENCE NORTH 01°50'21" WEST, A DISTANCE OF 303.38 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 115.79 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°56'02" EAST, 98.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°23'52", AN ARC LENGTH OF 101.85 FEET TO THE END OF SAID CURVE; THENCE NORTH 49°48'04" EAST, A DISTANCE OF 54.46 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 52.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°58'52" EAST, 45.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'38", AN ARC LENGTH OF 46.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 01°50'21" WEST, A DISTANCE OF 74.47 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (RIGHT OF WAY VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 01°50'21" EAST, A DISTANCE OF 74.35 FEET TO THE BEGINNING OF A CURVE NORTHWESTERLY, HAVING A RADIUS OF 102.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°58'54" WEST, 88.85 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'30", AN ARC LENGTH OF 91.93 FEET TO THE END OF SAID CURVE; THENCE SOUTH 49°48'04" WEST, A DISTANCE OF 38.55 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 21°01'08" EAST, 18.89 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 141°38'25", AN ARC LENGTH OF 24.72 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°09'39" EAST, A DISTANCE OF 866.60 FEET TO THE WEST BOUNDARY LINE OF OFFICIAL RECORDS BOOK 5002, PAGE 1357, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°58'30" EAST, ALONG THE SAID WEST BOUNDARY LINE, A DISTANCE OF 445.14 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 10.60 ACRES, MORE OR LESS.

### LEGEND:

(C) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
F.I.R.M. = FLOOD INSURANCE RATE MAP
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
ACPA = ALACHUA COUNTY PROPERTY APPRAISER
A.K.A. = ALSO KNOWN AS
● = SET 5/8" STEEL ROD & CAP (NV5 LB 8246)
INV = INVERT
M.E.S. = MITERED END SECTION
RCP = REINFORCED CONCRETE PIPE
HDPE = HIGH DENSITY POLYETHYLENE
X 87.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 87.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
87 = CONTOUR LINE
SS = SANITARY SEWER LINE
ST = STORM SEWER LINE
(W) = UNDERGROUND WATER LINE (PER PLANS)
(E) = UNDERGROUND ELECTRIC LINE (PER PLANS)
(G) = UNDERGROUND GAS LINE (PER PLANS)

= SIGN
= CLEANOUT
= WATER VALVE
= FIBER OPTIC BOX
= METAL LIGHT POLE
= ELECTRIC VAULT
= TRANSFORMER
= FIRE HYDRANT
= ELECTRIC HANDHOLE
= IRRIGATION CONTROL VALVE
= ELECTRIC METER ON WOOD POST
= CONCRETE LIGHT POLE
= STORM SEWER MANHOLE
= SANITARY SEWER MANHOLE
= DIRT SURFACE
= ROCK/GRAVEL SURFACE
= ASPHALT SURFACE
= CONCRETE SURFACE

### TREES:

LO = LIVE OAK
HACK = HACKBERRY
CHE = CHERRY LAUREL
SUMMER = SUMMER HAW

### SURVEYOR'S NOTES:

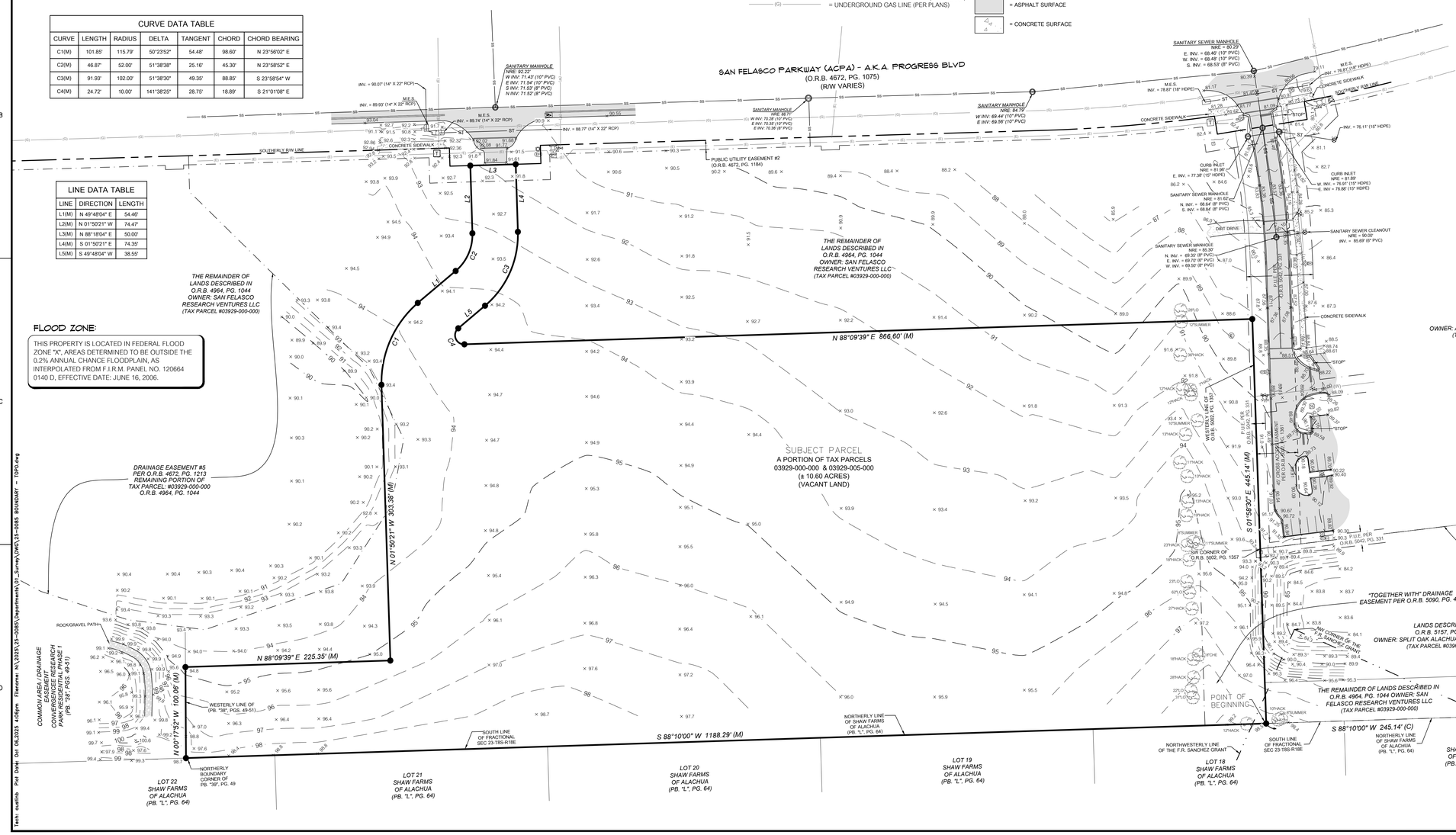
1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983 (NAD83) STATE PLANE, FLORIDA NORTH ZONE (903) AND WERE DERIVED FROM LENGEMAN NETWORK GPS SOLUTIONS. REFER TO THE THE EAST LINE OF FRACTIONAL SECTION 23, FOR A BASIS OF BEARINGS YIELDING A MEASURED BEARING OF N 2°26'25" W.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
5. 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.
6. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
8. UTILITIES SHOWN HEREON ARE PER ENGINEERING PLANS BY THIS OFFICE.
9. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* AND Z-* LAYERS IN THE SUPPLIED DIGITAL FILE.

| CURVE DATA TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
| C1(M) | 101.85' | 115.79' | 50°23'52" | 54.48' | 98.60' | N 23°56'02" E |
| C2(M) | 46.87' | 52.00' | 51°38'38" | 25.16' | 45.30' | N 23°58'52" E |
| C3(M) | 91.93' | 102.00' | 51°38'30" | 49.35' | 88.85' | S 23°58'54" W |
| C4(M) | 24.72' | 10.00' | 141°38'25" | 28.75' | 18.89' | S 21°01'08" E |

| LINE DATA TABLE | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L1(M) | N 49°48'04" E | 54.46' |
| L2(M) | N 01°50'21" W | 74.47' |
| L3(M) | N 88°18'04" E | 50.00' |
| L4(M) | S 01°50'21" E | 74.35' |
| L5(M) | S 49°48'04" W | 38.55' |

### FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120664 0140 D, EFFECTIVE DATE: JUNE 16, 2006.




GRAPHIC SCALE
0 30 60 120


11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com
LB-8246


NV5

SCALE: 1" = 60'

VERIFY SCALE BAR IS CORRECT ON PLOTTED DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONCEPT DEVELOPMENT, INC.

REVISION 10-06-2025: ADDED ADJACENT TAX PARCEL INFORMATION
REVISION 09-22-2025: UTILITY LINES PER PLANS
REVISION 09-10-2025: ADDED LEGEND ITEMS
REVISION 09-03-2025: ADDED TREE INFORMATION
REVISION 09-03-2025: CORRECTED TYPOGRAPHICAL ERROR IN THE TITLE BLOCK.

CERTIFIED TO:

SURVEY DATE: 08-17-2025
REVISION DATE: 10-06-2025
PROJECT NUMBER: 25-0085

TECHNICIAN: WES
CREW CHIEF: N/A
CHECKED BY: AB
FIELD BOOK & PAGE: 748/49-51 & 752/51


AUSTIN BLAZS
Austin Blazs 2025.10.06 16:09:23-04'00'
Professional Surveyor & Mapper Fla. License No. 7401


This map prepared by

CERTIFICATE OF AUTHORIZATION #LB-8246
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

destination.
The boardwalk, long known as one of

while taking in the coastal surroundings.
City officials described

everyone involved, city officials said.
Programs and group

indicated additional senior trips are planned

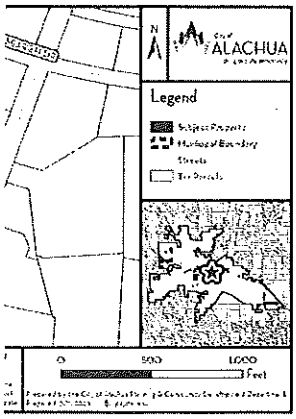
# City of ALACHUA

## OF PUBLIC BEFORE THE AND ZONING THE CITY OF A, FLORIDA

ne Planning and Zoning Board of a public hearing on June 9, 2026 ll be held in the James A. Lewis y Hall, located 15100 NW 142nd consider the following:

**| MLM Building Addition –**

inc. (Applicant/Agent) on behalf roperty Owner) for a site plan f a ± 6,509 square foot building ements on a ± 1.56-acre subject on 13700 Progress Boulevard, d along Progress Boulevard (Tax : Industrial; Zoning: Planned Unit




rested parties may appear and be ication. Copies of the application, materials are available for public and Community Development nd Terrace, Alachua, Florida, on veen the hours of 7:30 a.m. to 6:00 ate of hearing. Written comments sent to the following address: and Community Development, 616. Notice is given pursuant to tutes, that, in order to appeal any hearing, you will need a record for such purpose, you may need ord of the proceedings is made, y and evidence upon which the accordance with the Americans rsons with a disability requiring in order to participate in this Clerk at (386) 418-6100 x 1501 at olic hearing.

unty Today - May 28, 2026)

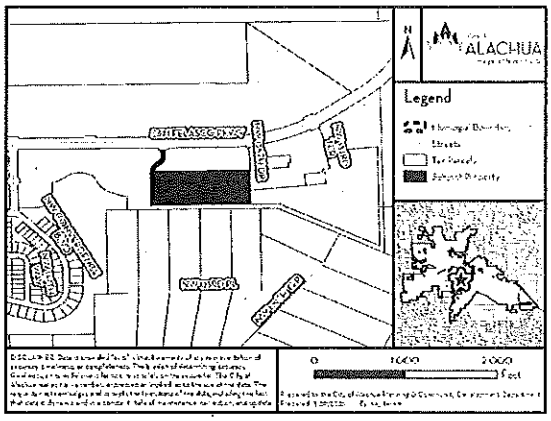
# City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 9, 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 #: PPP25-0003 – Convergence Research Park Residential Phase 4 "Canopy Trace"**

A request by Vector Civil Engineering, LLC, agent and applicant for Split Oak Alachua Investments, LLLP, property owner, for the Convergence Research Park Residential Phase 4 which proposes the subdivision of land into 60 single-family detached lots with associated common areas and rights-of-ways on a ± 10.60-acre subject property generally located south of US Highway 441 along Progress Boulevard (tax parcel 03929-005-000.) Future Land Use: Corporate Park District; Zoning: Corporate Park District.




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 - May 28, 2026)

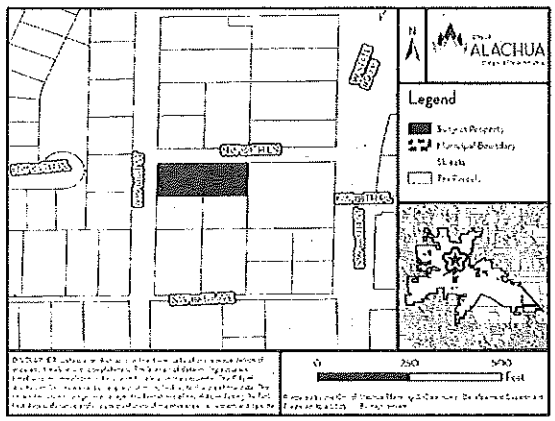
# City of ALACHUA

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

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**Application #: PR26-0001 – Hathcock Community Center**

A request by the City of Alachua, applicant and property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning). The proposed amendment would change the zoning district of a ± 0.49-acre subject property from Residential Single Family - 3 (RSF-3) to Government Facility (GF). The subject property is generally located at the southeast corner of NW 159th Lane and NW 141st Street, and west of the Cleather Hathcock Community Center, on Alachua County Tax Parcel (03114-000-000). Existing Zoning: Residential Single Family – 3; Proposed Zoning: Government Facility (GF).




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 - May 28, 2026)

MAILED
MAY 21 2026

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

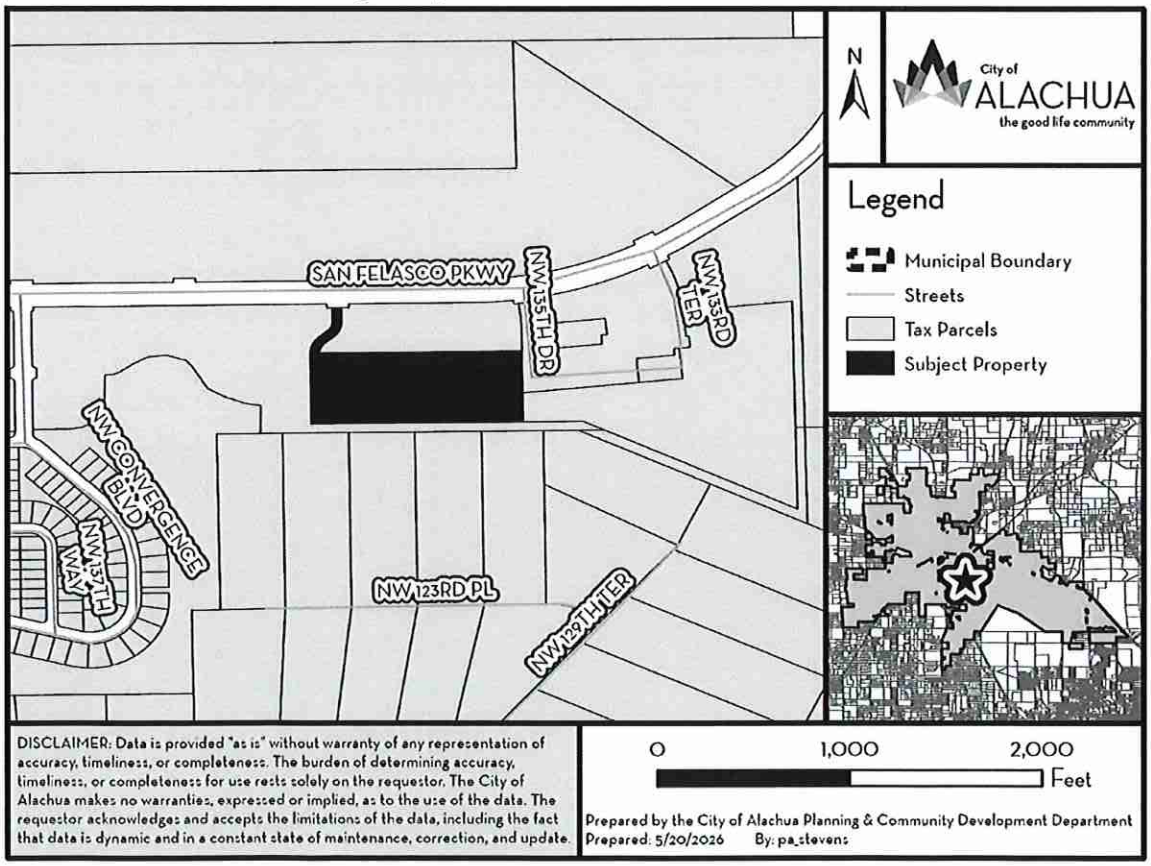
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

# 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 June 9, 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 #:** PPP25-0003 – Convergence Research Park Residential Phase 4 "Canopy Trace"

A request by Vector Civil Engineering, LLC, agent and applicant for Split Oak Alachua Investments, LLLP, property owner, for the Convergence Research Park Residential Phase 4 which proposes the subdivision of land into 60 single-family detached lots with associated common areas and rights-of-ways on a ± 10.60-acre subject property generally located south of US Highway 441 along Progress Boulevard (tax parcel 03929-005-000.) Future Land Use: Corporate Park District; Zoning: Corporate Park District.



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.

03968-100-022
RICKES ROBERT E
13034 NW 123RD PL
ALACHUA FL 32615-6536

03968-100-018
TIPTON BRIAN & LAURA S
13002 NW 123RD PL
ALACHUA FL 32615-6536

03968-100-019
MILLS DOUGLAS W & CATHY A
13010 NW 123RD PL
ALACHUA FL 32615-6536

MAILED
MAY 2 1 2026

03969-000-000
SAN FELASCO RESEARCH
VENTURES LLC
PO BOX 238
LAKE BUTLER FL 32054

03968-100-021
LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA FL 32615

03968-100-016
MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA FL 32615-6543

03968-100-017
MCCORD & PAGE
12416 NW 129TH TER
GAINESVILLE FL 32615

03929-004-000
ALACHUA BIO INVESTMENTS LLC
1449 SW 74TH DR STE 200
GAINESVILLE FL 32607

03970-010-000
SAN FELASCO HOMEOWNERS
ASSOCIATION INC
PO BOX 238
LAKE BUTLER FL 32054

03929-000-000
SAN FELASCO RESEARCH
VENTURES LLC
PO BOX 238
LAKE BUTLER FL 32054

03929-004-001
ALACHUA BIO
INVESTMENTS II LLC
12742 NW 133RD TER STE 100
ALACHUA FL 32615

PLANNING & COMMUNITY
DEVELOPMENT
LDR ADMINISTRATOR
PO BOX 9
ALACHUA FL 32615

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE FL 32653

RODOLFO VALLADARES
CITY MANAGER
PO BOX 9
ALACHUA FL 32615

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

LYNN HORTON
19005 NW 138TH AVENUE
ALACHUA FL 32615

STEPHEN HOFSTETTER
DIRECTOR ENVIRONMENTAL
PROTECTION DEPARTMENT
14 NE 1ST STREET
GAINESVILLE FL 32601

SOORYA LINDBERG
16630 NW 173RD TERRACE
ALACHUA FL 32615

CONSTANCE MEYER
4720 NW 104TH LANE
GAINESVILLE FL 32653

MICHELE L. LIEBERMAN
COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE FL 32601

03969-001-000
SPLIT OAK ALACHUA
INVESTMENTS LLLP
1449 SW 74TH DR STE 200
GAINESVILLE FL 32607

JEAN CALDERWOOD
14095 NW 174TH AVE
ALACHUA FL 32615

# AFFIDAVIT FOR POSTED LAND USE SIGN

I, David Stockman, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 5/26/20 FOR THE Convergence Research Park Residential P4 "Canopy Trace"
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

4
(Number of signs)

# Posted Notice Location Map
# PPP25-0003 |Convergence Research Park Residential P4 "Canopy Trace"

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

Sign Locations

Subject Property




Prepared by the City of Alachua Planning & Community Development Department

Prepared: 5/20/2026 By: pa_stevens

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:** Convergence Research Park Residential Phase 4

**APPLICATION NO.:** PPP25-0003

**APPLICATION TYPE:** Preliminary Plat

**CURRENT ZONING:** Corporate Park District

**NATURE/SCOPE OF PROPOSAL:** A request for the subdivision of land into 60 single-family detached lots with associated common areas and rights-of-way on a ±10.60-acre subject property

**DATE OF PUBLIC HEARING(S):**

June 9, 2026 **AT** 6:00 **PM**

June 22, 2026 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

### LOCATION OF PUBLIC HEARING(S):
### ALACHUA CITY HALL - 15100 NW 142ND TERRACE

### FOR MORE INFORMATION CONTACT:
### CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

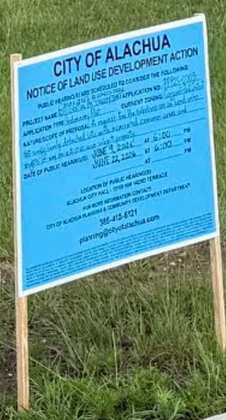
## 386-418-6121

## planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: RESIDENTIAL PUD
APPLICATION TYPE: PRELIMINARY PUD
NATURE/SCOPE OF PROPOSAL: A request for the subdivision of land into
60 single family detached lots with associated common area and right of way
on a ± 10.10-acre subject property
DATE OF PUBLIC HEARING(S): JUNE 9, 2026 AT 6:00 PM
JUNE 22, 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
COA
BB413-11


AGILITY
Commercial Real Estate
Progress DISTRICT
AVAILABLE
352.440.9822
CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
APPLICATION NO: PPP25-0003
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:
APPLICATION TYPE (INITIAL, 1st, 2nd, ETC.):
CURRENT ZONING:
NATURE/SCOPE OF PROPOSAL:
DATE OF PUBLIC HEARINGS:
JUNE 4, 2024 at 6:00 PM
JUNE 24, 2024 at 6:00 PM
LOCATION OF PUBLIC HEARINGS:
ALACHUA CITY HALL - 15100 NW HIGHWAY 441
ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
386-418-6121
planning@cityofalachua.com



Bryan S. Thomas, AICP
Director of Planning & Community Development
Planning and Community Development Department

As Director Bryan oversees the operations of the Planning & Community Development and Code Enforcement Departments for the City of Alachua. Bryan strives to help the city attain its vision of providing a vibrant, growing and diverse community through the implementation of smart growth planning principals. Bryan worked in the private sector in economic development and real estate, and earned a master's degree in Urban & Regional Planning from Florida State University and a bachelor of arts degree from the University of Florida.

## EDUCATION

**University of Florida**
Bachelor of Arts in Liberal Arts & Sciences,
Major in Economics, Minor in Philosophy
Graduated: 1989

**Florida State University**
Master of Urban and Regional Planning
Graduated: 1992

**Gainesville High School**
High School Diploma
Graduated: 1981

## WORK EXPERIENCE

**City of Alachua, FL** | Director of Planning & Community Development | June 2025 to present
**City of Lake City, FL** | Principal Planner | Sept. 2024-June 2025
**City of Newberry, FL,** | Director of Planning & Economic Development | Jan. 2014-June 2025
**North Central Florida Regional Planning Council, Gainesville, FL** | Economic Development Director | 2008-Dec. 2013
**City of Jacksonville, FL,** | Associate Planner | July 1992-1995
**Apalachee Regional Planning Council, Tallahassee FL** | Associate Planner | 1991-1993

## PROFESSIONAL ORGANIZATIONS

**American Planning Association** | San Felasco Section, Florida Chapter
**Fla. Redevelopment Association**

## CERTIFICATES AND OTHER SKILLS

**American Institute of Certified Planners** |
Jun 2025-Present
**Fla. Society of Certified Public Managers** |
Certified July 2023
**Fla. Redevelopment Association** |
Redevelopment Administrator (application pending)