Mayor Walter Welch
Vice Mayor Jennifer Ringersen
Commissioner Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jackson Youmas

City Manager Rodolfo Valladares
City Attorney Scott Walker

The City Commission will conduct a

Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: August 10, 2026

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

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, 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

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A) HATHCOCK COMMUNITY CENTER - UPDATE

B) UPDATE ON EVALUATION OF LIVE STREAMING FOR CITY COMMISSION MEETINGS

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

A) ORDINANCE 26-13: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE, SECOND READING).
COMMUNITY ENHANCEMENT

B) ORDINANCE 26-14: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03961-000-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THE THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (LEGISLATIVE HEARING; FIRST READING)

C) ORDINANCE 26-15, FIRST READING; EXTENDING ORDINANCE 0-96-21 - CLAY ELECTRIC COOPERATIVE, ELECTRIC UTILITY FRANCHISE AGREEMENT
QUALITY OF LIFE

D) ORDINANCE 26-16, FIRST READING; AMENDING CODE 38 - UTILITY RATES
STRENGTHEN COMMUNITY SERVICE

V. AGENDA ITEMS

A) RESOLUTION 26-10 - ADOPTING THE 2026 ALACHUA COUNTY LOCAL MITIGATION STRATEGY (LMS)

B) RESOLUTION 26-11: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA; REAFFIRMING THE TERMS OF APPOINTMENT OF THE CITY PLANNING AND ZONING BOARD CONSISTENT WITH THE CHARTER OF THE CITY OF ALACHUA, THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, AND RESOLUTION 93-8.

C) FY 2026/2027 CITY OF ALACHUA/ALACHUA POLICE DEPARTMENT-NORTH CENTRAL FLORIDA POLICE BENEVOLENT ASSOCIATION COLLECTIVE BARGAINING AGREEMENT.

D) FY2026-27 EMPLOYEE GROUP HEALTH PACKAGE AND ALL OTHER RELATED INSURANCES

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

A) APPROVAL OF THE JULY 27, 2006, TO JULY 28, 2026, CITY COMMISSION MEETING MINUTES.

B) APPROVAL OF THE JULY 27, 2026, CITY COMMISSION BUDGET WORKSHOP MINUTES

C) ENGINEERING SERVICES FOR THE EXPANSION OF THE LEGACY SUBSTATION

D) FISCAL YEAR 2025 TO 2026 WRITE-OFFS

Commission Agenda
Item

MEETING DATE: August 10, 2026
SUBJECT: Hathcock Community Center - Update
PREPARED BY: Rodolfo Valladares, City Manager
RECOMMENDED ACTION:
Receive presentation.

Summary

The Hathcock Community Center serves as an important recreational and community gathering facility for residents of the City of Alachua. The City is currently advancing efforts related to the design of the future facility to ensure it meets the recreational, social, and community needs of residents. Staff will provide the City Commission with an update on the current status of the design process and ongoing planning efforts associated with the Hathcock Community Center. This agenda item is intended to provide the City Commission with a general overview and progress update regarding the design of the Hathcock Community Center. Staff will highlight recent milestones achieved in the design process, outline current efforts underway, and discuss potential opportunities to enhance the facility's functionality and community impact.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

None

Commission Agenda
Item

MEETING DATE: August 10, 2026
SUBJECT: Update on Evaluation of Live Streaming for City Commission Meetings
PREPARED BY: Rodolfo Valladares, City Manager
RECOMMENDED ACTION:
Receive the staff presentation.

Summary

The City currently provides public access to City Commission meetings through in-person attendance. Recordings of meetings are available to the public upon request. To enhance accessibility, staff is evaluating options to provide live streaming access for City Commission meetings.

Staff will present an overview of actions taken to date regarding the exploration of live-streaming capabilities. The presentation will include information on equipment requirements, software platform options, accessibility considerations (including closed captioning), estimated costs, and a potential implementation timeline. The discussion will focus on expanding public access while ensuring system reliability, security, and compliance with applicable state and federal standards.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

None

Commission Agenda Item

MEETING DATE: August 10, 2026

SUBJECT: Ordinance 26-13: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (Legislative, Second Reading).

PREPARED BY: Jean Paul Perez

RECOMMENDED ACTION:

Staff Recommendation: Adopt Ordinance 26-13.

Recommended Motion: *I move that this Commission adopt Ordinance 26-13.*

Summary

The City of Alachua ("City"), as owner, requests to annex a 1 acre, more or less, parcel of land generally located southwest of the intersection of Northwest County Road 235 and Northwest 140 Street. The parcel is identified by the Alachua County Property Appraiser as Tax Parcel No. 03926-030-000 ("Property"). The Property is an unincorporated enclave within the City's municipal corporate limits. The Property has a future land use classification of County Rural/Agriculture and an underlying zoning designation of County Agriculture (A). The land is currently an undeveloped hammock and lacks improved access. Additional information is provided in the attached staff report.

At the July 27, 2026 City Commission meeting, the Commission held a public hearing to consider Ordinance 26-13. After receiving a presentation, public comments, and deliberations, the Commission approved the ordinance.

No new information has been introduced for this application since the City Commission approved first reading.

FINANCIAL IMPACT

None.

ADDITIONAL FINANCIAL INFORMATION

None.

COMMISSION GOALS

Community Enhancement

ATTACHMENTS

1. Ordinance 26-13
2. Business Impact Estimate for Ordinance 26-13
3. Application Package
4. County No Objection Email
5. Public Notices
6. County Oaks Plat (PB I, PG 91)
7. Fs. 171.044
8. Resume on File for Jean-Paul W. Perez

City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date: July 27, 2026

Legislative Hearing **Application #: PA26-0006**

SUBJECT:	Staff report for city-initiated request for voluntary annexation of the subject property into the municipal corporate limits of the City of Alachua, Florida.
APPLICANT/AGENT:	City of Alachua
PROPERTY OWNER:	City of Alachua
LOCATION:	(No address assigned)
PARCEL ID NUMBER:	03926-030-000
FLUM DESIGNATION:	County Agriculture
ZONING:	County Agriculture (A)
OVERLAY:	N/A
ACREAGE:	±1
PROJECT PLANNER:	Jean-Paul W. Perez, Principal Planner
RECOMMENDATION:	Staff recommends that the City Commission approve Ordinance 26-13 upon first reading and schedule the second and final reading of Ordinance 26-13 for August 10, 2026.
RECOMMENDED MOTION:	*I move that this Commission (1) adopt Ordinance 26-13 upon first reading and (2) schedule the second and final reading of Ordinance 26-13 for August 10, 2026.*

SUMMARY

The City of Alachua ("City"), as owner, requests to annex a 1 acre, more or less, parcel of land generally located southwest of the intersection of Northwest County Road 235 and Northwest 140 Street. The parcel is identified by the Alachua County Property Appraiser as Tax Parcel No. 03926-030-000 ("Property"). The Property is an unincorporated enclave within the City's municipal corporate limits. The Property has a future land use classification of County Rural/Agriculture and an underlying zoning designation of County Agriculture (A).

A cursory public records search was conducted by staff. No deeds were found which indicate when the City took possession of the land. An adjacent plat entitled Country Oaks (Plat Book I, Page 91, Alachua County Official Records) recorded in 1978 showed the Property already in possession of the City in that year.

More analysis may be warranted for viable public use of this land prior to the sale or transfer of the title, should the City declare the land as surplus.

EXISTING USES

Aerial imagery show the Property is in a natural state with heavy vegetation and complete canopy coverage. Alachua County Growth Management Department found no records of a development or building permit being issued for the Property. The Alachua County Property Appraiser also shows no record of a taxable structure being located on the land. Topography maps show subtle and natural elevation changes, indicating the property may have never been graded or utilized for typical agriculture uses. A physical inspection of the property was not conducted because it is landlocked and provides no discernable common law access. A 20-foot-wide ingress, egress, and drainage easement is dedicated on the Country Oaks plat and straddles the lot lines between Lots 4 and 5 (Parcel Nos. 03926-002-004 and 03926-002-005, respectively). This easement is obstructed by private fences and gates.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table [1]. (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.)

The parcel directly abutting to the north, located at 14107 Northwest 142 Avenue, was recently annexed into the City, reference Ordinance 26-08 adopted June 8, 2026. The parcel is still pending submittal of FLUM amendment and rezoning petitions. Compatibility of future uses of the Property with the adjacent properties may be ad hoc.

[Remainder of page intentionally left blank.]

Table [1]. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant/grazing	County Agriculture	County Agriculture (A)
South	Detached single-family residences	Moderate Density Residential (8 du/ac)	RSF-3
East	Detached single-family residences	Moderate Density Residential (8 du/ac)	RSF-3
West	Heavy industrial	Industrial	IG

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.

Staff reviewed the Comprehensive Plan for conflicting policies and none were found. A more detailed analysis for compatibility will be provided at time of FLUM amendment and development permit application, if applicable.

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 is exempt under Section 2.4.14(C)(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: No wetlands are identified on this property by Alachua County or the National Wetlands Inventory maintained by the U.S. Fish and Wildlife Service.

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: No strategic ecosystems identified by Alachua County encumber the Property or are present in the area.

Regulated Plant & Animal Species

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

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

Evaluation & Findings: The Property is not identified as hosting protected plant or animal species. During the review of a development plan or prior to the commencement of construction, an informal survey of the property should be conducted to verify this finding. Annexation of the property presents no enhanced obligation for the City.

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.

Arredondo (Fine Sand) soil types are noted within the subject property, shown in Table 2. The geological formation area is Pliocene-Pleistocene Terrace Deposits, existing above the Hawthorne formation, and generally consisting of marine sediment and sand.

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	
Arrendondo Fine Sand	A	N/A	N/A	N/A	100%

Evaluation & Findings: Arrendondo series consists of well drained soils that are rapidly permeable in the thick sandy surface and subsurface layers. They are comprised of sandy and loamy marine sediments. Geotechnical analysis is recommended prior to development to ensure stable surface and subsurface conditions. It is with noting this property is located within the Santa Fe Basin Management Action Plan area, subject to those policies and standards administered by the Florida Department of Environmental Protection.

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). More current GIS maps provided by FEMA show the same floodplain classification.

Evaluation & Findings: There is no known localized flooding on the Property, however, the site is at a lower grade (~65 ft. NAVD) than the nearest adjacent right-of-way crown (~70 ft. NAVD). Additionally, a natural depression at 62 ft. NAVD straddles the western lot line.

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 Property is located within the Sensitive Karst Area identified by Alachua County and a geotechnical survey is recommended prior excavating or commencement of construction activity.

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 Property is not located within a wellfield protection zone.

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 Property is not located within the historic areas of the City, however, site construction should monitor for archaeological artifacts and features during the construction process and cease construction should an archaeological finding be made. Such findings should be reported to the City and the Florida Department of State, Historical Resources Division, and findings and consent to proceed must be provided by the agencies prior to the developer resuming construction activities.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Annexation Standards

The Code of Ordinances provides standards and guidance on annexations in Part I of the City Charter, Chapter 39 of the Code of Ordinances, and Articles 1 and 4 of the Land Development Regulations. Florida Statute 171.041 provides standards for municipal governments for voluntary annexations.

The parcel is currently vacant and has a 20-foot-wide access centered over the property lines between Lots 4 and 5, Country Oaks (PB I, Page 91, ACOR). The access is currently obstructed and unimproved which may pose a challenge for potential use of the property.

Staff finds the request is consistent with the City of Alachua Land Development Regulations.

ORDINANCE 26-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alachua, a Florida municipal corporation, owner of the property to be annexed, has authorized the execution of a petition requesting that the City limits of the City of Alachua, Florida, be extended to include their land; and,

WHEREAS, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been published once each week for two consecutive weeks in the Alachua County Today newspaper, meeting the requirements of advertising in Florida Statute 171.044; and,

WHEREAS, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been delivered by certified mail to the Board of County Commissioners of Alachua County, Florida no fewer than 10 days prior to the publishing of the first required notice of annexation meeting the requirements of notice in Florida Statute 171.044; and,

WHEREAS, the City Commission of the City of Alachua, Florida finds that the real property is contiguous to the existing corporate limits of the City, and is reasonably compact, and does not create an enclave, and meets the requirements for voluntary annexation as established in Florida Statute 171.044;

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

Section 1. Extending the Corporate Limits of the City of Alachua, Florida to Include Certain Lands Lying Contiguous to the Existing Corporate Limits of the City

A. Legal Description (Tax Parcel 03926-030-000).

The corporate limits of the City of Alachua, Florida are hereby amended to include lands described in the legal description attached to this ordinance and identified as “Exhibit A.”

B. Map.

A location map – including the amended municipal boundary of the City of Alachua, Florida – is hereby attached to this ordinance and identified as “Exhibit B.”

Section 2. Providing that All Existing Laws, Ordinances, Rules and Regulations Shall Apply

All laws, ordinances, rules and regulations of the City of Alachua, Florida of general application throughout the existing boundaries and corporate limits shall apply through the boundaries and corporate limits of said City as extended by this Ordinance.

Section 3. Official Zoning Atlas

Until the City of Alachua, Florida shall exercise its zoning power over the territories annexed, all of the current zoning regulations and maps heretofore adopted by the Board of County Commissioners of Alachua County, Florida shall continue in full force and effect throughout the territory annexed, and shall be enforced by the City of Alachua.

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 27th day of July, 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

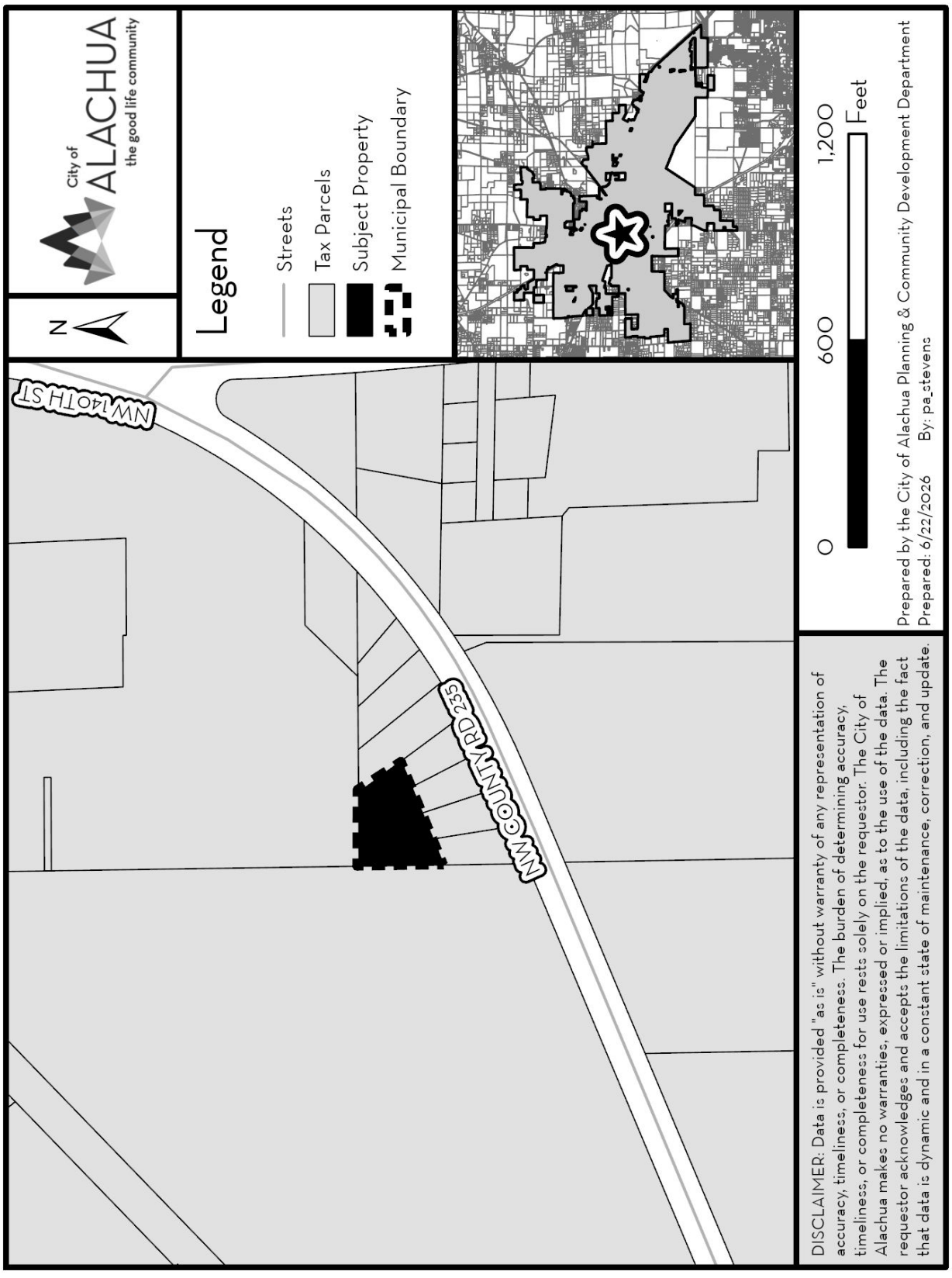
EXHIBIT A

Legal Description of Tax Parcel 03926-030-000;

A PART OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGIN AT THE NORTHWEST CORNER OF LOT 8, OF THE PLAT OF COUNTRY OAKS, AS RECORDED IN PLAT BOOK I, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 21 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST% OF THE NORTHEAST% OF SAID SECTION 22, 250.02 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST% OF THE NORTHEAST% OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST% OF THE NORTHEAST% OF SAID SECTION 22, 185.12 FEET TO THE NORTHWEST CORNER OF LOT 4, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 32 DEGREES 09 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4, 148.37 FEET TO THE NORTHEAST CORNER OF LOT 5, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 64 DEGREES 51MINUTES18 SECONDS WEST ALONG THE NORTH LINE OF LOTS 5, 6, 7 AND 8 OF SAID PLAT OF COUNTY OAKS, 290.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.02 ACRES MORE OR LESS.

EXHIBIT B


City of ALACHUA
the good life community
N
Legend
Streets
Tax Parcels
Subject Property
Municipal Boundary
NW 140TH ST
NW COUNTY RD 235
0
600
1,200
Feet
Prepared by the City of Alachua Planning & Community Development Department
Prepared: 6/22/2026 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.

ORDINANCE 26-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Overview

This business impact estimate is provided in accordance with section 166.041(4), Florida Statutes. This Business Impact Estimate may be revised following its initial posting.

Applicable Exemptions

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☐ The proposed ordinance is required for compliance with federal or state law or regulation;
☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;
☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☐ The proposed ordinance is enacted to implement the following:
a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes and development

[1] See Section 166.041(4)(c), Florida Statutes.

agreements, as authorized by the Florida Local Government Development Agreement Act under section 163.3220-163.3243, Florida Statutes;

b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
c. Sections 190.005 and 190.046, Florida Statutes;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information.

Impact Estimate

1. Summary of the proposed ordinance
The Ordinance enacts the annexation of a city owned parcel from unincorporated Alachua County.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur:
None.
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:
None.
(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:
None.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
None.

4. Additional information deemed useful (if any):

This is an annexation of a city-owned parcel which, while legislative, is not creating a new policy with economic impact.

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Voluntary Annexation Application

RECEIVED
JUN 18 2026
BY: Barbara J.

Reference City of Alachua Land Development Regulations, Section 1.7.7

Important Information and Procedures:

Two (2) public hearings before the City Commission are required to consider a request for voluntary annexation. *Applicants or their authorized agents should be present at all public hearings.*

Annexation of property into the City's jurisdiction does not change the Future Land Use Map Designation or zoning of the property. The property will retain its current designations until amended by the property owner. The property owner will be responsible for submitting applications and fees for a Comprehensive Plan Amendment to the Future Land Use Map and a rezoning within one year of the effective date of the annexation.

A. PROJECT

1. Project Name: Alachua Trapezoid
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 03926-030-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Rural / Agriculture
6. Zoning Classification: Government
7. Acreage: 1.01
8. Number and Type of Existing Structures on the Property: None

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Parker A.H. Stevens Title: Planner
   Company (if applicable): City of Alachua, Planning & Community Development Department
   Physical address: 15100 NW 142nd Terrace, Alachua, FL 32615
   Mailing Address: P.O. Box 9
   City: Alachua State: Florida ZIP: 32616
   Telephone: 386-418-6123 FAX: _____ e-mail: pa_stevens@cityofalachua.org
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   Telephone: _____ FAX: _____ e-mail: _____

* Must provide executed Authorized Agent 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. A current aerial map or plat of the property (may be obtained from the Alachua County Property Appraiser.)
2. Two (2) sets of 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).
3. Property survey or boundary sketch of the property, including legal description (metes and bounds) with tax parcel number, signed and sealed by a professional land surveyor.
4. Proof of ownership (recorded warranty deed.)
5. Proof of payment of taxes.
6. **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 6 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 I/We are the owner(s) of real property hereinafter described, or have received and hereby submit written authorization from the owner(s) of the real property to act on their behalf. I/We petition the City of Alachua to extend its corporate limits by voluntary annexation to include the attached legal description of real property.

I/We hereby certify:

1. That the real property described in the attached legal description is contiguous to the existing city limits of the City of Alachua, Florida.
2. That the real property described in the attached legal description is reasonably compact in character.
3. That annexation of the real property described in the attached legal description will not result in the creation of enclaves (that is areas of unincorporated county property completely surrounded by the City of Alachua.)
4. That the owner is the fee simple absolute owner of the real property described in the attached legal description and that there are no leans, encumbrances of title, clouds of any type.
5. That the information contained herein is true and correct to the best of my/our knowledge.
6. That, in accordance with Section 1.7.7 of the City's Land Development Regulations, the property owner will be responsible for submitting applications and fees for a Comprehensive Plan Amendment to the Future Land Use Map and a rezoning within one year of the effective date of the annexation.

Signature of Applicant

Signature of Co-applicant*

Parker A.H. Stevens

Typed or printed name and title of applicant

Typed or printed name of co-applicant*

* Provide signatures of all co-applicants. Multiple copies of this page may be used if necessary.

State of Florida County of Alachua

The foregoing application is acknowledged before me this 12 day of June 20 20, by

Parker Stevens, who is/are

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

NOTARY SEAL

BAILEY JOINER
Commission # HH 747990
Expires December 9, 2023

Signature of Notary Public, State of Florida

ALACHUA FWD LLC
58 N LEGION TER
HERNANDO, FL 34442

CANTE & PICON H/W
13738 NW COUNTY ROAD 235
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DAVIS CASSANDRA LASHAWN
13804 NW COUNTY RD 235
ALACHUA, FL 32615

EVANS SHIRLEY A LIFE ESTATE
13602 NW COUNTY ROAD 235
ALACHUA, FL 32615

JONES GREGORY ADAM
13726 NW COUNTY RD 235
ALACHUA, FL 32615

MCCLAIN-FRANKLIN ELAINE
13712 NW COUNTY ROAD 235
ALACHUA, FL 32615

RIZER KYLE
13614 NW COUNTY 235
ALACHUA, FL 32615

ROBERTS RONALD HEIRS
PO BOX 667
ALACHUA, FL 32615

RUSSELL BRUCE E & KATHY M
13620 NW COUNTY ROAD 235
ALACHUA, FL 32615

SANDVIK MINING AND CONSTRUCTION
13500 NW COUNTY RD 235
ALACHUA, FL 32615

SHERWOOD OAKS PRESERVATION LP
1022 W 23RD ST STE 300
PANAMA CITY, FL 32405

STROUD LINDA M LIFE ESTATE
13704 NW COUNTY ROAD 235
ALACHUA, FL 32615

SVOBODA KIRK T & JESSICA A
13576 NW COUNTY ROAD 235
ALACHUA, FL 32615

WHITE RUFUS A III & DELIA FLORES
13636 NW COUNTY ROAD 235
ALACHUA, FL 32615

ALACHUA FWD LLC
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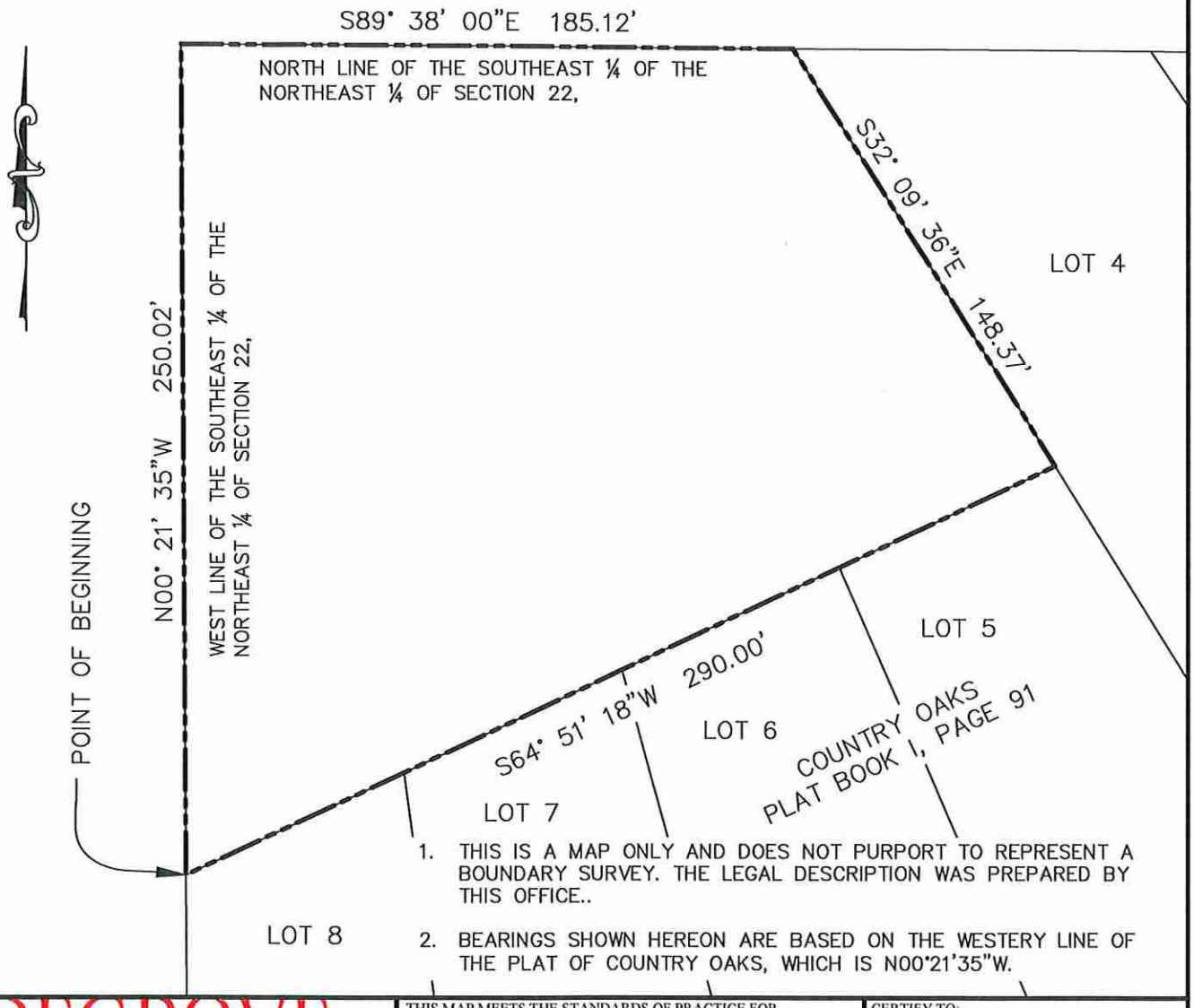
13636 NW COUNTY ROAD 235
ALACHUA, FL 32615

MAP SHOWING

A PART OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGIN AT THE NORTHWEST CORNER OF LOT 8, OF THE PLAT OF COUNTRY OAKS, AS RECORDED IN PLAT BOOK I, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 21 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22, 250.02 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22, 185.12 FEET TO THE NORTHWEST CORNER OF LOT 4, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 32 DEGREES 09 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4, 148.37 FEET TO THE NORTHEAST CORNER OF LOT 5, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 64 DEGREES 51 MINUTES 18 SECONDS WEST ALONG THE NORTH LINE OF LOTS 5, 6, 7 AND 8 OF SAID PLAT OF COUNTY OAKS, 290.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.02 ACRES MORE OR LESS.



1. THIS IS A MAP ONLY AND DOES NOT PURPORT TO REPRESENT A BOUNDARY SURVEY. THE LEGAL DESCRIPTION WAS PREPARED BY THIS OFFICE..
2. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERY LINE OF THE PLAT OF COUNTRY OAKS, WHICH IS N00°21'35"W.

DEGROVE
SURVEYORS, INC.
SURVEYING AND MAPPING CONSULTANTS
2131 CORPORATE SQUARE BOULEVARD,
JACKSONVILLE, FL 32216 904-722-0400 FAX 904-722-0402
DEGROVE@DEGROVE.COM LICENSED BUSINESS NUMBER L.B.4603

THIS MAP MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 & 5J-17.052, F.A.C.

GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
REGISTRATION # 4112; L.B. # 4603
DATE: 05/20/2026 SCALE: 1"=50'

GORDON R. NILES License Number 4112 STATE OF FLORIDA Professional Surveyor and Mapper

CERTIFY TO:

CITY OF ALACHUA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB FILE No. 2026105

A PART OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGIN AT THE NORTHWEST CORNER OF LOT 8, OF THE PLAT OF COUNTRY OAKS, AS RECORDED IN PLAT BOOK I, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 21 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22, 250.02 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22, 185.12 FEET TO THE NORTHWEST CORNER OF LOT 4, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 32 DEGREES 09 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4, 148.37 FEET TO THE NORTHEAST CORNER OF LOT 5, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 64 DEGREES 51 MINUTES 18 SECONDS WEST ALONG THE NORTH LINE OF LOTS 5, 6, 7 AND 8 OF SAID PLAT OF COUNTY OAKS, 290.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.02 ACRES MORE OR LESS.

Search > Account Summary

Real Estate Account #03926 030 000

Owner:
CITY OF ALACHUA

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get Bills By Email
Sign up

Amount Due

Your account has **no balance due** at this time.

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)

2020 Annual Bill ⓘ	$0.00
	Print (PDF)
2019 Annual Bill ⓘ	$0.00
	Print (PDF)
2018 Annual Bill ⓘ	$0.00
	Print (PDF)
2017 Annual Bill ⓘ	$0.00
	Print (PDF)
[illegible] ⓘ	$0.00

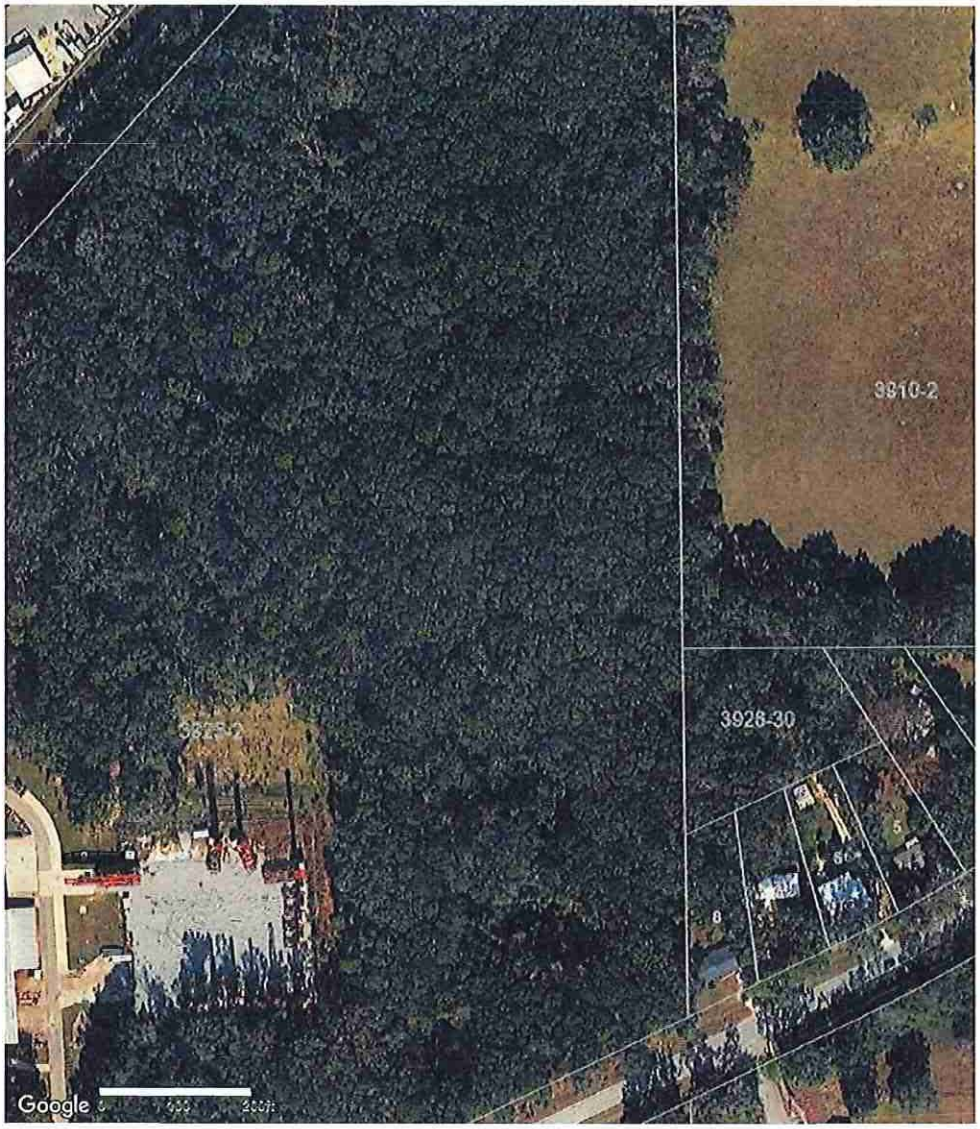
Convenience Fees

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.

International and Commercial Credit Card Transactions: A **3.95% processing fee (minimum $2.50)** applies to non-DMV transactions.

Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

As an applicant for the City of Alachua, this cover page serves as an official request for a waiver of the application fee for a Voluntary Annexation, pursuant to Resolution 24.05


3810-2
3928-30
Google

From:	Ben Chumley
To:	Jean-Paul Perez
Cc:	Chris Dawson; Bryan Thomas; Parker Stevens; Brenda Flieger; Carson J. Crockett
Subject:	RE: City of Alachua Voluntary Annexation; Parcel No. 03926-030-000
Date:	Monday, June 22, 2026 11:19:57 AM
Attachments:	alachua2_1fc9dafb-ed74-4f5a-8696-adfbef58c1d0.png picture3_b83a3c75-d14f-41fe-8ec8-7a9caa87172b.png facebooks_3ba592bc-4ba3-4ab5-9bc6-2aead9843ce5.png x_eeea5be5-5ff9-4f7b-aad6-9f030441699a.png insta_24e91629-23dc-4177-b3d5-cf9b61347ccb.png you_c5569e06-2aac-451e-94b1-07707458460e.png county_news_62f65719-1553-4875-a002-735233338cec.png

Hi Jean-Paul,

Congrats on your new position with the City of Alachua!

I do not see any issue with the proposed annexation of this property from a technical standpoint. It appears to be contiguous with the City boundary, reasonably compact, and does not create new enclaves. As you pointed out, this would actually fill in a portion of an existing enclave. I did not find any County building permit or development plan records on file for this property.

If you have any questions, let me know.

Thanks,
Ben

Ben Chumley
Principal Planner
Growth Management
10 SW 2nd Avenue • Gainesville • Florida • 32601
352-374-5249 (office)

Alachua County, Florida
WHERE NATURE AND CULTURE MEET

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

From: Jean-Paul Perez <je_perez@cityofalachua.org>
Sent: Thursday, June 18, 2026 1:56 PM
To: Ben Chumley <bdchumley@alachuacounty.us>
Cc: Chris Dawson <cdawson@alachuacounty.us>; Bryan Thomas <br_thomas@cityofalachua.org>; Parker Stevens <pa_stevens@cityofalachua.org>; Brenda Flieger <br_flieger@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>
Subject: City of Alachua Voluntary Annexation; Parcel No. 03926-030-000

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Ben,

Hope all is well in the downtown! I've landed in the City of Alachua.

The City of Alachua is looking to annex an enclaved and unincorporated property it owns. Attached is the application package. Below is some basic information on the parcel:

- The parcel is land-locked.
- No deed is recorded (in recent history) on the parcel.
- No drainage easements are recorded on the parcel.
- No access easements are recorded on the parcel.
- No structures are recorded or reported on the parcel.

No easements to provide access to the subject parcel are recorded on adjacent parcels.

- No development plans are proposed for the parcel.
- Annexing the parcel would close an enclave.
- Linked below is the subject parcel.

At your convenience, please advise whether the county does or does not object to the annexation of Parcel No. 03926-030-000 into the City of Alachua municipal corporate limits.

In addition, please confirm there are any development or building permit records on file with the county. It does not look to be the case from aerial imagery and the historic section map. I would appreciate confirmation that is the case. However, the City has an aggressive timeline on this annexation, so please just provide a partial response regarding objection/non-objection, and any confirmation regarding records on file may follow at a later time if additional time for research is needed.

Subject Parcel:
https://mapgenius.alachuacounty.us/#parcelid=03926-030-000

Historical Section Map:
https://mapgenius.alachuacounty.us/zoning-history/STR220818.pdf

Thank you in advance and have a lovely weekend ahead (if you haven't already started on the eve of Juneteenth).

Kind regards,
Jean-Paul W. Perez, Principal Planner
Planning Division
City of Alachua, Florida
Planning Phone Number: 386-418-6121
Direct Line: 386-418-6125
www.cityofalachua.org

City Hall is open 7:30am – 6:00pm, Monday through Thursday.
Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Police had only a partial name provided by a hitchhiker who had encountered the suspect. By searching the LInX system, Tapanes located

investigations, public safety, and those in need of help," the department said in announcing the awards.

Connecting investigators

LInX is a secure law

departments. By connecting those records, investigators can identify relationships among people, addresses, vehicles and prior incidents that may not be apparent through local records alone.

The Southeast region of the LInX program serves participating law enforcement agencies throughout Florida and neighboring states, allowing investigators to access a much broader pool of information than a single agency could maintain

IUA COUNTY TODAY

independently owned local news

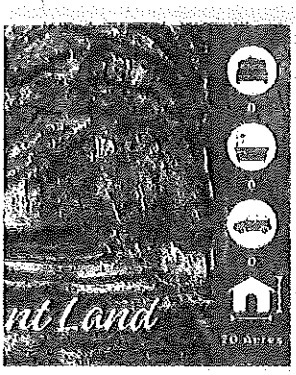
86) 462-3355 to advertise!

NGS

r sale

HORIZON

REALTY of ALACHUA, INC.



$449,900

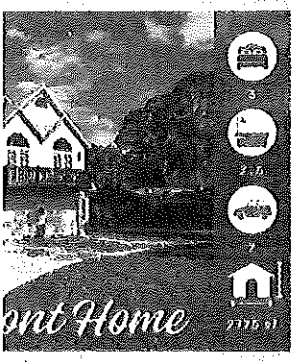
STREET ALACHUA

ition of peacefull Only 11 minutes from I- away less than a 1/2 mile down a dirt way lined with mature, natural e beautiful twenty acres, set back from ing cleared homesite.

GC519208 $2,917 month

16407 NW 174TH DR D&E ALACHUA

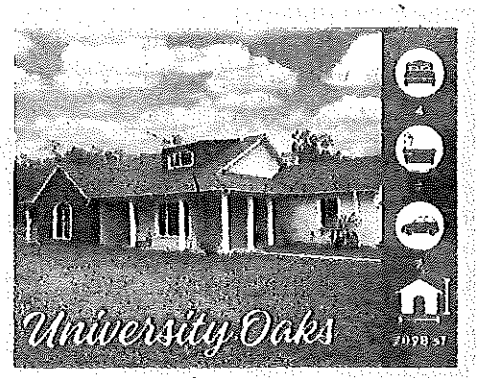
Located in Horizon Office Park on US 441 just N of I-75 and Santa Fe High School. Well-maintained office building across from Renasant Bank and Santa Fe Ford and the soon to be Wawa and additional retail/businesses under construction. Business professionall



$789,000

DRIVE HAWTHORNE

us 1.38 acre lakefront haven on the Lake! This Jewel is a solid custom built r Lake Forest neighborhood east of exquisite 3-bedroom, 2 1/2 bathroom d stunning views of Riley Lake.



GC526297 $359,900

10851 NE 109TH STREET ARCHER

This stylish 4/2 sits on a spacious 1.6-acre corner lot. The grand open floor plan includes pillared formal dining with a high dormer window for natural light, an open breakfast bar, granite counters and tiled floors throughout the home.

ON REALTY

ACHUA, INC.

N YOUR HORIZON?

CALL TO ARRANGE A TOUR TODAY

PH: 386-462-4020

HORIZONREALTYFL.COM

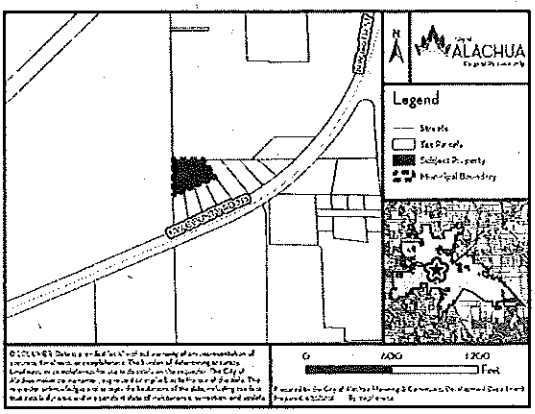
City of ALACHUA

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 27, 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 proposed ordinance as titled:

ORDINANCE 26-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



The ±1 acre subject property is generally located southwest of the intersection of Northwest County Road 235 and Northwest 140 Street (tax parcel(s) 03926-030-000). Copies of the application, complete legal description of the subject property, and proposed ordinance are available for public inspection at the Planning & Community Development Department in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. and copies can be obtained from the Office of the Deputy City Clerk.

At the public hearing, all interested parties may appear and be heard with respect to the application. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 09, 2026 and July 16, 2026)

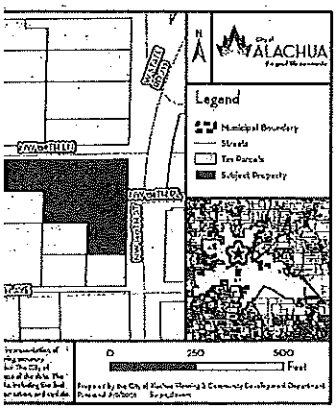
City of
ALACHUA

C NOTICE OF
MENT OF AN
ANCE OF THE
OF ALACHUA,
LORIDA

1 that the City Commission of the City a public hearing on July 27, 2026 at g will be held in the James A. Lewis s in City Hall, located 15100 NW 142nd lda, to consider the following:

Ordinance 26-11

OF THE CITY OF ALACHUA, TING TO THE SMALL-SCALE OF THE CITY OF ALACHUA E PLAN FUTURE LAND ENDING THE FUTURE LAND SIFICATION FROM MEDIUM DENTIAL AND RECREATION N A ± 1.48-ACRE SUBJECT ERALLY LOCATED AT 15818 EET; TAX PARCEL NUMBERS 03114-000-000; 03120-000-000; ; ORDINANCES IN CONFLICT; ERABILITY; AND PROVIDING DATE.



all interested parties may appear and be ie application. Copies of the application, lated application materials are available 1 at the Planning and Community ent, 15100 NW 142nd Terrace, Alachua, ar business day between the hours of , one week prior to the date of hearing. t the application may be sent to the y of Alachua, Planning and Community c 9, Alachua, FL, 32616. Notice is given 5.0105, Florida Statutes, that, in order to ade at the public hearing, you will need dings, and that, for such purpose, you t a verbatim record of the proceedings is the testimony and evidence upon which ed. In accordance with the Americans any persons with a disability requiring lation in order to participate in this City Clerk at (386) 418-6100 x 1501 at the public hearing.

hua County Today - July 16, 2026)

High Springs, Florida, will conduct a public hearing to consider the reimposition of annual fire services special assessments for the provision of fire services, facilities, and programs within the municipal boundaries of the City of High Springs.

The hearing will be held at 6:30 pm on August 13, 2026, in the Commission Chambers of City Hall, 23718 W US Hwy 27, High Springs, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office at 386-454-1416, option 6, at least (7) days prior to the date of the hearing.

The assessment for each parcel of property will be based upon each parcel's classification and the total number of billing units attributed to that parcel. The following table reflects the proposed fire services assessments schedule:

RESIDENTIAL PROPERTY USE CATEGORIES	Rate Per Dwelling Unit
Residential	$383.00
NON-RESIDENTIAL PROPERTY USE CATEGORIES	**Rate Per Square Foot (capped at 66,000 sq ft)**
Commercial	$0.36
Industrial/Warehouse	$0.11
Institutional	$0.24

The maximum Fire Services Assessments to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the maximum Fire Services Assessed Costs for future Fiscal Years, without additional notice, are hereby established as follows:

RESIDENTIAL PROPERTY USE CATEGORIES	Rate Per Dwelling Unit
Residential	$383.00
NON-RESIDENTIAL PROPERTY USE CATEGORIES	**Rate Per Square Foot (capped at 66,000 sq ft)**
Commercial	$0.36
Industrial/Warehouse	$0.11
Institutional	$0.24

Copies of the Fire Services Assessment Ordinance (Ordinance 2008-26), the 2025 Initial Assessment Resolution, the 2025 Final Assessment Resolution, the Preliminary Rate Resolution initiating the annual process of updating the Assessment Roll and reimposing the Fire Services Assessments, and the updated Assessment Roll for the upcoming fiscal year are available for inspection at the City Clerk's office, City Hall, located at 23718 W US HWY 27, High Springs, Florida.

The fire services non-ad valorem assessment will be collected on the annual property ad valorem tax bill that is mailed to you in November by the Alachua County Tax Collector, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments would cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the City at 386-454-7321, Monday through Thursday between 7:30 a.m. and 6:00 p.m.

CITY COMMISSION
CITY OF HIGH SPRINGS, FLORIDA

(Published: Alachua County Today - July 16, 2026)

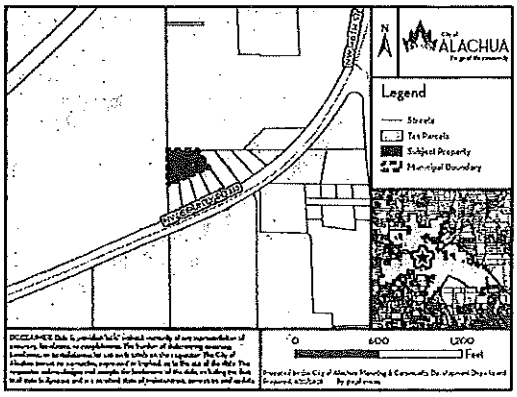
ALACHUA

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 27, 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 proposed ordinance as titled:

ORDINANCE 26-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



The ±1 acre subject property is generally located southwest of the intersection of Northwest County Road 235 and Northwest 140 Street (tax parcel(s) 03926-030-000). Copies of the application, complete legal description of the subject property, and proposed ordinance are available for public inspection at the Planning & Community Development Department in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. and copies can be obtained from the Office of the Deputy City Clerk.

At the public hearing, all interested parties may appear and be heard with respect to the application. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 09, 2026 and July 16, 2026)

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

June 29, 2026

Board of County Commissioners
Alachua County, Florida
12 SE 1st Street
Gainesville, Florida 32601

RE: Notice of Proposed Voluntary Annexation as Required by Florida Statute 171.044(6)

Dear Alachua County Board of County Commissioners,

As required by Florida Statute 171.044(6), the City of Alachua is providing the Board of County Commissioners notice of a proposed voluntary annexation of a total of ±1 acre subject property generally located southwest of the intersection of Northwest County Road 236 and Northwest 140 Street (tax parcel 03926-030-000). The notice attached is to be published in the July 9, 2026, and July 16, 2026, editions of the Alachua County Today (newspaper of general circulation) with the first reading of the proposed ordinance to be held at the July 27, 2026, regularly scheduled City Commission meeting.

This letter and its incorporated attachments serve to fulfill the City of Alachua's requirement to notice the Board of County Commissioners of Alachua County, Florida no fewer than 10 days prior to the publishing of a public notice of the first hearing related to the proposed annexation as required by Florida Statute 171.044.

If you have any questions regarding the information above, please contact me at (386) 418-6125 or via email at je_perez@cityofalachua.org.

Sincerely,

Jean-Paul W. Perez
Principal Planner

Attachments: Notice of proposed annexation
Proposed Ordinance 26-13

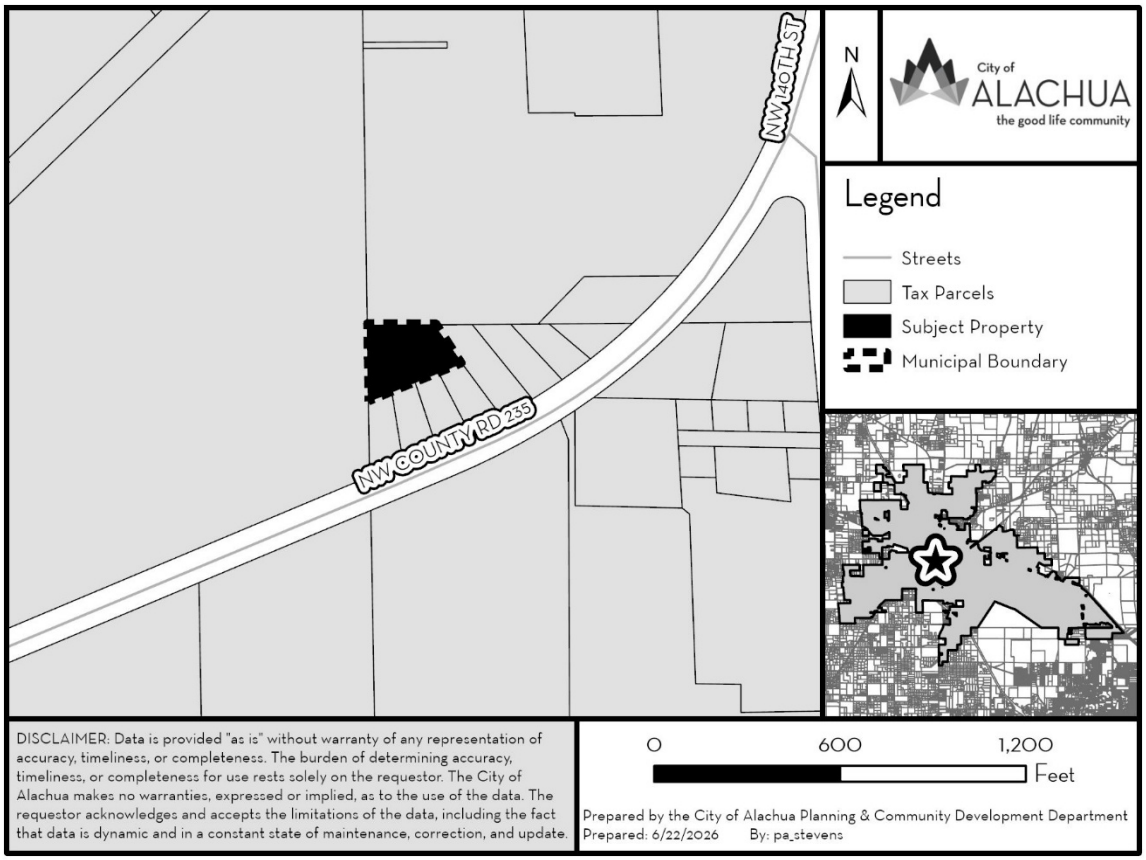
CC: Michelle L. Lieberman, County Manager, Alachua County, Florida
Project File

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 27, 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 proposed ordinance as titled:

ORDINANCE 26-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



The ±1 acre subject property is generally located southwest of the intersection of Northwest County Road 235 and Northwest 140 Street (tax parcel(s) 03926-030-000). Copies of the application, complete legal description of the subject property, and proposed ordinance are available for public inspection at the Planning & Community Development Department in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. and copies can be obtained from the Office of the Deputy City Clerk.

At the public hearing, all interested parties may appear and be heard with respect to the application. 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.

ORDINANCE 26-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alachua, a Florida municipal corporation, owner of the property to be annexed, has authorized the execution of a petition requesting that the City limits of the City of Alachua, Florida, be extended to include their land; and,

WHEREAS, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been published once each week for two consecutive weeks in the Alachua County Today newspaper, meeting the requirements of advertising in Florida Statute 171.044; and,

WHEREAS, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been delivered by certified mail to the Board of County Commissioners of Alachua County, Florida no fewer than 10 days prior to the publishing of the first required notice of annexation meeting the requirements of notice in Florida Statute 171.044; and,

WHEREAS, the City Commission of the City of Alachua, Florida finds that the real property is contiguous to the existing corporate limits of the City, and is reasonably compact, and does not create an enclave, and meets the requirements for voluntary annexation as established in Florida Statute 171.044;

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

Section 1. Extending the Corporate Limits of the City of Alachua, Florida to Include Certain Lands Lying Contiguous to the Existing Corporate Limits of the City

A. Legal Description (Tax Parcel 03926-030-000).

The corporate limits of the City of Alachua, Florida are hereby amended to include lands described in the legal description attached to this ordinance and identified as “Exhibit A.”

B. Map.

A location map – including the amended municipal boundary of the City of Alachua, Florida – is hereby attached to this ordinance and identified as “Exhibit B.”

Section 2. Providing that All Existing Laws, Ordinances, Rules and Regulations Shall Apply

All laws, ordinances, rules and regulations of the City of Alachua, Florida of general application throughout the existing boundaries and corporate limits shall apply through the boundaries and corporate limits of said City as extended by this Ordinance.

Section 3. Official Zoning Atlas

Until the City of Alachua, Florida shall exercise its zoning power over the territories annexed, all of the current zoning regulations and maps heretofore adopted by the Board of County Commissioners of Alachua County, Florida shall continue in full force and effect throughout the territory annexed, and shall be enforced by the City of Alachua.

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 27th day of July, 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

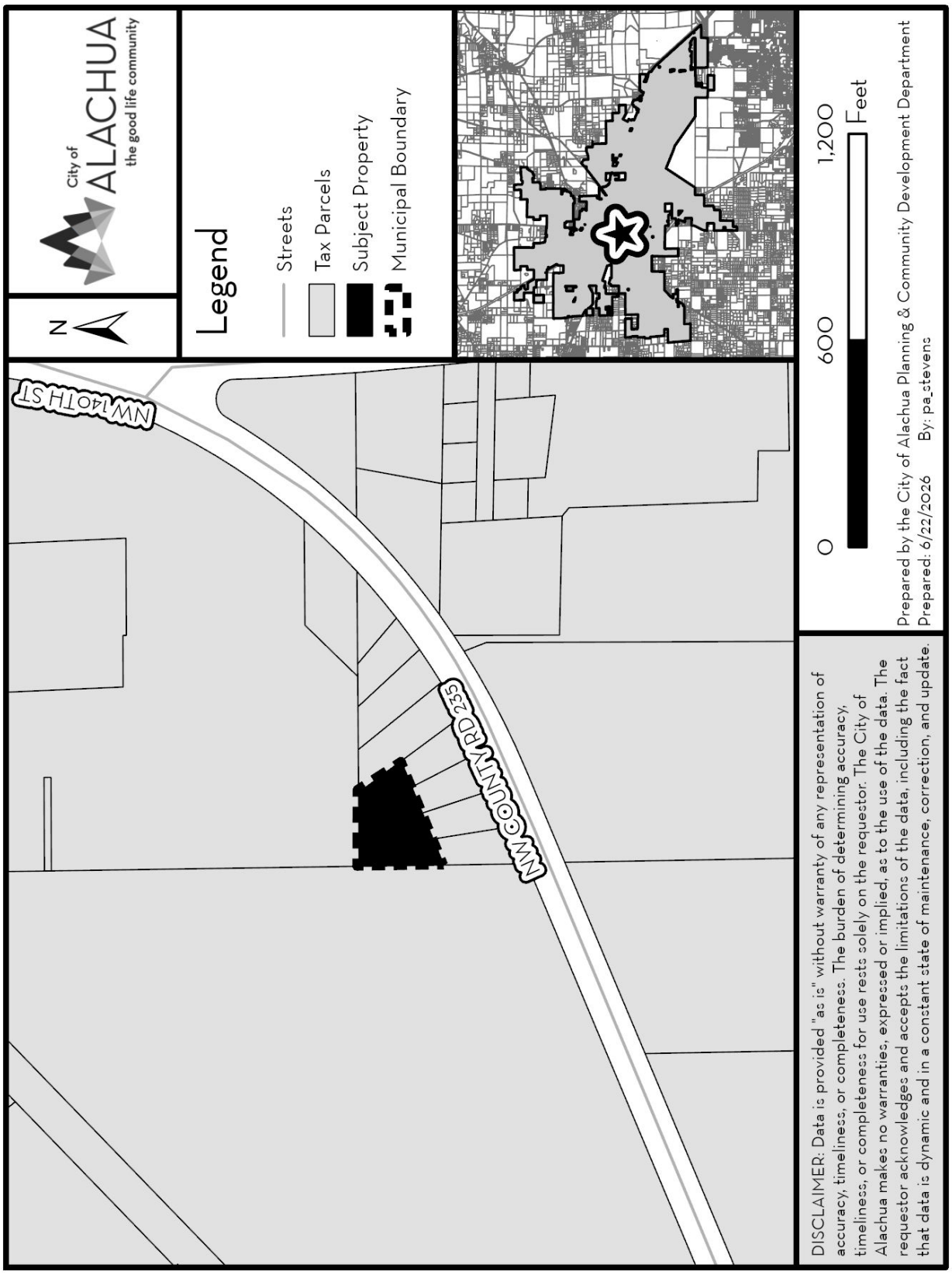
EXHIBIT A

Legal Description of Tax Parcel 03926-030-000;

A PART OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGIN AT THE NORTHWEST CORNER OF LOT 8, OF THE PLAT OF COUNTRY OAKS, AS RECORDED IN PLAT BOOK I, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 21 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST% OF THE NORTHEAST% OF SAID SECTION 22, 250.02 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST% OF THE NORTHEAST% OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST% OF THE NORTHEAST% OF SAID SECTION 22, 185.12 FEET TO THE NORTHWEST CORNER OF LOT 4, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 32 DEGREES 09 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4, 148.37 FEET TO THE NORTHEAST CORNER OF LOT 5, OF SAID PLAT OF COUNTRY OAKS; THENCE SOUTH 64 DEGREES 51MINUTES18 SECONDS WEST ALONG THE NORTH LINE OF LOTS 5, 6, 7 AND 8 OF SAID PLAT OF COUNTY OAKS, 290.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.02 ACRES MORE OR LESS.

EXHIBIT B


City of ALACHUA
the good life community
N
Legend
Streets
Tax Parcels
Subject Property
Municipal Boundary
NW 140TH ST
NW COUNTY RD 235
0
600
1,200
Feet
Prepared by the City of Alachua Planning & Community Development Department
Prepared: 6/22/2026 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
"The Good Life Community"
PO Box 9
Alachua, Florida 32616-0009

7018 3090 0000 6487 5974

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32615 $ 006.04⁰
02 7W
0008039369 JUN. 29. 2026

MAILED
JUN 29 2026

BOARD OF COUNTY COMMISSIONERS
ALACHUA COUNTY, FLORIDA
12 SE 1ST STREET
GAINESVILLE, FLORIDA 32601

CERTIFIED MAIL

City of Alachua
"The Good Life Community"
PO Box 9
Alachua, Florida 32616-0009

7018 3090 0000 6487 5981

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32615 $ 006.04⁰
02 7W
0008039369 JUN. 29. 2026

MICHELLE L. LIEBERMAN
COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FLORIDA 32601

ALERT: IMPACTS FROM THE WORLD SOCCER TOURNAMENT HELD IN MAJOR CITIES THROUGHOUT THE U.S. FROM JULY 15...

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GAINESVILLE, FL 32601
July 9, 2026 12:56 PM

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USPS Tracking Plus® ⌄

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FAQs

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Delivered, Front Desk/Reception/Mail Room
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July 9, 2026 12:56 PM

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USPS Tracking Plus® ⌄

Product Information ⌄

Feedback

See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

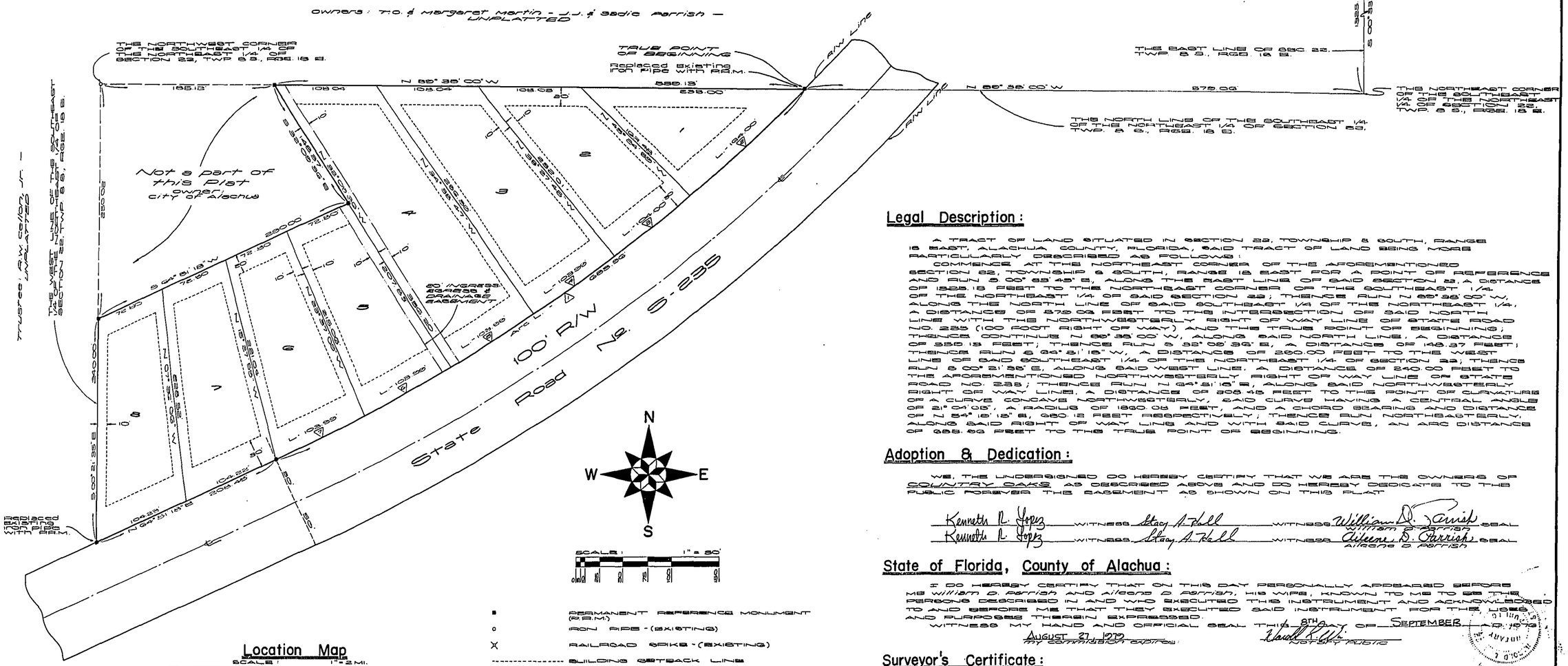
FAQs

Plat Book I Page 91

COUNTRY OAKS

Situated in Section 22, Township 8 South, Range 18 East

Alachua County, Florida.



■ PERMANENT REFERENCE MONUMENT (P.R.M.)

○ IRON PIPE - (EXISTING)

X RAILROAD SPIKE - (EXISTING)

BUILDING SETBACK LINE

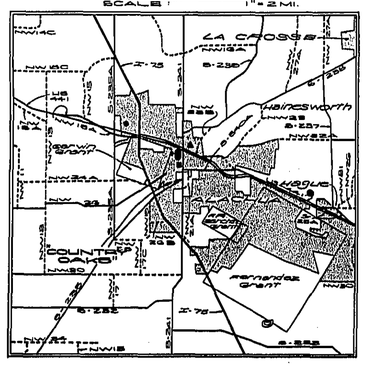
DRAINAGE & INGRESS - EGRESS EASEMENT LINE

FIELD CLOSURE: 1/15,449.99'

NOTE: NO FENCES OR SHRUBBERY SHALL BE PLACED IN EASEMENT AS SHOWN.

Location Map

SCALE: 1" = 2 MI.



Select Year: 2025 Go

The 2025 Florida Statutes

Title XII
MUNICIPALITIES

Chapter 171
LOCAL GOVERNMENT BOUNDARIES

View Entire Chapter

171.044 Voluntary annexation.—

(1) The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.

(2) Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the office of the city clerk.

(3) An ordinance adopted under this section shall be filed with the clerk of the circuit court and the chief administrative officer of the county in which the municipality is located and with the Department of State within 7 days after the adoption of such ordinance. The ordinance must include a map which clearly shows the annexed area and a complete legal description of that area by metes and bounds.

(4) The method of annexation provided by this section shall be supplemental to any other procedure provided by general or special law, except that this section shall not apply to municipalities in counties with charters which provide for an exclusive method of municipal annexation.

(5) Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.

(6) Not fewer than 10 days prior to publishing or posting the ordinance notice required under subsection (2), the governing body of the municipality must provide a copy of the notice, via certified mail, to the board of the county commissioners of the county wherein the municipality is located. The notice provision provided in this subsection may be the basis for a cause of action invalidating the annexation.

History.—s. 1, ch. 74-190; ss. 4, 5, ch. 75-297; s. 3, ch. 76-176; s. 2, ch. 86-113; s. 1, ch. 90-171; s. 16, ch. 90-279; s. 16, ch. 98-176; s. 3, ch. 2006-218.

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JEAN-PAUL W. PEREZ

Principal Planner
Planning and Community Development Department

Jean-Paul W. Perez is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, conducts technical review of development permit petitions of various scales and complexities, coordinates the development review process across multiple departments, governmental agencies, and professional consultants, and assists members of the public. Jean-Paul holds a bachelor of urban and regional planning from Florida Atlantic University.

EDUCATION

Florida Atlantic University (FAU)
College of Science
Bachelor of Urban and Regional Planning (BURP)
Graduated: August 2013

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | June 2026 – Present
15100 NW 142nd Ter, Alachua, Fl 32615 | 352-384-2444
City of Newberry, Florida | Principal Planner | April 2022 – May 2026
25493 NW 1 Ave, Newberry, Fl 32669 | 352-472-2161
Broward County, Florida | Senior Planner | November 2017 – March 2022
1 N University Blvd, Plantation, FL 33324 | 954-357-8361
City of Hollywood, Florida | Planning Administrator | March 2015 – October 2017
2600 Hollywood Blvd, Hollywood, FL 33020 | 954-967-4636
City of Boca Raton, Florida | Land Development Coordinator | March 2014 – February 2015
201 W Palmetto Park Rd, Boca Raton, FL 33432 | 561-393-7700
Town of Jupiter, Florida | Building Support Specialist II | July 2013 – February 2014
210 Military Trail, Jupiter, FL 33458 | 561-746-5134

CERTIFICATES AND OTHER SKILLS

Skills & Proficiencies
Project Management | Proficient
Technical Writing & Analysis | Proficient
Public Speaking | Proficient
ArcGIS Pro | Competent
Certifications & Professional Organizations
Crime Prevention Through Environmental Design | Certified Practitioner | December 2012
Certificate in Geographical Information Systems (FAU) | Certificate Recipient | August 2013
Stormwater, Erosion, and Sedimentation Control Inspector (FDEP) | FSESCI Qualified Inspector

Commission Agenda Item

MEETING DATE: August 10, 2026

SUBJECT: Ordinance 26-14: An ordinance of the City of Alachua, Florida; Extending the corporate limits of the City of Alachua, Florida to include certain lands lying contiguous to the existing corporate limits of the City (Tax Parcel 03961-000-000); Providing that all existing laws, ordinances, rules and regulations shall apply in said area; Providing the the property land inhabitants are subject to existing indebtedness and liable for taxation; providing for severability; and providing an effective date. (Legislative Hearing; First Reading)

PREPARED BY: Parker Stevens

RECOMMENDED ACTION:

Staff recommends that the City Commission approve Ordinance 26-14 upon first reading and schedule second and final reading of Ordinance 26-14 for August 24, 2026.

I move that this Commission (1) adopt Ordinance 26-14 upon first reading and (2) schedule the second and final reading of Ordinance 26-14 for August 24, 2026.

Summary

The review process for Voluntary Annexations is governed by Florida Statute 177.044. In order for an area to be annexed, it must be contiguous to a municipality, be reasonably compact, and not create an enclave.

The ± 39.73-acre subject property is generally located 14062 NW US Highway 441 (tax parcel(s) 03961-000-000),
and has an Alachua County future land use designation of Agricultural / Rural, and Alachua County zoning designation of Agricultural.

In compliance with F.S. 171.044 (5), a copy of the notice, via certified mail, was sent to the Alachua County Board of County Commissioners on April 16, 2026, not fewer than 10 days prior to publishing the ordinance notice. Per F.S. 177.044 (2), the notice was published for two consecutive weeks, July 23 and 30, 2026, in the Alachua County Today newspaper prior to the hearing.

The Alachua County Board of County Commissioners has not provided any comment on the proposed annexation to date.

Section 1.7.7 of the City's Land Development Regulations states that lands being annexed shall retain their current unincorporated zone district classification until an amendment to the Comprehensive Plan is adopted by the City. The landowner may request, or the City Commission or Planning and Zoning Board, in the City's sole discretion, may initiate a zone district classification in accordance with Section 2.4.2, Site-specific amendments to the Official Zoning Atlas, following adoption of the Comprehensive Plan amendment. The zone district classification shall be consistent with the Comprehensive Plan Future Land Use Map Designation. No development, redevelopment, or expansion shall be initiated until the City adopts an amendment to the Comprehensive Plan and Official Zoning Atlas for the area being annexed.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 26-14
2. Application Materials
3. Public Notice Materials
4. Parker A. H. Stevens, Resume on File

ORDINANCE 26-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03961-000-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hills & Lindsay & McMillan & Pardi & Werner, individuals, applicants & owners of the property to be annexed, has authorized the execution of a petition requesting that the City limits of the City of Alachua, Florida, be extended to include their land; and,

WHEREAS, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been published once each week for two consecutive weeks in the Alachua County Today newspaper, meeting the requirements of advertising in Florida Statute 171.044; and,

WHEREAS, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been delivered by certified mail to the Board of County Commissioners of Alachua County, Florida no fewer than 10 days prior to the publishing of the first required notice of annexation meeting the requirements of notice in Florida Statute 171.044; and,

WHEREAS, the City Commission of the City of Alachua, Florida finds that the real property is contiguous to the existing corporate limits of the City, and is reasonably compact, and does not create an enclave, and meets the requirements for voluntary annexation as established in Florida Statute 171.044;

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

Section 1. Extending the Corporate Limits of the City of Alachua, Florida to Include Certain Lands Lying Contiguous to the Existing Corporate Limits of the City

A. Legal Description (Tax Parcel 03961-000-000).

The corporate limits of the City of Alachua, Florida are hereby amended to include lands described in the legal description attached to this ordinance and identified as “Exhibit A.”

B. Map.

A location map – including the amended municipal boundary of the City of Alachua, Florida – is hereby attached to this ordinance and identified as “Exhibit B.”

Section 2. Providing that All Existing Laws, Ordinances, Rules and Regulations Shall Apply

All laws, ordinances, rules and regulations of the City of Alachua, Florida of general application throughout the existing boundaries and corporate limits shall apply through the boundaries and corporate limits of said City as extended by this Ordinance.

Section 3. Official Zoning Atlas

Until the City of Alachua, Florida shall exercise its zoning power over the territories annexed, all of the current zoning regulations and maps heretofore adopted by the Board of County Commissioners of Alachua County, Florida shall continue in full force and effect throughout the territory annexed, and shall be enforced by the City of Alachua.

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 10th day of August, 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

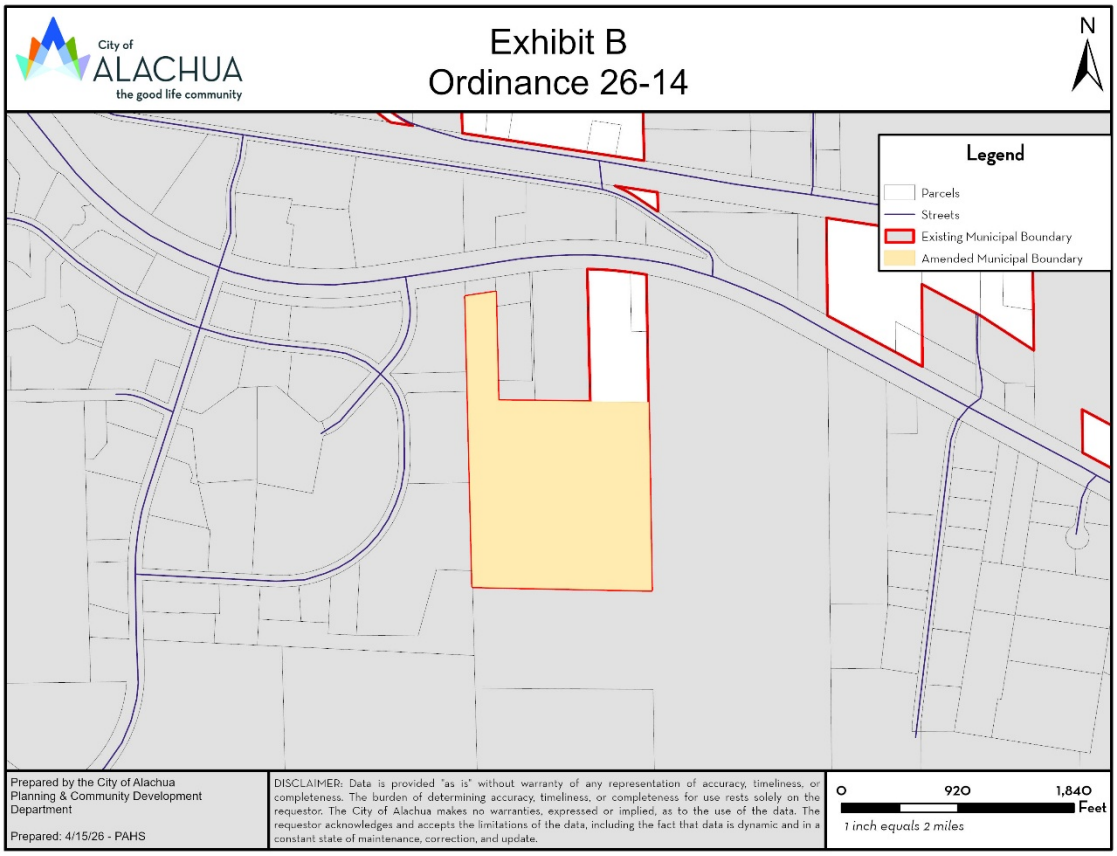
EXHIBIT A

Legal Description of Tax Parcel 03926-030-000;

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE WEST 210 FEET OF THE NORTHEAST 1/4 LYING SOUTH OF STATE ROAD 25 – U.S. HIGHWAY 441 (200 FOOT WIDE RIGHT-OF-WAY), OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE SOUTH 02 DEGREES 25 MINUTES 23 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 502.28 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 25 – U.S. HIGHWAY 441 AND THE POINT OF BEGINNING; THENCE, LEAVING SAID WEST LINE, NORTH 80 DEGRESS 36 MINUTES 35 SECONDS EAST, ALONG SAID SOUTHERNLY RIGHT-OF-WAY LINE, A DISTANCE OF 211.56 FEET TO THE EAST LINE OF THE WEST 210 FEET OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGE 138 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE, LEAVING SAID SOUTHERNLY RIGHT-OF-WAY, SOUTH 02 DEGREES, 25 MINUTES 23 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 840.62 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE SOUTHWEST CORNER OF SAID LANDS; THENCE, LEAVING SAID EAST LINE, NORTH 89 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1062.80 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE SOUTH 02 DEGREES 00 MINUTES 15 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1303.10 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 16 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST CORNER 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1227.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE EAST LINE OF "REPLAT OF PROGRESS CENTER" RECORDED IN PLAT BOOK "P", PAGE 48; THENCE NORTH 02 DEGREES, 25 MINUTES, 23 SECONDS WEST, ALONG SAID EAST LINE AND ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2117.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.91 ACRES, MORE OR LESS

EXHIBIT B


City of ALACHUA
the good life community
Exhibit B
Ordinance 26-14
N
Legend
Parcels
Streets
Existing Municipal Boundary
Amended Municipal Boundary
Prepared by the City of Alachua
Planning & Community Development
Department
Prepared: 4/15/26 - PAHS
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.
0
920
1,840
Feet
1 inch equals 2 miles

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

RECEIVED RECEIVED RECEIVED RECEIVED RECEIVED
JUN 01 2026

Voluntary Annexation Application

Reference City of Alachua Land Development Regulations, Section 1.7.7

Important Information and Procedures:

Two (2) public hearings before the City Commission are required to consider a request for voluntary annexation. *Applicants or their authorized agents should be present at all public hearings.*

Annexation of property into the City's jurisdiction does not change the Future Land Use Map Designation or zoning of the property. The property will retain its current designations until amended by the property owner. The property owner will be responsible for submitting applications and fees for a Comprehensive Plan Amendment to the Future Land Use Map and a rezoning within one year of the effective date of the annexation.

A. PROJECT

1. Project Name: Project McMillan
2. Address of Subject Property: 14062 and 14060 NW US HWY 441
3. Parcel ID Number(s): 03961-000-000
4. Existing Use of Property: Agricultural activities
5. Future Land Use Map Designation: County - Rural / AG
6. Zoning Classification: Agricultural
7. Acreage: 40
8. Number and Type of Existing Structures on the Property: Misc. small structures / hay barn / single family home

B. APPLICANT

1. Applicant's Status ■ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Hill & Lindsay & McMillan & Pardi & Werner Title: Individuals
   Company (if applicable): N/A
   Physical address: N/A
   Mailing Address: Scruggs, Carmichael and Wershow, P.A. ATTN Kelley Jones. 4923 NW 43rd Street
   City: Gainesville State: FL ZIP: 32606
   Telephone: (352) 376-5242 FAX: _____ e-mail: kelley@scwlegal.org
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   Telephone: _____ FAX: _____ e-mail: _____

* Must provide executed Authorized Agent 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: Atlee Property Partners, LLC
   If yes, is the contract/option contingent or absolute? ■ Contingent ☐ Absolute

D. **ATTACHMENTS**

1. A current aerial map or plat of the property (may be obtained from the Alachua County Property Appraiser.)
2. Two (2) sets of 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).
3. Property survey or boundary sketch of the property, including legal description (metes and bounds) with tax parcel number, signed and sealed by a professional land surveyor.
4. Proof of ownership (recorded warranty deed.)
5. Proof of payment of taxes.
6. **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 6 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 I/We are the owner(s) of real property hereinafter described, or have received and hereby submit written authorization from the owner(s) of the real property to act on their behalf. I/We petition the City of Alachua to extend its corporate limits by voluntary annexation to include the attached legal description of real property.

I/We hereby certify:

1. That the real property described in the attached legal description is contiguous to the existing city limits of the City of Alachua, Florida.
2. That the real property described in the attached legal description is reasonably compact in character.
3. That annexation of the real property described in the attached legal description will not result in the creation of enclaves (that is areas of unincorporated county property completely surrounded by the City of Alachua.)
4. That the owner is the fee simple absolute owner of the real property described in the attached legal description and that there are no leans, encumbrances of title, clouds of any type.
5. That the information contained herein is true and correct to the best of my/our knowledge.
6. That, in accordance with Section 1.7.7 of the City's Land Development Regulations, the property owner will be responsible for submitting applications and fees for a Comprehensive Plan Amendment to the Future Land Use Map and a rezoning within one year of the effective date of the annexation.

Lorraine M Pardi

Signature of Applicant

Signature of Co-applicant*

Lorraine M. Pardi

Typed or printed name and title of applicant

Typed or printed name of co-applicant*

* Provide signatures of all co-applicants. Multiple copies of this page may be used if necessary.

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 30 day of MAY 20 26, by LORRAINE M. PARDI, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL
Notary Public State of Florida
Robert Edward Jernigan
My Commission HH 343800
Expires 1/22/2027

Robert Edward Jernigan

Signature of Notary Public, State of FLORIDA

D. ATTACHMENTS

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George E. Werner Attorney-in-fact for Paula Coy Werner

Signature of Applicant

~~Signature of Co-applicant*~~

Paula Coy Werner

Typed or printed name and title of applicant

Typed or printed name of co-applicant*

* Provide signatures of all co-applicants. Multiple copies of this page may be used if necessary.

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 30 day of MAY 20 26, by GEORGE E. WERNER, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Robert Edward Jernigan
My Commission HH 343800
Expires 1/22/2027

Robert Edward Jernigan

Signature of Notary Public, State of FLORIDA

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Jennifer Lindsey
Signature of Applicant

Signature of Co-applicant*

Jennifer Lindsey
Typed or printed name and title of applicant

Typed or printed name of co-applicant*

* Provide signatures of all co-applicants. Multiple copies of this page may be used if necessary.

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 20 day of MAY 20 16, by JENNIFER LINDSEY, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Robert Edward Jernigan
My Commission HH 343800
Expires 1/22/2027

Robert Edward Jernigan
Signature of Notary Public, State of FLORIDA

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Jacquelyn Christie Hill
Signature of Applicant

Signature of Co-applicant*

Jacquelyn Christine Hill
Typed or printed name and title of applicant

Typed or printed name of co-applicant*

* Provide signatures of all co-applicants. Multiple copies of this page may be used if necessary.

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 30 day of MAY 2026, by Jacquelyn Christine Hill, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Robert Edward Jernigan
My Commission HH 343800
Expires 1/22/2027

Robert Edward Jernigan
Signature of Notary Public, State of FLORIDA

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Gary W. McMillan
Signature of Applicant

Signature of Co-applicant*

Gary W. McMillan
Typed or printed name and title of applicant

Typed or printed name of co-applicant*

* Provide signatures of all co-applicants. Multiple copies of this page may be used if necessary.

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 30 day of MAY 2026, by Gary W. McMillan, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Robert Edward Jernigan
My Commission HH 343800
Expires 1/22/2027

Robert Edward Jernigan
Signature of Notary Public, State of FLORIDA

Investigative Services Department
J & K Canine Academy Inc
Hillman Su
Com
Cutting Edge Renovation and Painting
JRH LLC BUDGET TRUCK RENTAL
Calvary Bapt
Research Cir
Innovation Dr
esearch Cir

Addresses within 400' of subject property boundaries		
Parcel Number	**Physical Address**	**Owner Name**
03956-010-036	There are no addresses	Concept Development Inc.
03956-010-006	11550 Research Cir	FTA Alachua L C
03956-010-037	There are no addresses	Concept Development Inc.
03956-010-000	There are no addresses	Concept Development Inc.
03956-010-038	There are no addresses	Progress Center Property Owners Association Inc
03957-000-000	13932 NW US HWY 441	San Felasco Research Ventures LLC
03953-006-001	14030 NW US HWY 441	CER Alachua Holdings LLC
03953-006-000	14036 NW US HWY 441	North Florida General Contracting Inc
03953-007-000	14028 NW US HWY 441	Grady Manor LLC
03953-002-000	14024 NW US HWY 441	Amsdell Storage Ventures 59 LLC
03953-004-002	There are no addresses	"null"
03191-001-000	14101 and 14107 NW US HWY 441	Board of Trustees of the Internal Improvement Trust Fund of The State of FL
03953-005-000	There are no addresses	Wiggins Family LLLP
03953-001-000	14029 NW US HWY 441	Wiggins Family LLLP
03953-001-001	There are no addresses	Wiggins Family LLLP

Addresses within 400' of subject property boundaries		
Parcel Number	**Physical Address**	**Owner Name**
03956-010-036	There are no addresses	Concept Development Inc.
03956-010-006	11550 Research Cir	FTA Alachua L C
03956-010-037	There are no addresses	Concept Development Inc.
03956-010-000	There are no addresses	Concept Development Inc.
03956-010-038	There are no addresses	Progress Center Property Owners Association Inc
03957-000-000	13932 NW US HWY 441	San Felasco Research Ventures LLC
03953-006-001	14030 NW US HWY 441	CER Alachua Holdings LLC
03953-006-000	14036 NW US HWY 441	North Florida General Contracting Inc
03953-007-000	14028 NW US HWY 441	Grady Manor LLC
03953-002-000	14024 NW US HWY 441	Amsdell Storage Ventures 59 LLC
03953-004-002	There are no addresses	"null"
03191-001-000	14101 and 14107 NW US HWY 441	Board of Trustees of the Internal Improvement Trust Fund of The State of FL
03953-005-000	There are no addresses	Wiggins Family LLLP
03953-001-000	14029 NW US HWY 441	Wiggins Family LLLP
03953-001-001	There are no addresses	Wiggins Family LLLP

Land Description: (Official Records Book 4652, Page 1089)

Tax Parcel #03961-000-000

The SW ¼ of the NE ¼, and the west 210 feet of the NW ¼ of the NE ¼ lying south of SR 25 (US 441), less the north 100 feet of the west 210 feet of the NW ¼ of the NW ¼ lying south of SR-25, of Section 24, Township 8 South, Range 18 East, Alachua County, Florida.

SKETCH OF DESCRIPTION

PARCEL 03961-000-000 & 03961-002-000
14060 N.W. U.S. HIGHWAY 441
ALACHUA, FL 32615

SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

"THIS IS NOT A BOUNDARY SURVEY"

LAND DESCRIPTION: (OFFICIAL RECORDS BOOK 4652, PAGE 1089)
TAX PARCEL #03961-000-000

THE SW 1/4 OF THE NE 1/4, AND THE WEST 210 FEET OF THE NW 1/4 OF THE NE 1/4 LYING SOUTH OF SR-25 (U.S. 441), LESS THE NORTH 100 FEET OF THE WEST 210 FEET OF THE NW 1/4 OF THE NE 1/4 LYING SOUTH OF SR-25, OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TAX PARCEL #03961-002-000

THE NORTH 100 FEET OF THE WEST 210 FEET OF THE NW 1/4 OF THE NE 1/4 LYING SOUTH OF SR-25 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

LAND DESCRIPTION: (PREPARED BY THIS OFFICE)
THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE WEST 210 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF STATE ROAD 25 - U.S. HIGHWAY 441 (200 FOOT WIDE RIGHT-OF-WAY), OF SECTION 24 SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE SOUTH 02°25'23" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 502.24 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 25 - U.S. HIGHWAY 441 AND THE POINT OF BEGINNING; THENCE, LEAVING SAID WEST LINE, NORTH 88°36'35" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 211.26 FEET TO THE EAST LINE OF THE WEST 210 FEET OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGE 138 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 02°25'23" EAST, ALONG SAID EAST LINE, A DISTANCE OF 840.62 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE SOUTHWEST CORNER OF SAID LANDS; THENCE, LEAVING SAID EAST LINE, NORTH 88°34'32" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1082.80 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE SOUTH 87°00'15" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1303.10 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE SOUTH 88°10'43" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1227.16 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE EAST LINE OF "REPLAT OF PROGRESS CENTER" RECORDED IN PLAT BOOK "P", PAGE 48; THENCE NORTH 02°25'23" WEST, ALONG SAID EAST LINE AND ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2117.30 FEET TO THE POINT OF BEGINNING.
CONTAINING 40.91 ACRES, MORE OR LESS.

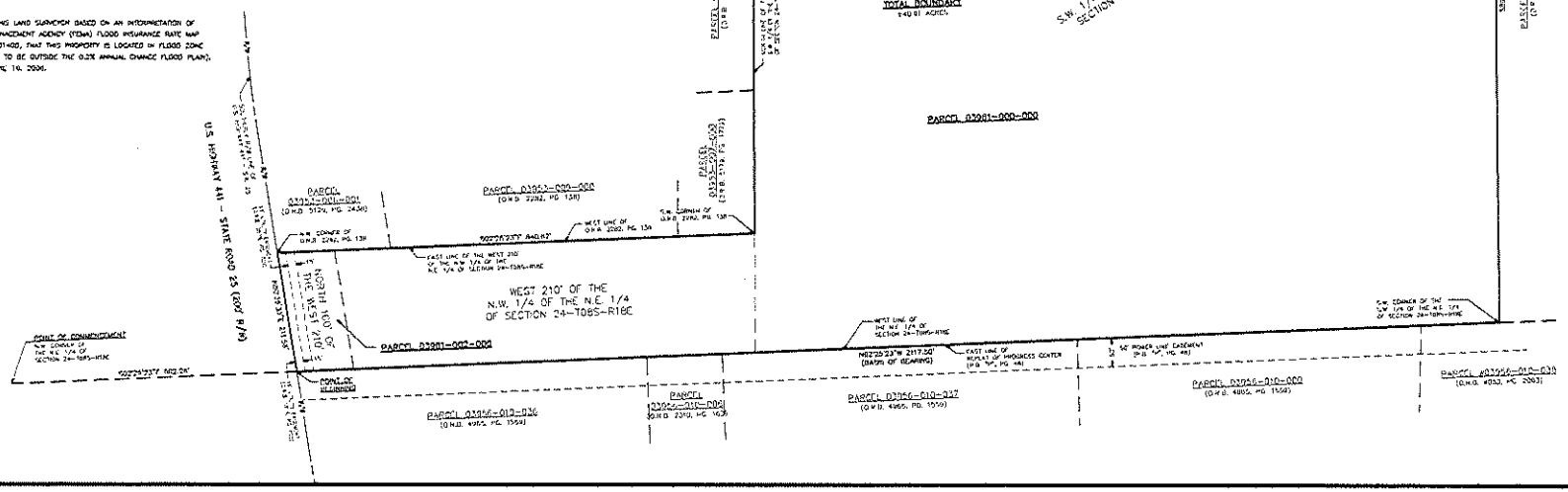
SURVEYOR'S NOTES:
1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS A GRAPHIC DEPICTION OF THE CURRENT BOUNDARY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4652, PAGE 1089 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
3. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.
4. THE PRINTED DIMENSIONS SHOWN ON THIS SKETCH SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
5. "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
6. THIS SKETCH HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SKETCH FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
7. UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SKETCH OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
8. ADDITIONS OR DELETIONS TO SKETCH MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS SKETCH AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10. BEARINGS ARE BASED ON AN ASSUMED CALL OF NORTH 02°25'23" WEST FOR THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST.
11. SKETCH PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER: 26-3120; COMMITMENT DATE: MARCH 31, 2026 AT 8:00 AM)
12. NO FIELD WORK WAS PERFORMED FOR THIS SKETCH.
13. GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS AND/OR AGREEMENTS.
14. THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FLOOD ZONE:
IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0140D, THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

LEGEND:
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE

SCALE: 1" = 100'

LOCATION MAP: NOT TO SCALE



George F. Young, Inc.
FIRM CERTIFICATE OF AUTHORIZATION NUMBER LB 3653

NO.	BY	DATE	REVISION
1			
2			
3			
4			
5			
6			
7			

CLIENT SKETCH TO
ALEX PROPERTY PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
ADDRESS: 1000 SOUTH PINE ISLAND ROAD, SUITE 400
PLANTATION, FL 33324

STATUS	BY	DATE
FIELD	GT	03/31/26
OFFICE	DD	03/31/26
REVIEW		
FIELD BOOK		

Digitally signed by David Deren (FL 7068)
Date: 2026.03.31 14:05:39 -04'00'

DRAWN BY: DAVID DEREN
CHECKED BY: DAVID DEREN

SKETCH OF DESCRIPTION
PARCEL 03961-000-000 & 03961-002-000
14060 N.W. U.S. HIGHWAY 441
ALACHUA, FL 32615

SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

JOB NO.
26009100GS

SHEET NO.
1 OF 1

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3165805 3 PG(S)
December 26, 2018 11:13:32 AM
Book 4652 Page 1089
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

This instrument prepared without benefit of title search or legal opinion of title by:

Marvin W. Bingham, Jr., Esq.
BINGHAM & MIKOLAITIS, P.A.
P.O. Box 1930
Alachua, Florida 32616-1930
File #18-279

Tax Parcel #03961-000-000 and #03961-002-000

NOTE TO CLERK, DOR AUDITORS, PROPERTY TAX APPRAISER, AND TAX COLLECTOR:
This deed is exempt from deed documentary stamp tax pursuant to Letter of Technical Advice No. 00B4-024 and does not result in loss of previously filed Homestead Exemption or re-assessment of property value pursuant to FS 193.155, FS 193.1554, and AGO 2001-31 (April 26, 2001).

WARRANTY DEED
(Enhanced Life Estate)

THIS INDENTURE, made this 18th day of December, 2018 between **EULA LOLE MCMILLAN, an unremarried widow**, whose post office address is P. O. Box 1011, Alachua, FL 32616, Grantor, and **EULA LOLE MCMILLAN** , whose post office address is P. O. Box 1011, Alachua, FL 32616, for a life estate, without any liability for waste, with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise dispose of the property described below, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to **LORRAINE PARDI, PAULA COY WERNER, JENNIFER LEE LINDSAY, JACQUELINE CHRISTINE HILL and GARY WARREN MCMILLAN,** whose post office address is P.O. Box 1011, Alachua, FL 32616, as Grantees.

Grantor reserves the right to re-convey the property to herself without the necessity for any consideration being paid and by doing so thus terminates any interest that might otherwise have accrued to the Grantee(s)/remainder persons or to their creditors, heirs, assigns or successors in interest.

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, and

Grantees' heirs and assigns forever, the following described land, situate, lying and being in **Alachua County**, Florida, to wit:

Tax Parcel #03961-000-000

The SW 1/4 of the NE 1/4, and the West 210 feet of the NW 1/4 of the NE 1/4 lying South of SR-25 (U.S. 441), LESS the North 100 feet of the West 210 feet of the NW 1/4 of the NE 1/4 lying South of SR-25, of Section 24, Township 8 South, Range 18 East, Alachua County, Florida.

Tax Parcel #03961-002-000

The North 100 feet of the West 210 feet of the NW 1/4 of the NE 1/4 lying South of SR-25 of Section 24, Township 8 South, Range 18 East, Alachua County, Florida.

SUBJECT TO, and together with, all covenants, easements, reservations and restrictions of record, and taxes for the year 2019 and all subsequent years,

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 said Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has a 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, 2018.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: Marvin W. Bingham, Jr.

Witness: Susan L. Mikolaitis

Eula Lole McMillan, Grantor

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 18th day of December, 2018, by **Eula McMillan**, who is ❑ personally known to me or ❑ who has produced a Florida Driver's License as identification.

My Commission expires:
(SEAL)

Sign: _____
Notary Public, State of Florida
Marvin W. Bingham, Jr.

MARVIN W. BINGHAM, JR.
Commission # FF 993552
Expires May 23, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

John Power
Alachua County Tax Collector

Transaction # 4851505	
Cashier:	MB
Paid By:	
Posted Date:	11/21/2025 10:06AM
Received Via:	Mail
Num. Items:	1
Total Tendered:	$6,428.38
Receipt #:	25-0033114
Batch:	231407
Drawer:	HSP Tax
Status:	Complete

Receipt

Item	Details	Effective Date	Due	Paid
Real Estate	Acc# 03961 000 000 Bill Yr: 2025 Regular Due: 03/31/2026	11/21/2025	$6,428.38	$6,428.38
	Total:		$6,428.38	$6,428.38

Payment	Details	Paid
Check	Chk#05951	$6,428.38
	Balance:	$0.00

ALATB15061F

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
03961 000 000	14060 NW US HWY 441	0300

HILL & LINDSAY & MCMILLAN & PARDI &
WERNER
PO BOX 1011
ALACHUA, FL 32616

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6000	311,465	0	311,465	2,367.13
SHERIFF LAW ENFORCEMENT	3.5678	311,465	0	311,465	1,111.24
LIBRARY GENERAL	0.9374	311,465	0	311,465	291.97
SCHOOL CAP PROJECT	1.5000	311,465	0	311,465	467.20
SCHOOL DISCRNRY & CN	0.7480	311,465	0	311,465	232.98
SCHOOL GENERAL	3.0030	311,465	0	311,465	935.33
SCHOOL VOTED	1.0000	311,465	0	311,465	311.47
CHILDREN'S TRUST	0.4500	311,465	0	311,465	140.16
SUWANNEE RIVER WATER MGT DIST	0.2812	311,465	0	311,465	87.58
TOTAL MILLAGE	19.0874			AD VALOREM TAXES	$5,945.06

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION

SW1/4 OF NE1/4 AND W 210 FT OF NW1/4 OF NE1/4 SOUTH OF SR-25 LESS N 100 FT OF W
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
501 BOCC REFUSE RURAL COLL	1.000	@ 132.0100	132.01
730 BOCC SOLID WASTE MGMT	1.000	@ 15.8100	15.81
550 COUNTY FIRE SERVICES	1.000	Varies	503.75
555 COUNTY STORMWATER	1.000	Varies	99.60
NON-AD VALOREM ASSESSMENTS			$751.17

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$6,696.23

IF PAID BY PLEASE PAY	Nov 30, 2025 $0.00				

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
03961 000 000	14060 NW US HWY 441

HILL & LINDSAY & MCMILLAN & PARDI &
WERNER
PO BOX 1011
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2025	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 25-0033114 $6,428.38 Paid 11/21/2025

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 1, 2017

RE: Annexation Cycle Open in the City of Alachua

Dear Property Owner:

Property you own in proximity to the City of Alachua city limits has been identified as an enclave. This means that your property is located within Alachua County, but is surrounded on all sides by property located within the City of Alachua.

The City of Alachua has opened up an Annexation Cycle. For all applications for annexation submitted by the end of the business day on August 1, 2017, the **APPLICATION FEES HAVE BEEN WAIVED.**

Attached is an information sheet outlining some of the benefits to becoming part of the City of Alachua, known as the *Good Life Community*.

Should you have any questions or wish to set up a time to discuss the annexation of your property into the City of Alachua city limits, please feel free to contact the Planning & Community Development Department at (386) 418-6120. An application for annexation is also available on the front page of the City's website at www.cityofalachua.com.

Sincerely,

Kathy Winburn

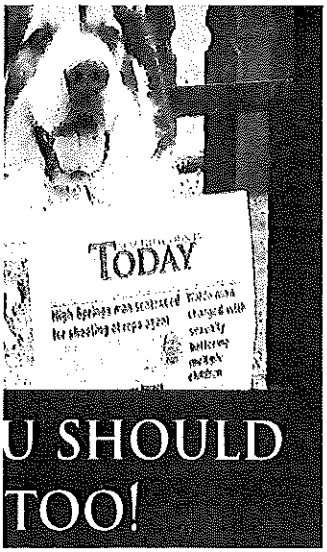
Kathy Winburn, AICP
Planning & Community Development Director

14062 and 14060 NW US Hwy 441

Pros of Annexing Into the City Limits of the City of Alachua

- Potentially Expedited Development Review Process Compared to the County *
  - Building Permit (for new single-family residence, 2-3 weeks in City vs. 5-6 weeks in County)
  - Plat/Subdivision Process (approximately 6 months in City vs. 10-12 months in County)
  - Site Plan Process (approximately 3 months in City vs. 5 months in County)
- Fees/Taxes
  - No Fire, Sheriff or Unincorporated Services Municipal Services Taxing Unit (MSTU)
  - No County Transportation or Park Impact Fees (approximately $4,300 for a new 1,500 square foot single-family residence in the County)
- Access to Elected Officials
  - More convenient and easier access to local government (City of Alachua City Hall instead of County Administration Building in Gainesville)
  - Per capita constituents (1 City Commissioner to 2,000 citizens vs. 1 County Commissioner to 51,000 citizens)
- Less expensive utility rates (if already connected to City utilities)
- Being a part of and helping to guide the "Good Life Community"
  - Premier Parks and Recreation Facilities and Programs
  - Charming, Walkable Downtown District
  - Community Schools with Strong Support
  - Advisory Boards to the City Commission
- Local Police Coverage (potential for faster response times)

* Length of process may vary depending upon the completeness of the application.



U SHOULD TOO!

help provide equipment, travel gear and training resources for the school's soccer program.

In addition to raising money, the event highlighted the relationship between youth soccer and the high school program by giving younger athletes an opportunity to interact with older players and members of the local soccer community.

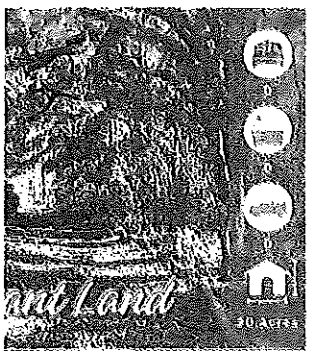
The tournament was organized by Santa Fe High School boys soccer head coach and alumnus players and fans of all ages for a fantastic day of fast-paced soccer and community connection," organizers said in a statement. "The tournament successfully bridged the gap between the youth recreation level and the high school program, uniting local families, alumni, and soccer enthusiasts for a common cause."

They also thanked the many volunteers, participants and supporters who helped make the event possible.

INGS

r sale

HORIZON
REALTY of ALACHUA, INC.



2 $449,900

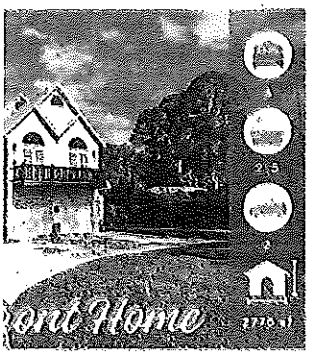
STREET ALACHUA

dition of peaceful Poly. 11 minutes from t
e away less than a 1/2 mile down a dirt
veway lined with mature, natural
the beautiful twenty acres, set back from
s they cleared homesite.

GC519208 $2,917 month

16407 NW 174TH DR D&E ALACHUA

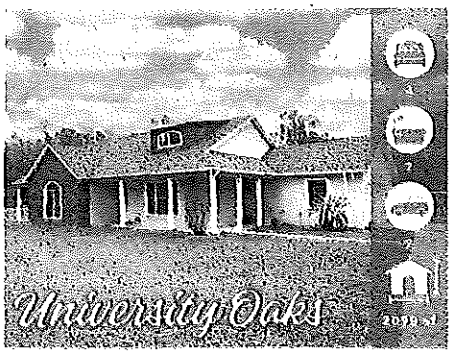
Located in Horizon Office Park on US 441 just N of I-75 and Santa Fe High School. Well-maintained office building across from Regions Bank and Santa Fe Ford and the soon to be Wawa and additional retail/businesses under construction. Business professionall



6 $789,000

DRIVE HAWTHORNE

four 1.58 acre lakefront haven on the
y Lake! This jewel is a solid custom built
ful Lake Forest neighborhood east of
his exquisite 5-bedroom, 3 1/2 bathroom
and stunning views of Rice Lake.



GC528297 $359,900

10851 NE 109TH STREET ARCHER

This stylish 4/2 sits on a spacious 1.6-acre corner lot. The grand open floor plan includes pillared formal dining with a high domed window for natural light, an open breakfast bar, granite counters and tiled floors throughout the home.

ON REALTY
ACHUA, INC.
ON YOUR HORIZON?

CALL TO ARRANGE A TOUR TODAY
PH: 386-462-4020
HORIZONREALTYFL.COM

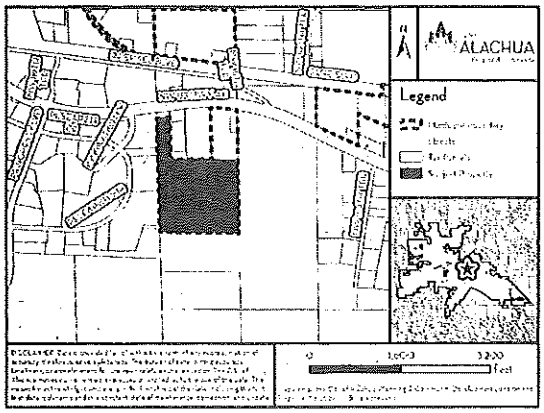
City of ALACHUA

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on August 10, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following proposed ordinance as titled:

ORDINANCE 26-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE COPPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03961-000-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



The ± 39.73-acre subject property is generally located 14062 NW US Highway 441 (tax parcel(s) 03961-000-000). Copies of the application, complete legal description of the subject property, and proposed ordinance are available for public inspection at the Planning & Community Development Department in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. and copies can be obtained from the Office of the Deputy City Clerk.

At the public hearing, all interested parties may appear and be heard with respect to the application. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 23, 2026 and July 30, 2026)

affic signal work and
lated construction.

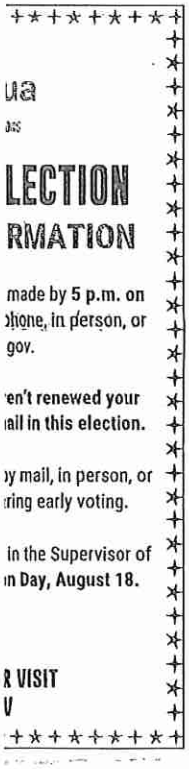
accommodate
and downtown
ses during the
ht closures, FDOT
identified several
public parking areas,
ig locations along
est 237th Street,
est 185th Road and
ist Railroad Avenue.

resurfacing project
ng completed by
on Columbia Co.
hich was awarded
ontract by FDOT.
action is expected
tinue through fall
lthough the schedule

conditions.

Motorists are encouraged to watch for construction crews, follow posted traffic signs and allow extra travel time

FDOT also encourages drivers to monitor traffic conditions and construction updates through its Northeast Florida social media channels, the FL511



City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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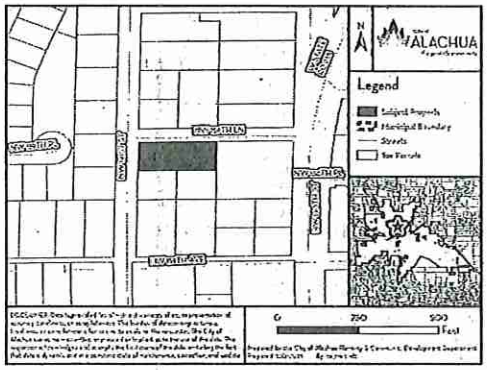
Ordinance 26-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY - 3 (RSF-3) TO GOVERNMENT FACILITY (GF) ON A ± 0.49-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH ON THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET; TAX PARCEL NUMBER 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m., one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 30, 2026)

" " "

City of ALACHUA

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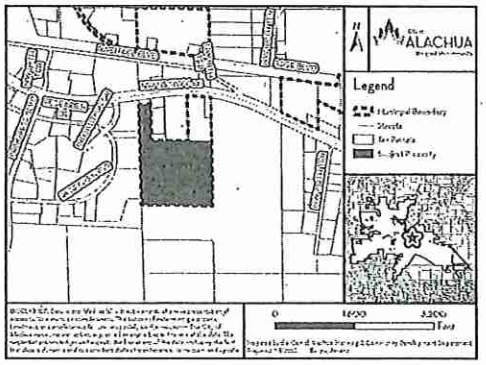

The ± 39.73-acre subject property is generally located 14062 NW US Highway 441 (tax parcel(s) 03961-000-000). Copies of the application, complete legal description of the subject property, and proposed ordinance are available for public inspection at the Planning & Community Development Department in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. and copies can be obtained from the Office of the Deputy City Clerk.

At the public hearing, all interested parties may appear and be heard with respect to the application. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 23, 2026 and July 30, 2026)

City of Alachua
"The Good Life Community"
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Alachua, Florida 32616-0009

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Board of County Commissioners
Alachua County Florida
12 SE 1st Street
Gainesville, FL 32601

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on August 10, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following proposed ordinance as titled:

ORDINANCE 26-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03961-000-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The ± 39.73-acre subject property is generally located 14062 NW US Highway 441 (tax parcel(s) 03961-000-000). Copies of the application, complete legal description of the subject property, and proposed ordinance are available for public inspection at the Planning & Community Development Department in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. and copies can be obtained from the Office of the Deputy City Clerk.

At the public hearing, all interested parties may appear and be heard with respect to the application. 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.

ORDINANCE 26-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03961-000-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hills & Lindsay & McMillan & Pardi & Werner, individuals, applicants & owners of the property to be annexed, has authorized the execution of a petition requesting that the City limits of the City of Alachua, Florida, be extended to include their land; and,

WHEREAS, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been published once each week for two consecutive weeks in the Alachua County Today newspaper, meeting the requirements of advertising in Florida Statute 171.044; and,

WHEREAS, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been delivered by certified mail to the Board of County Commissioners of Alachua County, Florida no fewer than 10 days prior to the publishing of the first required notice of annexation meeting the requirements of notice in Florida Statute 171.044; and,

WHEREAS, the City Commission of the City of Alachua, Florida finds that the real property is contiguous to the existing corporate limits of the City, and is reasonably compact, and does not create an enclave, and meets the requirements for voluntary annexation as established in Florida Statute 171.044;

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

Section 1. Extending the Corporate Limits of the City of Alachua, Florida to Include Certain Lands Lying Contiguous to the Existing Corporate Limits of the City

A. Legal Description (Tax Parcel 03961-000-000).

The corporate limits of the City of Alachua, Florida are hereby amended to include lands described in the legal description attached to this ordinance and identified as "Exhibit A."

B. Map.

A location map – including the amended municipal boundary of the City of Alachua, Florida – is hereby attached to this ordinance and identified as "Exhibit B."

DRAFT

Section 2. Providing that All Existing Laws, Ordinances, Rules and Regulations Shall Apply

All laws, ordinances, rules and regulations of the City of Alachua, Florida of general application throughout the existing boundaries and corporate limits shall apply through the boundaries and corporate limits of said City as extended by this Ordinance.

Section 3. Official Zoning Atlas

Until the City of Alachua, Florida shall exercise its zoning power over the territories annexed, all of the current zoning regulations and maps heretofore adopted by the Board of County Commissioners of Alachua County, Florida shall continue in full force and effect throughout the territory annexed, and shall be enforced by the City of Alachua.

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 10th day of August, 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 of Tax Parcel 03926-030-000;

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE WEST 210 FEET OF THE NORTHEAST 1/4 LYING SOUTH OF STATE ROAD 25 – U.S. HIGHWAY 441 (200 FOOT WIDE RIGHT-OF-WAY), OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE SOUTH 02 DEGREES 25 MINUTES 23 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 502.28 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 25 – U.S. HIGHWAY 441 AND THE POINT OF BEGINNING; THENCE, LEAVING SAID WEST LINE, NORTH 80 DEGRESS 36 MINUTES 35 SECONDS EAST, ALONG SAID SOUTHERNLY RIGHT-OF-WAY LINE, A DISTANCE OF 211.56 FEET TO THE EAST LINE OF THE WEST 210 FEET OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGE 138 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE, LEAVING SAID SOUTHERNLY RIGHT-OF-WAY, SOUTH 02 DEGREES, 25 MINUTES 23 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 840.62 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE SOUTHWEST CORNER OF SAID LANDS; THENCE, LEAVING SAID EAST LINE, NORTH 89 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1062.80 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE SOUTH 02 DEGREES 00 MINUTES 15 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1303.10 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 16 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST CORNER 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1227.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE EAST LINE OF "REPLAT OF PROGRESS CENTER" RECORDED IN PLAT BOOK "P", PAGE 48; THENCE NORTH 02 DEGREES, 25 MINUTES, 23 SECONDS WEST, ALONG SAID EAST LINE AND ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2117.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.91 ACRES, MORE OR LESS

DRAFT

EXHIBIT B

DRAFT

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

Commission Agenda
Item

MEETING DATE: August 10, 2026

SUBJECT: Ordinance 26-15, First Reading; Extending Ordinance 0-96-21 - Clay Electric Cooperative, Electric Utility Franchise Agreement

PREPARED BY: Michael Carrillo

RECOMMENDED ACTION:

Approve Ordinance 26-15 on First Reading and Schedule Second Reading for August 24, 2026.

Summary

The City of Alachua provides reliable and cost-effective electric utility service to roughly 5,300 residential and commercial customers within our Electric Service Territory, as recorded with the Florida Public Service Commission. The remaining electric customers within our City Limits are served through Electric Franchise Agreements* by Clay Electric Cooperative, Duke Energy of Florida, and Gainesville Regional Utilities, according to these utilities' respective Electric Service Territories.

*An Electric Franchise Agreement is a negotiated contract between a municipality (or local government) and an electric service provider that grants the utility the right to serve customers within a specific geographic area. It is a legal arrangement under public utility law that authorizes the utility to operate in the jurisdiction, often for a set term (sometimes 20 years or more), and typically includes provisions for rates and the use of public rights-of-way for infrastructure installation and maintenance.

Ordinance 26-15 extends the existing 30-year Clay Electric Franchise Agreement for an additional 30 years and calls for payment to the City of a monthly franchise payment amounting to 6% of Clay Electric's base revenues for the customers it serves inside the City of Alachua.

Approving Ordinance 26-15 will provide continuity of service for existing Clay Electric customers within the limits of the City of Alachua.

FINANCIAL IMPACT

This Franchise Agreement provides a source of income for the City of Alachua.

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Ordinance 2026-15 (Clay Electric Cooperative, Inc. Non-Exclusive Electric Utility Franchise)
2. Clay-Elec_Ordinance_0-96-21_Franchise-Agreement
3. Reef Energy LLC Recommendation for Extension
4. City of Alachua - signed acceptance letter 8.3.26

ORDINANCE 2026-15

AN ORDINANCE OF THE CITY OF ALACHUA; EXTENDING ORDINANCE NO. 0-96-21; AN ORDINANCE GRANTING CLAY ELECTRIC COOPERATIVE A NON-EXCLUSIVE ELECTRIC UTILITY FRANCHISE TO OCCUPY MUNICIPAL STREETS AND RIGHTS-OF-WAY IN THE CITY OF ALACHUA, FLORIDA, FOR THE PURPOSE OF PROVIDING ELECTRIC AND POWER SERVICES; PRESCRIBING THE TERMS AND CONDITIONS ACCOMPANYING THE GRANT OF FRANCHISE; PROVIDING FOR SEVERABILITY OF PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alachua provides for in Appendix A, Article I, Section 1 of its Code of Ordinances the list of agreements and franchises; and

WHEREAS, The City of Alachua, by passing Ordinance 0-96-21 on second and final reading on September 4, 1996, granted to Clay Electric Cooperative, Inc. a Non-Exclusive Electric Utility Franchise to occupy municipal streets and rights-of-ways; and

WHEREAS, Ordinance 0-96-21 has been listed but not published in the City of Alachua Code of Ordinances; and

WHEREAS, Ordinance 0-96-21 is a valid, legal Non-Exclusive Electric Utility Franchise even though it is not published in the City of Alachua Code of Ordinances; and

WHEREAS, Ordinance 0-96-21 provided for a franchise term of thirty (30) years from September 4, 1996; and

WHEREAS, on September 3, 2026, the Non-Exclusive Electric Utility Franchise will expire; and

WHEREAS, the City of Alachua received a letter from Clay Electric Cooperative, Inc. dated January 13, 2026, indicating its proposal for an extension of the current Non-Exclusive Electric Utility Franchise for a period of thirty (30) years, with an expiration date of September 3, 2056.

WHEREAS, the City of Alachua shares in the desire to extend the Clay Electric Cooperative, Inc. Non-Exclusive Electric Utility Franchise for a period of thirty (30) years, with an expiration date of September 3, 2056; and

WHEREAS, the City of Alachua Commission finds the mutual desire to extend the Non-Exclusive Electric Utility Franchise for an additional thirty (30) years to be in the public interest; and

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

The foregoing recitals are true, confirmed, affirmed and adopted as if repeated in their entirety and set forth herein.

Section 1. Extending Ordinance 0-96-21

Ordinance 0-96-21 shall continue to have full effect and be in force from and after the final passage hereof, as required by law and upon the filing of an acceptance by Grantee of all the terms thereof with the Grantor and shall continue in force and effect for a term of thirty (30) years after the effective date of this ordinance, or as long as the territory agreement between the parties is in full force and effect, whichever is less.

Section 2. Inclusion of Code

It is the intention of the City Commission of the City of Alachua, Florida and it is hereby provided that the provision of this ordinance shall become and be made part of the Code of Ordinances of the City of Alachua, Florida; that the sections of this ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section," "article" or other appropriate designation to accomplish such intention.

Section 3. Providing for Severability

It is the declared intent of the City Commission of the City of Alachua, Florida, that, if any section, sentence, clause, phrase or provision of this ordinance is for any reason held or declared to be unconstitutional, voice or inoperative by a court or agency of competent jurisdiction, such holding if 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 4. Repealing all Ordinances in Conflict

All other ordinances or parts of ordinances in conflict herewith, are to the extent of such conflict, hereby repealed.

Section 5. Providing an Effective Date

This Ordinance shall become effective September 3, 2026.

PASSED on first reading on the ___ day of July 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor

SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/City Clerk

APPROVED AS TO FORM:

_____
S. Scott Walker, City Attorney

ORDINANCE NO. 0-96-21

AN ORDINANCE GRANTING TO CLAY ELECTRIC COOPERATIVE A NON-EXCLUSIVE ELECTRIC UTILITY FRANCHISE TO OCCUPY MUNICIPAL STREETS AND RIGHTS-OF-WAY IN THE CITY OF ALACHUA, FLORIDA, FOR THE PURPOSE OF PROVIDING ELECTRIC AND POWER SERVICES; PRESCRIBING THE TERMS AND CONDITIONS ACCOMPANYING THE GRANT OF FRANCHISE; PROVIDING FOR SEVERABILITY OF PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

SECTION 1. Findings.

(A) The Grantor deems it necessary, desirable and in the interest of its citizens to establish by ordinance a franchise granting to Grantee the permission to occupy Rights-of-Way in the City of Alachua, Florida, for the purpose of providing electric services.

(B) The Grantee is willing to undertake the installation and operation of its electric utility facilities under a franchise from Grantor.

SECTION 2. Short Title.

This Ordinance shall be known and may be cited as the "Clay Electric Cooperative, Inc. Electric Franchise."

SECTION 3. Definitions.

For the purposes of this Ordinance, the following terms, phrases, words, and their derivations shall have the meaning given herein. When not inconsistent with the context, words in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

(A) "Grantor" - The City of Alachua, Florida.

(B) "Grantee" - Clay Electric Cooperative, Inc., its successors and assigns.

(C) "Electric Utility System" - An electric power system installed and operated in the Franchise Area in accordance with the provisions of the Florida Public Service Commission establishing technical standards, service areas, tariffs and operating standards, which shall include but not be limited to electric light, heat, power, and energy facilities, and a generation, transmission, and distribution system, with such extensions thereof and additions thereto as shall hereafter be made.

(D) "Franchise Area" - That area for which Grantee provides Electric Utility Service which is within the corporate city limits of the Grantor.

(E) "Base Revenues" - Revenues from the sale of electricity, net of customer credits, to residential, commercial, and industrial customers and City sponsored streetlighting all within the corporate limits of the City.

(F) "Person" - Any person, firm, partnership, association, corporation, company or organization of any kind.

(G) "Rights-of-Way" - All of the public streets, alleys, highways, waterways, bridges, easements, sidewalks and parks of the City, as they now exist or may be hereafter constructed, opened, laid out or extended within the present limits of the City, or in such territory as may hereafter be added to, consolidated or annexed to the City.

(H) "Retail Wheeling" - A customer/supplier arrangement whereby an electric energy provider utilizes transmission and/or distribution facilities of Grantee to make energy sales directly to an end use customer located within the Franchise Area.

(I) "Adversely Affected" - For the Grantee, a loss of one percent (1%) of Base Revenues within the corporate city limits due to Retail Wheeling. For the Grantor, a loss of one percent (1%) of franchise fees due to Retail Wheeling.

SECTION 4. Grant of Authority.

(A) There is hereby granted by Grantor, to Grantee, the right and privilege to construct, erect, operate, own and maintain, in, upon, along, across, above, over and under Rights-of-Way now laid out or dedicated, and all extensions thereof, and additions thereto in the corporate city limits, poles, wires, cables, underground conduits, manholes, fiber optic cable for its own use and other fixtures necessary or proper for the maintenance and operation of its Electric Utility System, provided that all portions of the same shall conform to the National Electrical Safety Code. This Franchise is awarded subject to the provisions of general or special laws of Florida now existing or hereinafter enacted. This grant of authority is limited to the provision by Grantee of electric utility services. Grantee agrees that without the prior written permission of Grantor, it will not allow any entity providing a wireless communication system to acquire rights to occupy Rights-of-Way under this Franchise. In the event Grantee desires to use its existing facilities, or construct new facilities, in order to provide public communications, leased fiber optic capacity, or video services to existing or potential consumers, Grantee must obtain additional and separate permission from Grantor for such activities.

(B) Annexation or Contraction. Grantee agrees that the Franchise Area is subject to expansion or reduction by annexation and contraction of municipal boundaries. If Grantor approves any Franchise Area expansion or reduction by annexation or contraction, Grantor will provide written notice to Grantee. Grantee must revise its payments due to any expansion or reduction by annexation within a reasonable time after notice to Grantee, but no later than sixty (60) days after receipt of notice.

(C) Non-Exclusive Use. The right to use and occupy Rights-of-Way for the purposes herein set forth shall be non-exclusive, and the Grantor reserves the right to grant a similar use of said Rights-of-Way, to any person at any time during the period of this Franchise so long as such grant does not materially and adversely impact Grantee's right to use and occupy Rights-of-Way as aforesaid.

SECTION 5. Term of Franchise.

(A) Except as otherwise provided herein, the Franchise and rights herein granted shall take effect and be in force from and after the final passage hereof, as required by law and upon the filing of an acceptance by Grantee of all the terms thereof with the Grantor and shall continue in force and effect for a term of thirty (30) years after the effective date of this Franchise ordinance, or as long as the territory agreement between the parties is in full force and effect, whichever is less.

(B) However, if in the event the appropriate governmental authorities authorize Retail Wheeling, then, either party, if Adversely Affected thereby, may reopen this ordinance upon thirty (30) days written notice to the other for the sole purpose of addressing franchise fee payments between Grantee and Grantor. If the parties are unable to agree within ninety (90) days of reopening, either party may declare an impasse and may file an action in the Circuit Court in Alachua County, Florida for declaratory relief as to the proper franchise fee in light of Retail Wheeling.

(C) Each party shall bear its own costs in such a proceeding. During the pendency of any negotiations pursuant to the reopener or any declaratory action arising therefrom the current franchise payment as set forth in Section 6 shall continue to apply. Provided, however, if as a result of such negotiations or any declaratory action arising therefrom, a different franchise payment is determined, that new franchise payment shall apply retroactively to the first full month following the date this ordinance is reopened and the parties shall balance their accounts accordingly.

(D) In all events, Grantor shall not grant more favorable treatment to providers of Retail Wheeling than is granted to Grantee under this ordinance, it being the intent of the parties that no future provider of electric service, be it generation, transmission or distribution service, to customers within the corporate limits of Grantor shall be given a competitive advantage over Grantee.

SECTION 6. Payment to Grantor.

(A) Effective the first day of the second month beginning after the effective date of this ordinance, Grantor shall be entitled to receive from Grantee a monthly franchise amount which will equal six percent (6%) of Grantee's Base Revenues for the preceding month which amount shall be the total compensation due Grantor for the rights, authority and privileges granted by this Franchise.

(B) Payment shall be made to the Grantor for each month no later than the twentieth (20th) day of the following month. The monthly payment may be made by wire transfer. Any monthly payment or any portion thereof received twenty (20) days after the due date shall be subject to interest at the rate of 10% percent per annum until all payments are paid in full .

SECTION 7. Favored Nations

(A) In the event Grantee shall hereafter accept an electric utility franchise ordinance from any municipality providing for the payment of a franchise fee in excess of the amount provided for per Section 6 above, the Grantee shall immediately notify the Grantor and the Grantor reserves the right to amend this Franchise to require the Grantee to pay the Grantor such additional franchise fees. The Grantee's failure to notify Grantor of such additional payments does not limit Grantor's rights to such additional franchise fees nor limit Grantee's liability with respect thereto including late payments outlined in Section 6 (B).

(B) In no event shall Grantor receive a franchise fee that is less, in terms of percentage and/or Base Revenues, than any other governmental entity within Grantee's service area, except that, in the event Grantor shall hereafter grant a utility franchise to any other energy supplier providing for the payment of a franchise fee less than the amount provided for in Section 6 above, then Grantor shall be obligated to accept an amendment of this ordinance providing for a decrease in the franchise fee to such lesser amount.

SECTION 8. Rates and Services Provided.

The rates to be charged and services provided by the Grantee for electric service within the corporate limits of Grantor during the term of this franchise shall be as provided in the Grantee's tariffs now or hereafter approved by the Florida Public Service Commission, or such agency of the State of Florida or other entity as may have proper jurisdiction over such rates and charges of Grantee.

SECTION 9. Character of Service.

Grantee agrees that the materials to be used in the construction, operation and maintenance of the electric distribution system and the service to be rendered thereby shall be in every respect equal to those provided to Grantee's other franchised communities.

SECTION 10. Indemnification.

(A) Grantor shall in no way be liable or responsible for any accident or damage that may occur in the construction, operation or maintenance by Grantee of its facilities thereunder, and the acceptance of this franchise by Grantee shall be deemed an agreement on the part of the Grantee to indemnify Grantor and hold it harmless against any and all liability, loss, cost, damage or expense which Grantor may incur by reason of the neglect, default, or misconduct of Grantee in the construction, operation, or maintenance of its electric utility facilities thereunder.

(B) Grantee shall maintain throughout the term of this Franchise sufficient financial resources to provide self insurance insuring the Grantor and Grantee with regard to all damages set forth in Section 10 (A) in the minimum amounts of:

(I) $1,000,000 for bodily injury or death to a person;
$3,000,000 for bodily injury or death resulting from any one accident.

(ii) $50,000 for property damage resulting from any one accident.

(iii) $1,000,000 for all other types of liability.

(C) It is acknowledged by the Grantor that Grantee provides its own liability insurance (self insured). Grantee must submit on an annual basis, when submitting its annual audited financial report, documentation that clearly demonstrates that it has accumulated sufficient financial resources in order to provide insurance coverage as indicated in Section 10(B) above.

SECTION 11. Approval of Transfer.

(A) The rights and privileges granted by this Franchise shall not be sold, or assigned in whole or in part without the Grantor's prior written approval; however, such consent shall not be unreasonably withheld. No such sale or assignment shall be effective until the vendee or assignee has filed with the Grantor an instrument, duly executed, reciting the fact of such sale, or assignment and agreeing to perform all the conditions thereof.

(B) Grantee shall annually submit to Grantor, Attention: City Clerk's Department, a copy of its Audited Annual Financial Report upon its normal issuance of same. By acceptance of this Franchise, the Grantee specifically agrees that in the event of any violation of this Section, after thirty (30) days written notice and an opportunity for Grantee to cure, Grantor may cause the Franchise granted herein to be terminated.

SECTION 12. Grantor Rights in Franchise.

The right is hereby reserved to the Grantor to adopt, in addition to the provisions herein contained and existing applicable ordinances, such additional regulations as it shall find necessary in the exercise of its police power, provided that such regulations, by ordinance or otherwise, shall be reasonable, and shall not be in conflict with the laws of the State of Florida or the lawful regulations of any state agency possessing the power to regulate the activities of the Grantee or materially interfere with the benefits conferred on Grantee hereunder.

SECTION 13. Work in the Right-of-Way.

The Grantee is hereby granted the right, authority and privilege to make all necessary excavations in said square, streets, avenue, alleys, thoroughfares, public grounds and other parts of Grantor. The Grantee shall have the right to fasten and to stretch and lay along the lines of said poles, conduits, pipes and cables necessary for transmitting and conveying the electric current to be used in Grantee's business, together with all the right and privileges necessary or convenient for the full use including the right to trim, cut and keep clear all trees and limbs along said lines that may in any way endanger the proper operation of same. Moreover, the Grantee shall have the right to construct, erect, operate and maintain in said City an electric system consisting of central plant or plants, with all the engines, boilers, dynamos, machines and devices, and appliances that may be required for generating electricity, together with necessary substations, lines and related facilities and for carrying Grantee's business; provided that, in accomplishing these purposes, the streets of said City shall not be unreasonably obstructed and work in connection therewith shall be done and carried on in conformity with such reasonable rules, regulations and local ordinances with reference thereto as may be adopted by Grantor for the protection of the public.

SECTION 14. Records and Reports.

The following records and reports shall be filed with or available to Grantor:

(A) Grantee Rules and Regulations. Copies of rules, regulations, terms and conditions adopted by Grantee that relate to Grantee's use of Grantor's Right-of-Way shall be available upon request by Grantor.

(B) Accounting. Grantee shall use the system of accounts and the form of books, accounts, records, and memoranda prescribed by the Florida Public Service Commission, or as mutually agreed to by Grantor and Grantee. Should the Florida Public Service Commission cease to exist, the City retains the right to require the Grantee to maintain a system of accounts and forms of books and accounts and memoranda prescribed by the Federal Energy Regulatory Commission or any other applicable agency.

(C) Reports. The Grantee will attach to each payment a statement of its estimated Base Revenues by revenue account for the period on which such payment is based, signed by an authorized representative of the Grantee, in such reasonable form and detail as Grantor may from time to time prescribe, sufficient to show the source and method of computation of Base Revenues. The acceptance of any statement or payment shall not estop the Grantor from asserting that the amount paid is not the amount due or from recovering any deficit by any lawful proceeding, including interest to be applied at the rate set forth in Section 6 (B).

(D) Availability of Records and Reports. Grantee shall supply all accounts and records of the Grantee and/or all such information that the Grantor or its representatives may from time to time reasonably request or require relative to the calculation of franchise fees. Such financial records shall be kept and maintained in accordance with generally accepted accounting principles. All of the these records shall, on written request of Grantor, be open for examination and audit by Grantor and Grantor's representatives during ordinary business hours, and such records shall be retained by Grantee for a period of five (5) years.

(E) Audit. Grantor may require an audit of Grantee's books at minimum of once every five years. Grantee will reimburse Grantor's audit costs if the audit identifies errors in the Grantee's franchise Base Revenues of five percent (5%) or more for the period audited. Errors identified during the audit process shall be projected for any additional time periods not covered during the audit if there is a reasonable probability these errors occurred during the unaudited period, but not for more than five (5) years. If an underpayment of franchise fees has occurred, interest will be computed at a rate of ten percent (10%) per annum. Both the underpayment and interest shall be paid within thirty (30) days after receipt of demand therefor from Grantor.

SECTION 15. Grantor's Authority.

(A) Nothing in this Franchise shall prevent Grantor from levying and collecting such taxes as Grantor may from time to time be empowered, by law, to levy and collect provided such taxes shall be applied uniformly to all persons within Grantor's corporate limits and shall not constitute an additional tax or fee for Grantee's use of the Rights-of-Way. Such taxes are not considered part of the franchise fees.

(B) In the event the Grantor acquires the property rights of Grantee as well as any extensions thereof within and without the City, used in or useful in or connected with Grantee's Electric Utility System and the extensions thereof, all grants or renewals shall at once terminate.

SECTION 16. Severability.

Should any section or provision of this Franchise Ordinance or any portion thereof, the deletion of which would not adversely affect (in the general sense) the receipt of any material benefits or, substantially increase the burden of any party hereunder, be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder, as a whole or any part thereof, other than the part declared to be invalid. In the event of any such partial invalidity, the Grantor and Grantee shall meet and negotiate in good faith to obtain a replacement provision that is in compliance with the judicial authority's decision.

SECTION 17. Acceptance.

This ordinance shall become effective upon being legally passed and adopted by the City Commission of the City of Alachua, as provided by law; and it is further agreed that Grantee shall accept this franchise as of the date of the passage and adoption by the City Commission and shall signify its acceptance in writing within thirty days after the City Commission's approval of this ordinance by filing its written acceptance with the City Clerk.

SECTION 18. Attorney's Fees and Expenses.

Except as otherwise provided for herein, Grantor and Grantee hereto agree that if litigation becomes necessary to enforce any of the obligations, terms and conditions of this Franchise, each party shall bear their own costs and attorney's fees.

SECTION 19. Governing Law and Venue.

(A) The rights and privileges granted to Grantee by this Franchise shall at all times be subordinate and inferior to the rights of the public in and to the ordinary use of Grantor's Rights-of-Way and nothing in this Franchise shall be considered as a surrender by Grantor of its right and power to use and relocate the use of its Rights-of-Way.

(B) The Franchise and rights herein granted are subject to the provisions of existing Federal laws and the laws of the State of Florida and those hereafter enacted pertaining to the granting of franchises and to Retail Wheeling.

(C) Venue. In the event that any legal proceeding is brought to enforce the terms of this Franchise, the same shall be brought in Alachua County, Florida, or, if a federal claim, in the U.S. District Court in and for the Middle District of Florida.

SECTION 20. Notices.

Except in exigent circumstances, all notices by either Grantor or Grantee to the other shall be made by either depositing such notice in the United States Mail, Certified Mail return receipt requested or by facsimile. Any notice served by certified mail return receipt shall be deemed delivered five (5) days after the date of such deposit in the United States mail unless otherwise provided. Any notice given by facsimile is deemed received by next Business Day. "Business Day" for purposes of this section shall mean Monday through Friday, with Saturday, Sunday and Grantor and Grantee observed holidays excepted. All notices shall be addressed as follows:

To Grantor:

City Manager
City of Alachua
P.O. Box 9
Alachua, FL 32615

To Grantee:

General Counsel
Clay Electric Cooperative, Inc.
P.O. Box 308
Keystone Heights, FL 32656

Notice shall be given as required by this Franchise and for all other emergencies. Notice shall be provided to the above-named addressees unless directed otherwise in writing by Grantor or Grantee.

SECTION 21. Non-waiver Provision.

The failure of either party to insist in any one or more instances upon the strict performance of any one or more of the terms or provisions of this Franchise shall not be construed as a waiver or relinquishment for the future of any such term or provision, and the same shall continue in full force and effect. No waiver or relinquishment shall be deemed to have been made by either party unless said waiver or relinquishment is in writing and signed by the parties.

SECTION 22. Effective Date.

This Franchise shall take effect immediately upon adoption.

PASSED ON FIRST READING this 19th day of August, 1996.

PASSED ON SECOND AND FINAL READING AND ADOPTED September 4, 1996

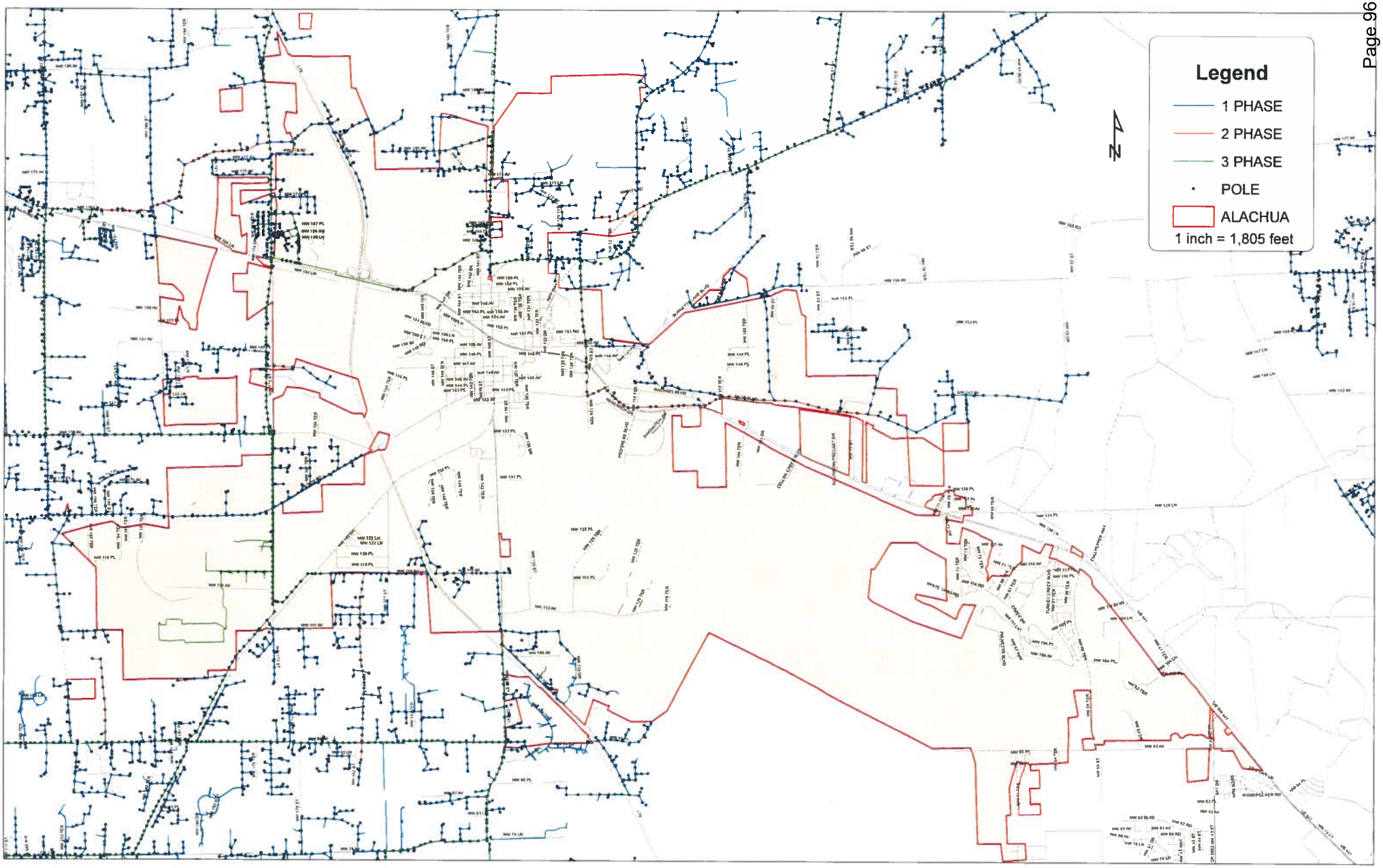
Mayor Jimmy Swick, II.

Attest:

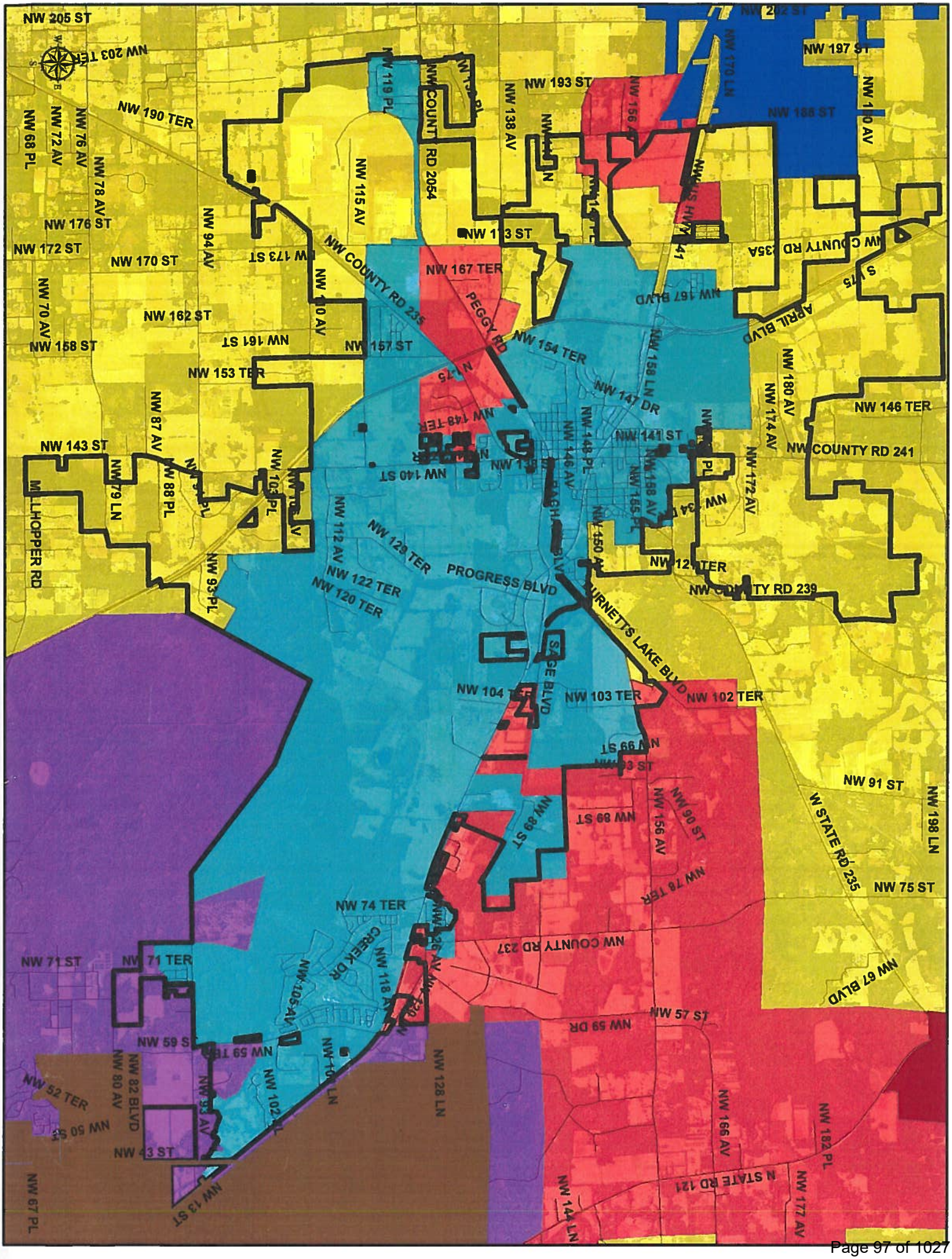
City Clerk Charles M. Morris

Approved as to form and legal sufficiency:

City Attorney Neil A. Malphurs



CITY OF ALACHUA CEC SERVICES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NW 94 AV
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NW 138 AV
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NW 110 AV
NW 173 ST
NW COUNTY RD 235
NW 167 TER
PEGGY RD
NW 167 BLVD
NW COUNTY RD 235A
APRIL BLVD
NW 70 AV
NW 162 NW 161 ST
NW 158 ST
NW 157 ST
NW 154 TER
NW 153 TER
NW 158 LN
NW 147 DR
NW 180 AV
NW 146 TER
NW 87 AV
NW 148 TER
NW 148 PL
NW 141 ST
NW 174 AV
NW COUNTY RD 241
NW 143 ST
NW 79 LN
NW 88 PL
NW 140 ST
NW 146 AV
NW 172 AV
NW 112 AV
NW 129 TER
PROGRESS BLVD
NW 122 TER
NW 120 TER
NW 93 PL
MILLHOPPER RD
NW 150 AV
NW 124 TER
NW COUNTY RD 239
SAGE BLVD
BURNETTS LAKE BLVD
NW 104 TER
NW 103 TER
NW 102 TER
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NW 91 ST
NW 198 LN
W STATE RD 235
NW 75 ST
NW 89 ST
NW 90 ST
NW 156 AV
NW 78 TER
NW 74 TER
NW COUNTY RD 237
NW 71 ST
NW 71 TER
CREEK DR
NW 118 AV
NW 105 AV
NW 67 BLVD
NW 59 ST
NW 59 TER
NW 59 DR
NW 57 ST
NW 52 TER
NW 80 AV
NW 82 BLVD
NW 93 AV
NW 102 LN
NW 128 LN
NW 50 ST
NW 43 ST
NW 13 ST
NW 67 PL
NW 166 AV
N STATE RD 121
NW 182 PL
NW 177 AV
NW 144 LN

Reef Energy LLC
Helping Clients Navigate the Unforeseen

9862 E. Graythorn Drive
Scottsdale, AZ 85262

Tel: 561-685-9140
Email: tim.gerrish@reefenergyllc.com

July 28, 2026

Rodolfo Valladares, PE
City Manager
City of Alachua
15100NW 142nd Terrace
Alachua, FL 32615

Re: Recommendation for Extending the Term of Ordinance 96-21

Dear Mr. Rodolfo:

The City of Alachua's ("Alachua") Ordinance 96-21 is a franchise agreement between Alachua and Clay Electric Cooperative ("Clay") which is set to expire on September 3, 2026, following a 30-year term. Clay has proposed extending the term for another 30-years through an extension agreement. Reef Energy LLC ("Reef") reviewed Ordinance 96-21 to determine if it was in Alachua's best interest to extend the term for another 30-years .

In conducting the review, Reef focused on the following areas:

- Ensuring the commercial terms and conditions of the existing 30-year Ordinance 96-21 are still relevant and current.
  - Reef compared Ordinance 96-21 to several franchise agreements executed in the last couple of years in the State of Florida
  - Reef found the basic structure and commercial terms/conditions to be nearly identical
- Ensure the 6% franchise fee is competitive with other franchise agreements in Florida
  - Ordinance 96-21 compensates Alachua with a franchise fee of 6% of Clay's Base Revenues.
  - Reef compared the franchise fees of various franchise agreements executed over the last several years. Franchise fees ranged from 4.5% to 6%, with 6% being the most common.
  - Ordinance 96-21 contains a Most Favored Nations clause which states that if Clay executes a future franchise agreement with a franchise fee higher than 6%, Alachua will automatically receive the higher franchise fee on a going forward basis.
- Ensure the proposed 30-year term is appropriate.
  - A 30-year term was most common for the franchise agreements that Reef reviewed.
  - The Most Favored Nations clause discussed above provides a mechanism to increase the franchise fee under certain circumstances, thus a longer term such as 30-years poses little risk of missing out on the potential for higher franchise fees in the future.

Based on the above review, I recommend that Alachua extend the term of Ordinance 96-21 by 30-years by executing the proposed extension agreement.

If you have any questions or comments, please let me know.

Sincerely,

Tim Gerrish
President, Reef Energy LLC

ACCEPTANCE OF FRANCHISE AGREEMENT EXTENSION
BY CLAY ELECTRIC COOPERATIVE, INC.

Clay Electric Cooperative, Inc. ("Clay Electric") does hereby accept the terms of franchise agreement extension as contained in Ordinance 26-15 of City of Alachua, Florida ("City"), extending the term of Clay Electric's Franchise Agreement with the City to September 3, 2056, and agrees to comply with each of the terms thereof.

Dated this 3rd day of August, 2026.

CLAY ELECTRIC COOPERATIVE, INC.

By: _____
Andy Chaff
CEO and General Manager

Witnesses:

_____

_____

COUNTY OF ALACHUA
STATE OF FLORIDA

BEFORE me, the undersigned authority, personally appeared Andy Chaff, CEO and General Manager of Clay Electric Cooperative, Inc., to me known to be the person described in and who executed the foregoing instrument and he acknowledged to me that he executed the same for and on behalf of the corporation.

WITNESS my hand and official seal in the County and State first above written on this 3 day of August, 2026.

LORRIE L. KEATON
MY COMMISSION # HH 662456
EXPIRES: June 13, 2029

_____
Notary Public
My Commission Expires: June 13, 2029

Commission Agenda Item

MEETING DATE: August 10, 2026
SUBJECT: Ordinance 26-16, First Reading; Amending Code 38 - Utility Rates
PREPARED BY: Rodolfo Valladares, City Manager
RECOMMENDED ACTION:
Approve Ordinance 26-16 on First Reading and Schedule Second Reading on August 24, 2025.

Summary

The City of Alachua establishes electric, water, wastewater, and reclaimed water rates to generate revenues sufficient to operate, maintain, repair, and improve its utility systems while ensuring each utility remains financially self-supporting. The City's utility rates are evaluated annually as part of the budget development process to determine whether adjustments are necessary to address increases in operating costs, capital investment needs, regulatory requirements, and long-term system sustainability.

Staff utilizes comprehensive financial models to develop electric, water, wastewater, and reclaimed water rates. These models forecast revenues, operating expenses, debt service obligations, capital improvement needs, and reserve requirements to determine whether existing rates are sufficient to support the continued delivery of reliable utility services. Based on this annual evaluation, Staff recommends adjustments to electric, water, wastewater, and reclaimed water rates, as well as revisions to water meter installation charges and applicable water and wastewater capital facility charges, to ensure each utility fund remains financially sustainable.

For water and wastewater utilities, the Florida Public Service Commission (FPSC) annually publishes a Water and Wastewater Price Index that identifies inflationary and deflationary changes affecting major operating expense categories. The latest FPSC-approved Water and Wastewater Price Index is 2.46% and serves as one of several factors considered when evaluating the City's utility rates.

As identified in Ordinance 26-16, the proposed rate adjustments are:

- Electric: Increase electric rates by 2.5%.
- Water: Increase water rates by 3%.
- Wastewater: Increase wastewater rates by 2.5%.
- Reclaimed Water: Increase reclaimed water rates by 2.5%.

The proposed increases apply to applicable customer charges, availability charges, and consumption charges. In addition, the ordinance includes a 3% increase to the water meter installation charge and water capital facility charges, as well as a 2.5% increase to wastewater capital facility charges.

Notices of the Rate Hearing were provided through the City's utility billing system in accordance with Section 180.136, Florida Statutes.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Ordinance 26-16 Ad (1st Reading) publication 07312026
2. FIRST READING Ordinance 26-16 Water, Wastewater, Reclaim, Electric Rates

PUBLIC NOTICE
NOTICE OF ENACTMENT OF AN ORDINANCE
OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on August 10, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 26-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 38 OF THE CITY OF ALACHUA CODE OF ORDINANCES: SECTION 38-99(A) INCREASING THE WATER METER INSTALLATION CHARGE; 38-101(A) INCREASING THE WATER CAPITAL FACILITIES CHARGE; 38-102(A)(1) INCREASING THE WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-102(A)(2) INCREASING THE MONTHLY WATER AVAILABILITY CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY'S WATER SYSTEM; SECTION 38-102(A)(3) INCREASING THE WATER CONSUMPTION CHARGES FOR RESIDENTIAL SERVICE, NONRESIDENTIAL SERVICE, AND IRRIGATION SERVICE; SECTION 38-139(A) INCREASING THE WASTEWATER CAPITAL FACILITIES CHARGE; SECTION 38-140(A)(1) INCREASING THE WASTEWATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-140(A)(2) INCREASING THE WASTEWATER USAGE CHARGES FOR RESIDENTIAL SERVICE AND NONRESIDENTIAL SERVICE; SECTION 38-141(A)(1) INCREASING THE RECLAIMED WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY RECLAIMED WATER SYSTEM; SECTION 38-141(A)(2) INCREASING THE RECLAIMED WATER USAGE CHARGE; SECTION 38-170 RESIDENTIAL ELECTRIC SERVICE, SECTION 38-171 NONRESIDENTIAL DEMAND SERVICE AND SECTION 38-172 NONRESIDENTIAL NONDEMAND SERVICE; INCREASING THE BASE RATES FOR RESIDENTIAL ELECTRIC SERVICE, GENERAL SERVICE DEMAND, GENERAL SERVICE LARGE DEMAND AND GENERAL SERVICE NONDEMAND; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR INCLUSION IN THE CITY CODE; AND, PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance and related materials are available for public inspection at the Office of the City Clerk, 15100 NW 142nd Terrace, Monday-Thursday between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. **Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Attn: Public Services Department, 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 these public hearings, you will need to ensure that a verbatim record is made. 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.

GF-44451871

ORDINANCE 26-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 38 OF THE CITY OF ALACHUA CODE OF ORDINANCES: SECTION 38-99(A) INCREASING THE WATER METER INSTALLATION CHARGE; 38-101(A) INCREASING THE WATER CAPITAL FACILITIES CHARGE; 38-102(A)(1) INCREASING THE WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-102(A)(2) INCREASING THE MONTHLY WATER AVAILABILITY CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY'S WATER SYSTEM; SECTION 38-102(A)(3) INCREASING THE WATER CONSUMPTION CHARGES FOR RESIDENTIAL SERVICE, NONRESIDENTIAL SERVICE, AND IRRIGATION SERVICE; SECTION 38-139(A) INCREASING THE WASTEWATER CAPITAL FACILITIES CHARGE; SECTION 38-140(A)(1) INCREASING THE WASTEWATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-140(A)(2) INCREASING THE WASTEWATER USAGE CHARGES FOR RESIDENTIAL SERVICE AND NONRESIDENTIAL SERVICE; SECTION 38-141(A)(1) INCREASING THE RECLAIMED WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY RECLAIMED WATER SYSTEM; SECTION 38-141(A)(2) INCREASING THE RECLAIMED WATER USAGE CHARGE; SECTION 38-170 RESIDENTIAL ELECTRIC SERVICE, SECTION 38-171 NONRESIDENTIAL DEMAND SERVICE AND SECTION 38-172 NONRESIDENTIAL NONDEMAND SERVICE; INCREASING THE BASE RATES FOR RESIDENTIAL ELECTRIC SERVICE, GENERAL SERVICE DEMAND, GENERAL SERVICE LARGE DEMAND AND GENERAL SERVICE NONDEMAND; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR INCLUSION IN THE CITY CODE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alachua provides water, wastewater, reclaimed water, and electric services to residential and non-residential customers located within its water, wastewater, and electric service territories; and,

WHEREAS, the current residential customer and non-residential charges for water, wastewater, reclaimed water, and electric services are not adequate to cover the cost of providing such services, and,

WHEREAS, the City Commission, being fully advised of the facts and circumstances, hereby finds it necessary and in the interest of prudent management of public assets and business affairs to increase the current residential and non-residential charges for water, wastewater, reclaimed water, and electric services in order to equitably and adequately fund the cost of such essential services, and

WHEREAS, the City of Alachua Commission hereby amends Section 38-99(a), Section 38-101(a), Section 38-102(a)(1), Section 38-102(a)(2) Section 38-102(a)(3), Section 38-139(a), Section 38-140(a)(1), Section 38-140(a)(2), Section 38-141(a)(1), and Section 38-141(a)(2), SECTION 38-170 (a), SECTION 38-171 (a), SECTION 38-171 (b), SECTION 38-172 (a) of the City of Alachua Code of Ordinances.

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

Section 1. Amendment of Code of Ordinances

The following sections of Chapter 38 of the City of Alachua Code of Ordinances are hereby amended to read as follows:

Section 38-99. Water meter installation charge.

(a) Upon written application and payment to the City of the charges required herein, the City shall furnish all labor, material and equipment necessary, in accordance with the standard construction specifications of the City, to provide water service to the consumer's property line. Each applicant shall pay to the City, prior to the issuance of a building permit, a water meter installation charge based on the schedule in this subsection. The following schedule of rates will apply to all property within the corporate City limits:

Water Meter Installation Charges

(Domestic and Irrigation)

Meter Size (inches)	Water Meter Installation Charge
5/8 x 3/4	~~$601~~ $619
3/4	~~$655~~ $675
1	~~$673~~ $693
1 - 1 ½	$775 $798
2	Actual Cost
3	Actual Cost
3 (with backflow)	Actual Cost
4	Actual Cost
4 (with backflow)	Actual Cost

Section 38-101. Water capital facilities charge.

(Domestic and Irrigation)

(a) Each applicant for water service shall pay to the City a water capital facilities charge, where no water capital facilities charge has been previously paid, prior to conducting the final inspection. This charge is prescribed for various categories of consumers as follows: For residential and commercial consumers, the water capital facilities charge shall be based on the sizes and type of the water meters installed according to the schedule in this subsection. The following schedule of charges shall apply to all property within the corporate limits:

Water Meter Size (inches)		Water Capital Facilities Charge Treatment Facilities	Distribution Facilities	Total
5/8 x ¾		~~$2,074~~ $2,136	~~$625~~ $644	~~$2,699~~ $2,780
1		~~$5,187~~ $5,343	~~$1,557~~ $1,604	~~$6,744~~ $6,947
1 ½		~~$10,369~~ $10,680	~~$3,113~~ $3,206	~~$13,482~~ $13,886
2		~~$16,590~~ $17,088	~~$4,977~~ $5,126	~~$21,567~~ $22,214
3	*Compound*	~~$33,179~~ $34,174	~~$9,954~~ $10,253	~~$43,133~~ $44,427
3	*Turbine*	~~$72,579~~ $74,756	~~$21,777~~ $22,430	~~$94,356~~ $97,186
4	*Compound*	~~$51,843~~ $53,398	~~$15,556~~ $16,023	~~$67,398~~ $69,421
4	*Turbine*	~~$207,370~~ $213,591	~~$62,211~~ $64,077	~~$269,581~~ $277,668
6	*Compound*	~~$103,685~~ $106,796	~~$31,105~~ $32,038	~~$134,791~~ $138,834
6	Turbine	~~$414,741~~ $427,183	~~$124,422~~ $128,155	~~$539,162~~ $555,338

Section 38-102. Rates for Consumption of Water are hereby amended as set forth below.

(a) *Rates*. The rates to be assessed and collected from customers of water furnished as set forth below.

Water System Consumption Charges.

(1) *Customer charge.* Each customer must pay a customer charge for each metered point of connection to the City's water system.

CUSTOMER CHARGE	~~$11.31~~ $11.65 per month

(2) *Water availability charge.* Each customer must pay a water availability charge for each metered point of connection to the City's water system based upon water meter size associated with each connection point.

5/8" x ¾"	~~$1.48~~ $1.52 per month
1"	~~$3.79~~ $3.90 per month
1 ½"	~~$8.54~~ $8.80 per month
2"	~~$15.13~~ $15.58 per month
3"	~~$32.78~~ $33.76 per month
4"	~~$60.49~~ $62.30 per month
6"	~~$136.17~~ $140.26 per month
8"	~~$242.10~~ $249.36 per month

(3) *Water consumption charge(s).* Each customer must pay for water consumed through each connection point based upon water service type.

RESIDENTIAL SERVICE

Tier 1 (0 – 4,000 gallons)	~~$2.70~~ $2.78 per 1,000 gallons
Tier 2 (4,001 – 8,000 gallons)	~~$3.51~~ $3.62 per 1,000 gallons
Tier 3 (8,001 gallons and above)	~~$5.25~~ $5.41 per 1,000 gallons

NON-RESIDENTIAL (Commercial, Industrial and Fire Line Service)

Tier 1 (All consumption)	~~$3.51~~ $3.62 per 1,000 gallons

IRRIGATION (Residential and Non-Residential Service)

Tier 1 (All consumption)	~~$5.25~~ $5.41 per 1,000 gallons

Section 38-139. Wastewater capital facilities charge.

(a) Each applicant for wastewater service shall pay to the City a wastewater capital facilities charge, where no wastewater capital facilities charge has been previously paid, prior to conducting the final inspection. This charge is prescribed for various categories of consumers as follows: For residential and commercial consumers, the wastewater capital facilities charge shall be based on the sizes and type of the water meters installed according to the schedule in this subsection. The following schedule of charges shall apply to all property within the corporate limits:

Water Meter Size (inches)	Wastewater Capital Facilities Charge Treatment Facilities	Collection Facilities	Total
5/8 x ¾	~~$3,831~~ $3,927	~~$931~~ $954	~~$4,762~~ $4,881
1	~~$9,582~~ $9,822	~~$2,332~~ $2,390	~~$11,914~~ $12,212
1 ½	~~$19,163~~ $19,642	~~$4,658~~ $4,774	~~$23,821~~ $24,416
2	~~$30,666~~ $31,433	~~$7,453~~ $7,639	~~$38,119~~ $39,072
3 *Compound*	~~$61,320~~ $62,853	~~$14,905~~ $15,278	~~$76,225~~ $78,131
3 *Turbine*	~~$134,143~~ $137,497	~~$32,604~~ $33,419	~~$166,747~~ $170,916
4 *Compound*	~~$95,817~~ $98,212	~~$23,289~~ $23,871	~~$119,106~~ $122,083
4 *Turbine*	~~$383,266~~ $392,848	~~$93,155~~ $95,484	~~$476,421~~ $488,332
6 *Compound*	~~$191,634~~ $196,425	~~$46,578~~ $47,742	~~$238,211~~ $244,167
6 Turbine	~~$766,532~~ $785,695	~~$186,311~~ $190,969	~~$952,843~~ $976,664

Section 38-140. Wastewater rates and charges are hereby amended as set forth below:

(a) *Rates*. There is hereby established a schedule of monthly rates and charges for the use of or availability for the use of wastewater collection, treatment and disposal service which in part is based on the amount of water used from the City water system as measured by the customer water meter. Wastewater service charges shall be billed to and be the responsibility of the customer responsible for paying the water bill at any specific location. These rates will apply to all locations within the corporate city limits.

Wastewater System Usage Charges.

(1) *Wastewater Customer charge*. Each customer must pay a wastewater customer charge for each metered (water meter) point of connection to the City's water system.

CUSTOMER CHARGE ~~$13.48~~ $13.82 per month

(2) Wastewater Usage Charge(s). Each customer must pay for wastewater discharged into the City's wastewater collection system based upon customer class:

RESIDENTIAL CUSTOMERS ~~$7.09~~ $7.27 per 1,000 gallons

NON-RESIDENTIAL (Commercial & Industrial) ~~$9.86~~ $10.11 per 1,000 gallons

Section 38-141. Reclaimed water rates and charges are hereby amended as set forth below:

(a) *Rates.* There is hereby established a schedule of monthly rates and charges for the use of or availability for the use of reclaimed water. These rates will apply to all locations within the corporate city limits.

Reclaimed Water System Usage Charges.

(1) Reclaimed water customer charge. Each customer must pay a reclaimed water customer charge for each metered point of connection to the City's reclaimed water system.

CUSTOMER CHARGE	~~$10.14~~ $10.39 per month

(2) Reclaimed water usage charge(s). Each customer must pay for reclaimed water withdrawn from the City reclaimed water system.

CONSUMPTION CHARGE	~~$0.92~~ $0.94 per 1,000 gallons

Sec. 38-170. - Residential electric service.

(a) Base rate. The rate to be charged and collected for electric energy furnished by the City to consumers for residential service shall be a customer service charge.

CUSTOMER CHARGE	~~$9.14~~ $9.37 per month

Plus a kilowatt hour per month consumption charge for the first 1,000 kilowatt hours of energy consumed.

ENERGY CHARGE (1ST – 1,000 KWH)	~~$0.0934~~ $0.0957 per kWh

Plus a kilowatt hour per month consumption charge in excess of 1,000 kilowatt hours of energy consumed.

ENERGY CHARGE (Above – 1,000 KWH)	~~$0.1036~~ $0.1062 per kWh

(b) Taxes. An amount equal to all applicable taxes imposed against the sale or consumption of electric energy shall be added to the rates hereinabove set forth. The United States of America, the State and all political subdivisions, agencies, boards, commissions and instrumentalities thereof and all recognized churches are exempt from the City's utility tax.

(c) Availability. This service is available to consumers both within and outside the corporate limits of the city.

Sec. 38-171. - Nonresidential demand service.

(a) Base rate for general service demand. The rate to be charged and collected for electric energy furnished by the City for nonresidential demand service shall be a customer service charge.

CUSTOMER CHARGE ~~$45.71~~ $46.85 per month

Plus a kilowatt demand charge per month consumption for energy consumed.

DEMAND CHARGE ~~$7.36~~ $7.54 per kW

Plus a kilowatt hour per month consumption charge for energy consumed.

ENERGY CHARGE ~~$0.0701~~ $0.0719 per kWh

(b) Base rate for general service large demand. The rate to be charged and collected for electric energy furnished by the City for nonresidential large demand service shall be a customer service charge.

CUSTOMER CHARGE ~~$45.71~~ $46.85 per month

Plus a kilowatt hour per month consumption charge for energy consumed.

DEMAND CHARGE ~~$7.36~~ $7.54 per kW

Plus a kilowatt hour per month consumption charge for energy consumed.

ENERGY CHARGE ~~$0.0670~~ $0.0687 per kWh

(c) Taxes. An amount equal to all applicable taxes imposed against the sale on consumption of electric energy shall be added to the rates hereinabove set forth. The United States of America, the State and all political subdivisions, agencies, boards, commissions and instrumentalities thereof an all recognized churches are exempt from the City's utility tax.

(d) Availability. This service is available to consumers both within and outside the corporate limits of the city.

Sec. 38-172. - Nonresidential non-demand service.

(a) Base Rate. The rate to be charged and collect for electric energy furnished by the City to consumers for general service non-demand service shall be a customer service charge.

CUSTOMER CHARGE ~~$11.68~~ $11.97 per month

Plus a kilowatt hour per month consumption charge for energy consumed.

ENERGY CHARGE ~~$0.0985~~ $0.1010 per kWh

(b) Taxes. An amount equal to all applicable taxes imposed against the sale of consumption of electric energy shall be added to the rates hereinabove set forth. The United States of America, the State and all political subdivisions, agencies, boards, commissions and instrumentalities thereof and all recognized churches are exempt from the City's utility tax.

(c) Availability. This service is available to consumers both within and outside the corporate limits of the city.

Section 2. Inclusion of the Code

It is the intention of the City Commission of the City of Alachua, Florida, and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Alachua, Florida; that the sections of this ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section", "article" or other appropriate designation to accomplish such intention

Section 3. Repealing Clause

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

Section 4. 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 5. Effective Date

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

PASSED on first reading on the 10th day of August, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading on the 24th day of August, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

S. Scott Walker, City Attorney

Commission Agenda Item

MEETING DATE: August 10, 2026

SUBJECT: RESOLUTION 26-10 - ADOPTING THE 2026 ALACHUA COUNTY LOCAL MITIGATION STRATEGY (LMS)

PREPARED BY: Michael Carrillo

RECOMMENDED ACTION:

Approve Resolution 26-10 to adopt and participate in Alachua County's Local Mitigation Strategy.

Summary

The Alachua County Emergency Management Division has developed the "2026 Alachua County Local Mitigation Strategy" (LMS). The Florida Department of Emergency Management (FDEM) has approved this LMS, indicating that it complies with federal hazard mitigation planning standards. The approval of this LMS by the Federal Emergency Management Agency (FEMA) is subject to formal community adoption by all municipalities within the County. Alachua County has, therefore, asked the City of Alachua to adopt this LMS by Resolution.

Jurisdictions that adopt this LMS are approved by FEMA and eligible to apply for FEMA grants, including:

- Hazard Mitigation Grant Program (HMGP)
- Flood Mitigation Assistance (FMA)
- Building Resilient Infrastructure and Communities (BRIC)

FINANCIAL IMPACT

None.

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 2026 COA LMS Adoption Resolution 26-10 - Rev 1
2. 2026 Alachua County Local Mitigation Strategy

RESOLUTION 26-10

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, ADOPTING THE 2026 ALACHUA COUNTY LOCAL MITIGATION STRATEGY; PROVIDING AN EFFECTIVE DATE.

RECITALS:

WHEREAS, areas of the City of Alachua are vulnerable to natural, technological, and societal hazards and the associated community and economic costs, and

WHEREAS, the City Commission (the "Commission") of the City of Alachua, Florida (the "City") realizes the importance of reducing or eliminating these vulnerabilities for the overall good and welfare of the community, and

WHEREAS, Alachua County has been an active participant in the Alachua County Local Mitigation Strategy Work Group, which has established a comprehensive, coordinated planning process to eliminate or diminish these vulnerabilities, and

WHEREAS, Alachua County representatives and staff have identified, justified, and prioritized several proposed mitigation actions needed to mitigate the vulnerabilities of areas of Alachua County to the impacts of identified hazards, and

WHEREAS, these proposed actions have been incorporated into the 2026 edition of the Alachua County Local Mitigation Strategy that has been prepared and issued for consideration and implementation by the communities and jurisdictions of Alachua County.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

SECTION 2. DEFINITIONS AND INTERPRETATION. Unless the context indicates otherwise, words imparting the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this resolution. The term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

SECTION 3. ADOPTION.

(A) The City of Alachua hereby adopts and approves its designated portion of the Alachua County Local Mitigation Strategy;

(B) The City Manager of the City of Alachua is requested to pursue available funding opportunities for implementation of the proposals designated therein;

(C) The organizations within the City of Alachua will, upon receipt of such funding or other necessary resources, seek to implement the proposals contained in their section(s) of the strategy;

(D) The City of Alachua will continue to participate in the Alachua County Local Mitigation Strategy process; and

(E) The City of Alachua will further seek to encourage the businesses, industries, and community groups operating within the City of Alachua to also participate in the Alachua County Local Mitigation Strategy process.

SECTION 4. SEVERABILITY. If any clause, section, or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 5. CONFLICTS. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 10th day of August, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

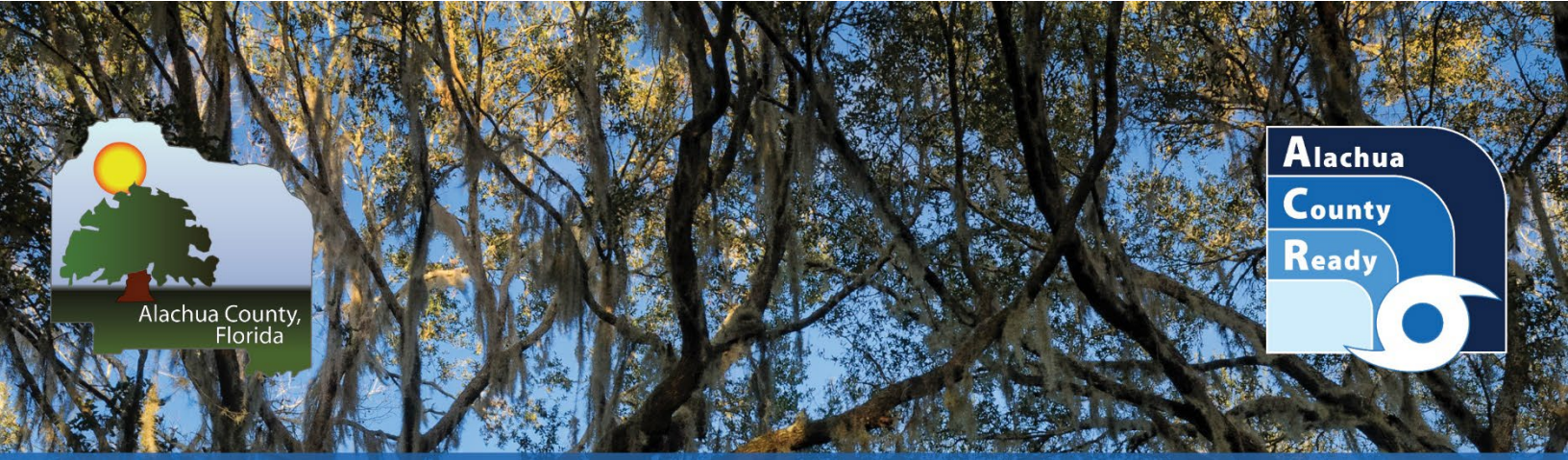
_____
Walter Welch, Mayor

ATTEST:

_____
Rodolfo Valladares, City Manager

APPROVED AS TO FORM:

_____
Scott Walker, City Attorney



2026 Alachua County Local Mitigation Strategy

Alachua County Emergency Management

Cover photograph taken by Kim Davidson

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Executive Summary

Alachua County is vulnerable to a variety of hazards that present threats to its residents, visitors, businesses and the environment. These hazards could be natural, societal or technological and may have significant adverse human, environmental or economic impacts on the community. The Alachua County Local Mitigation Strategy (LMS) establishes a framework to lessen the vulnerability of Alachua County and its municipalities to these hazards. The LMS addresses projects, policies and programs to reduce the County's vulnerability to the impacts of disasters before and after they happen. The LMS also outlines actions that are initiated post-disaster to prevent recurring losses from future disasters.

Alachua County Emergency Management (ACEM) is one of many Emergency Management Agencies that conduct multi-hazard mitigation planning. ACEM serves as a liaison for all participating jurisdictions to monitor, coordinate, update and maintain this all-hazard mitigation document in an effort to develop a disaster-resilient and sustainable community. Formal local mitigation planning began in 1998 and continues with this 2026 revision.

Introduction

I. Mitigation Framework

The Disaster Mitigation Act of 2000 (Public Law 106-390), which amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act, provides the legal basis for FEMA mitigation planning requirements. State, local and tribal governments must comply with these requirements to qualify for mitigation grant assistance.

The Disaster Mitigation Act of 2000 emphasizes the need for close coordination of state, local, and tribal mitigation planning efforts to implement mitigation activities and projects. Mitigation plans are to be based upon a Threat, Hazard, Risk and Vulnerability Assessment.

II. LMS Work Group Mission Statement

The Alachua County Local Mitigation Strategy Work Group is committed to implementing effective mitigation strategies to significantly reduce or eliminate loss of life, damage to property, the environment or the local economy due to a natural, societal or technological disaster. These strategies will be expressed in a comprehensive Local Mitigation Strategy (LMS) Plan, to be adopted by Alachua County, participating municipalities, and agencies or institutions. The Local Mitigation Strategy Work Group will rely upon information and resource sharing and the integration of activities among all jurisdictions within Alachua County to develop a coordinated all-hazards interdisciplinary and intergovernmental approach to hazard mitigation.

III. Mitigation Strategy Goals and Objectives

The Local Mitigation Strategy goals and objectives align with current mitigation doctrine as well as the mission of the LMS Working Group.

Goal 1 – Establish an ongoing Local Hazard Mitigation Strategy Planning Process as part of a comprehensive community-based emergency management program to protect public health, life safety, economic vitality, the environment and property through inter-agency cooperation.

Objective 1.1: Seek participation and LMS Plan adoption by every eligible Local Mitigation Strategy Work Group member agency or jurisdiction.

Objective 1.2: Provide the adopted LMS Plan to the State Hazard Mitigation Office and Federal Emergency Management Agency for review and acceptance.

Objective 1.3: Identify and prioritize projects in the LMS Plan so that participating jurisdictions qualify for hazard mitigation funding and disaster assistance.

Objective 1.4: Provide a process for implementation, ongoing maintenance and periodic updates of the LMS Plan, including the Project Priorities lists and Critical Facilities Inventory.

Objective 1.5: Encourage local jurisdictions to participate in the Community Rating System, National Flood Insurance Program (NFIP).

Objective 1.6: Foster inter-agency coordination, collaboration, and regional mitigation and prevention activities through open lines of communication, education for elected officials and

agency staff, joint-planning efforts, and consistency between various agency emergency preparedness plans, comprehensive plans and other such planning documents.

Goal 2 – Promote disaster resilience for individuals, communities and businesses through greater self-reliance and public-private partnerships.

Objective 2.1: Foster partnerships with local businesses and Chambers of Commerce to educate the business community and build resilient, disaster-resistant communities.

Objective 2.2: Support member agencies of the LMS Work Group in their efforts to increase public awareness and emergency preparedness.

Goal 3 – Engage in hazard mitigation project planning and implementation to protect public health and safety, economic vitality, property, natural and cultural resources, critical facilities and governmental buildings and facilities.

Objective 3.1: Identify, secure and allocate appropriate resources for the mitigation of natural, societal and technological hazards.

Objective 3.2: Develop hazard mitigation proposals for construction and planning projects to protect the county from the effects of civil disturbance, terrorist acts, hazardous materials, wildland and urban fire, high winds, storms, drought, flooding, and other hazards.

Objective 3.3: Actively pursue all available funding sources for identified hazard mitigation projects in order to implement these projects and reduce community vulnerability.

Goal 4 – Integrate hazard-mitigation planning into the local Comprehensive Plans and land-use decision-making processes of all jurisdictions in Alachua County.

Objective 4.1: Consider natural and man-made hazards during the land use decision-making process.

Objective 4.2: Provide for mitigation of identified hazards during the development review process.

Objective 4.3: Include hazard mitigation requirements into development approvals and development orders.

Planning Process

The Alachua County Local Mitigation Strategy was significantly revised in 2009 by a multi-jurisdiction, multi-agency work group coordinated by Alachua County Emergency Management. It was significantly updated in 2015 and 2021, and this 2026 revision to the LMS represents another substantial review of mitigation efforts in Alachua County. This plan was developed by Alachua County Emergency Management and coordinated with the entire 2025 LMS Work Group. The public was invited to participate in the revision process for the 2026 version of the LMS. A review of requirements for the LMS was conducted and updates were solicited from the LMS Work Group in the summer of 2025. All local partners provided updates or feedback for their relative sections of the document, and edits were made by Alachua County Emergency Management. The document was then distributed to the Work Group, and the public was invited to provide feedback and participate in all planning meetings. An initial planning meeting was held August 19, 2025, a midterm meeting September 16, 2025, and a final review meeting was held on September 30, 2025 with those groups for final review of the document. Alachua County Emergency Management finalized revisions and submitted the draft local mitigation strategy to the Florida Division of Emergency Management for their review on October 7, 2025.

The membership of the 2025 LMS Work Group and participating organizations are listed in Attachment A: LMS Work Group Members, Organizations and Roles. LMS Work Group members are kept informed of Work Group meetings, revisions to the LMS, information concerning mitigation, notices of funding availability and similar information through direct contact either in person or by telephone and email. New stakeholders are invited to join the LMS Work Group as they are identified.

Public comment on the revised LMS was solicited using press releases via the Alachua County Communications Office and social media. All meetings of the LMS Work Group are open to the public. No feedback was provided by the public. Any feedback received would have been evaluated by the Working Group before potential incorporation.

Plan Evaluation and Maintenance

Alachua County Emergency Management is responsible for the development, monitoring, evaluation, review, maintenance and update of the Alachua County Local Mitigation Strategy. A current copy of the LMS is available for public review on the Alachua County Emergency Management website. Generally the LMS is reviewed, evaluated and updated in three timeframes: the required five-year update, an annual review and progress report and as needed to address the impacts or consequences of an incident. New mitigation project proposals are submitted on a rolling basis and reviewed quarterly.

Any changes to the Alachua County LMS that may be outside of the five-year update are coordinated with, reviewed, and approved by the LMS Work Group as well as the representatives of the member local governments and other stakeholders.

The Alachua County Local Mitigation Strategy Coordinator is a designated position from Alachua County Emergency Management who monitors all mitigation activities related to the LMS Working

Group. This includes monitoring changes with mitigation programs, distribution of mitigation notices, receipt of project updates from member organizations, and other associated tasks.

I. 5-Year Revisions

The Alachua County LMS will be evaluated, reviewed and updated on a 5-year basis as required by Title 44, Part 201 of the Code of Federal Regulations. This process officially begins upon notification of expiration of the document, typically 18 months before expiration. However, efforts may begin unofficially before that time. During the 5-year update, the LMS will be reviewed and evaluated to determine changes in local conditions that may affect mitigation strategies, changes in review criteria or statutory requirements that require action and needed adjustments to the goals of the LMS. The five-year update is developed by Alachua County Emergency Management and coordinated with the LMS Work Group. Significant changes to the LMS are ultimately ratified by the governing bodies of the local governments and the appropriate representatives of other participating entities.

II. Annual Revisions

An annual review of the LMS is conducted to support NFIP Community Rating System requirements and to complete reporting processes to the Florida Division of Emergency Management. This annual report is generated by Alachua County Emergency Management and summarizes the progress towards meeting the goals of the LMS, addition of new mitigation projects, evaluation of mitigation efforts, and other mitigation activities which have occurred in the previous year. Each participating entity is asked to summarize their mitigation activities. This review also identifies necessary modifications to keep the LMS current.

Typically, new mitigation project proposals are solicited from the members of the LMS Work Group on an ongoing basis. The mitigation projects are then reviewed and ranked by the Ranking Task Force quarterly. Projects are removed from the list as they are completed or found to be not applicable by the Ranking Task Force during review.

III. Post-Incident Revisions

The LMS will be amended and updated as needed to appropriately address the consequences of a disaster or incident that may present opportunities for mitigation activities. During post-incident damage assessments and recovery activities, potential hazard mitigation opportunities will be identified and hazard mitigation projects will be developed by the LMS Work Group for their respective jurisdictions.

IV. Public Participation

The public is encouraged to engage in the LMS planning process. As noted in the Mitigation Strategy section of this document, all levels of government attempt to engage the public in disaster awareness, preparation, and mitigation efforts throughout the year on a nearly continuous basis. For example, Alachua County publishes press releases regarding Working Group meetings and activities.

Attachment J: Public Invitation for Planning is an example of the press releases distributed to inform the public about local mitigation efforts.

Moving forward, the LMS Working Group will continue with the same methods of outreach used previously and will continue to look for new ways the reach the community and increase participation and input.

V. Recent Development and Growth

Priorities and projects in the LMS will be revised to reflect changes in development. Since 2015, limited growth has occurred which would impact the vulnerability of the County. This is in part due to stringent development codes including updates to the countywide storm water management requirements.

The most significant areas of growth have occurred in unincorporated Alachua County just West of Gainesville where residential communities have developed. The City of Newberry has seen some commercial and industrial growth, which could increase vulnerability to hazardous material incidents in the future. However, they have reduced their vulnerability to power outages and flooding through installation of stand-by generators. Additionally, the City of Hawthorne has annexed 1300 acres for industrial development which may increase their susceptibility to hazardous materials incidents in the future, but no development permits have been issued on those properties to date.

Aside from minor residential growth, no significant changes have happened throughout the rest of the County.

Hazard, Risk and Vulnerability Assessment

The following hazard analysis (Table 1) is used to determine the hazards that pose threats to Alachua County and is developed from historical data. The Likely Frequency of Occurrence is defined as, in increasing frequency: < (less than) 100 years, <10 years, <2 years, and Annual. The Vulnerability Impacts are defined as, in increasing severity: Low, Moderate, High, Extensive, and Catastrophic.

There have been no significant, regularly occurring hazards for Alachua County which have been omitted. Omitted hazards include: erosion, winter storms, seismic incidents and tsunami incidents. These hazards have been omitted as they do not affect Alachua County. Erosion is not a concern as the geography and ecosystems of the county do not contribute to erosion. The climate of the county limits winter storms. The location of the county does not contribute to a vulnerability to seismic incidents or tsunamis. Mitigation of these hazards would not likely pass cost-benefit analyses, and will not be a focus of the Local Mitigation Working Group.

This hazard, risk and vulnerability assessment speaks to all jurisdictions in Alachua County and is based on current populations. Future increases in population may increase the vulnerability of the community to particular hazards.

Hazard Vulnerability Category	Likely Frequency of Occurrence	Population Impact	Property Impact	Environment Impact	Government Operations Impact
Wind from Tropical Cyclone	Annual	High	Moderate	Moderate	Moderate
Flooding	<2 years	High	Extensive	Moderate	High
Hazardous Material Spill	<2 years	Extensive	Extensive	High	High
Nuclear Reactor Incident	<100 years	Low	Low	Low	Low
Civil Disturbance	<2 years	Moderate	Low	Low	Moderate
Mass Migration	<100 years	Moderate	Low	Low	Moderate
Coastal Oil Spill	N/A	N/A	N/A	N/A	N/A
Wildland Fire	<2 years	High	High	Extensive	High
Terrorism	<100 years	High	High	Moderate	High
Exotic Pest and Disease	<2 years	Low	Moderate	High	Low
Disease and Pandemic Outbreak	<50 years	High	Low	Low	High
Critical Infrastructure Disruption	<10 years	Moderate	High	Moderate	Moderate

Hazard Vulnerability Category	Likely Frequency of Occurrence	Population Impact	Property Impact	Environment Impact	Government Operations Impact
Special Event	Annual	Extensive	Moderate	Moderate	Moderate
Major Transportation Incident	<2 Years	High	Moderate	High	Moderate
Drought	<10 years	Low	Moderate	Moderate	Low
Geological Incident	<100 years	Low	Low	Low	Low
Extreme Heat	<10 years	Moderate	Low	Moderate	Low
Freezing Temperature	<100 years	Low	Moderate	Moderate	Low
Severe Weather	Annual	Moderate	Moderate	Moderate	Low
Cyber Attack/ Disruption	Annual	Moderate	Low	Low	High

Table 1: Alachua County Hazard Vulnerability Impact Summary

I. Wind from Tropical Cyclone (Hurricane, Tropical Storm)

A. General Description:

A tropical cyclone is a rotating, organized system of clouds and thunderstorms that originates over tropical or subtropical waters and has a closed low-level circulation. Tropical cyclones are classified as follows:

- **Potential Tropical Cyclone:** A term used to describe a disturbance that is not yet a tropical cyclone, but which poses the threat of bringing tropical storm or hurricane conditions to land areas within 48 hours
- **Tropical Depression:** A tropical cyclone with maximum sustained winds of 38 mph (33 knots) or less
- **Tropical Storm:** A tropical cyclone with maximum sustained winds of 39 to 73 mph (34 to 63 knots)
- **Hurricane:** A tropical cyclone with maximum sustained winds of 74 mph (64 knots) or higher
- **Major Hurricane:** A tropical cyclone with maximum sustained winds of 111 mph (96 knots) or higher, corresponding to a Category 3, 4, or 5 on the Saffir-Simpson Hurricane Wind Scale[1].

B. Location and Extent:

Alachua County is located approximately sixty miles from both the Atlantic Ocean and the Gulf of Mexico. Therefore, the entire County is subject to the effects of tropical cyclones. The extent varies by tropical cyclone, with some events producing tropical storm force winds or higher, and

[1] National Oceanic and Atmospheric Administration (NOAA), *Saffir-Simpson Hurricane Wind Scale*.

others producing significant rainfall totals. There is potential for category 5 hurricane force winds in Alachua County, albeit that has never occurred.

C. Impact and Vulnerability:

Damages related to tropical cyclones vary widely from minor vegetative damage up to instances causing widespread power outages, blocked roadways and severely damaged or destroyed buildings. Non-retrofitted structures and older structures are the most vulnerable. This hazard can threaten life safety and public health through physical injury, generation of secondary hazards such as debris, and damage to facilities resulting in exposure to the elements. Wind from tropical cyclones can damage critical facilities, disrupt infrastructure such as power or water, halt the local economy, and result in long term tax impacts from residents who do not return following an event. This impact is the same for all non-retrofitted or modern structures across Alachua County, in every jurisdiction. Climate change is increasing ocean temperatures and atmospheric moisture, which can fuel stronger tropical cyclones with heavier rainfall and greater wind damage.

D. Previous Occurrences:

Hurricane winds and other hazards associated with strong tropical systems have reached Alachua County. The storm of record for the County is the Storm of 1896, which was a strong Category 3 storm when it passed through the northwest portion of the County. Tropical cyclones have caused both wind and water damage. Since the Storm of 1896, Alachua County has felt the tropical storm force or greater wind and/or rain impacts of multiple tropical cyclones in recent history, including:

- **2016**: Hurricane Hermine
- **2016**: Hurricane Matthew
- **2017**: Hurricane Irma
- **2021**: Tropical Storm Elsa
- **2022**: Hurricane Ian
- **2022**: Hurricane Nicole
- **2023**: Hurricane Idalia
- **2024**: Hurricane Debby
- **2024**: Hurricane Helene
- **2024**: Hurricane Milton

II. Flooding

A. General Description:

A flood is defined as an overflow of water that submerges land which is usually dry. The Floodplain is an area of land adjacent to a river or stream that stretches from the banks of its channels to the base of the enclosing valley walls that experiences flooding during periods of high discharge.

B. Location and Extent:

There are areas of the county which are part of river watersheds that are vulnerable to flooding from rising water. These areas include the extreme southeast portion of the county along the shores of Newnans, Orange and Lochloosa Lakes; portions of Gainesville along Hogtown Creek; and the Santa Fe River floodplain.

Alachua County also has areas of floodplain that are associated with closed basins that have no outfall to other external bodies of water such as a stream or river. In these closed basins, the primary cause of flooding is direct rainfall rather than riverine flooding.

A large portion of the eastern half of Alachua County lies in the 100-year floodplain. However, much of this area is agricultural or silvicultural, or is publicly owned and contains limited structural development. Currently, the population concentrations and developed areas in eastern Alachua County are generally associated with the communities of Cross Creek, Island Grove, Hawthorne, Melrose, Waldo, and the eastern section of Gainesville. Certain areas of Alachua County are within the 500-year floodplain.

There are also areas in Gainesville which are prone to flooding. These areas are identified within: Attachment F: Gainesville FIRM Zones, Attachment G: Gainesville Additional Flood Hazard Areas, Attachment H: Gainesville Hurricane Irma Flood Locations, and Attachment M: Alachua County FIRM with Jurisdictions.

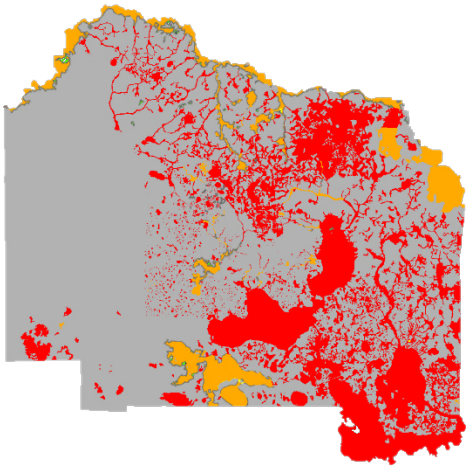

Figure 1: Floodplains in Alachua County[2]

The other primary flooding threat involves storm water runoff that occurs in many locations. Runoff can be exacerbated by an increase in impervious surfaces associated with development in areas subject to flooding.

Paynes Prairie is a large protected natural floodplain in the County. It acts as a buffer against flooding.

C. Impact and Vulnerability:

Minor flooding may only impact agricultural and silvicultural production within Alachua County and structures in highly flood prone areas. Moderate to heavy flooding may result in blocked or damaged roadways, damaged power lines, damage to homes and significant agricultural or silvicultural losses. These events can threaten life safety and public health through drowning, production of secondary hazards such as hidden debris, facilitation of mold growth in buildings, can block access to or damage critical facilities, disrupt infrastructure such as roads or power, may

[2] FEMA, *FEMA Zones-2018.*

restrict access to businesses, and result in long term financial consequences from loss or closure of business. Buildings and structures in flood prone areas highlighted in Figure 1 are the most vulnerable. Potential impacts are the same across the zones highlighted in Figure 1. High Springs, Alachua, LaCrosse, Waldo, Hawthorne and Micanopy are within the highlighted zones. Climate change increases the risk of flooding by intensifying heavy rainfall and overwhelming drainage systems more frequently.

1. Repetitive Loss Properties

There are currently no severe repetitive loss and sixteen identified repetitive flood loss properties in Alachua County. These residential properties are in or near the communities of Gainesville, High Springs and Micanopy. Annually, as part of the Community Rating System recertification process, these property owners are sent information about the NFIP.

The City of Gainesville has a property considered to be repetitive loss in the Highland Court area.

D. Previous Occurrences:

While minor flooding is a regular occurrence in Alachua County, there are periods of higher flooding often associated with tropical cyclones. Previous occurrences of moderate to heavy flooding include:

- **2004**: Flooding associated with Hurricane Frances
- **2004**: Flooding associated with Hurricane Jeanne
- **2012**: Santa Fe River flooding associated with Tropical Storm Debbie
- **2017**: Santa Fe River flooding associated with Hurricane Irma
- **2017:** Paynes Prairie flooding associated with Hurricane Irma
- **2017:** Hogtown Creek watershed flooding associated with Hurricane Irma
- **2021:** Urban flooding associated with Tropical Storm Elsa

Additional discussion concerning historic flooding within Alachua County and Gainesville are within the document “Flood Hazard and Remediation in Alachua County” which is available from the City of Gainesville.

III. Hazardous Material Incident

A. General Description:

Hazardous materials are substances that, when released, can pose a risk to people's health, safety, or the environment, if not handled properly. These materials can be found in various settings, including homes, transportation, workplaces, and industrial facilities. They are categorized based on the hazards they present, which can include physical hazards (like flammability or explosiveness) and health hazards (like toxicity or corrosiveness). A hazardous material incident is the release of any chemical substance or a combination of substances that have the potential to produce serious health, fire, or explosive hazards impacting people, property or the environment. Hazardous materials incidents are common in Alachua County because industry, business, government and private citizens use, store, manufacture and transport them daily.

B. Location and Extent:

The entirety of Alachua County is at risk from hazardous material incidents. Risk areas along major roadways, railroads, fixed facilities and pipelines cover a majority of the County. Fixed facilities are

located throughout the county. Surface transportation incidents regularly occur on major roadways such as I-75, US 27, US 41, US 301, US 441, SR 121, SR 235, SR 236, SR 222, SR 331, SR 20, SR 24 and SR 26. CSX Railways are in eastern, western and northern portions of the County. Additionally, several large natural gas pipelines run through the county as part of an interstate pipeline system. One regional airport with commercial flights and freight operations.

Alachua County has several industrial parks with chemical and biological R & D labs, as well as several large chemical manufacturing facilities. Alachua County also has several distribution centers which handle, store and transport hazardous materials daily. The county also has (1) LQG Hazardous Waste processing facility.

As a Tier 1 research institution, the University of Florida has numerous facilities containing hazardous materials, although many in small quantities. Robust laboratory safety, biological safety, radiation safety and hazardous materials management programs are in place through UF Environmental Health & Safety to mitigate risks.

The Alachua County Environmental Protection Department – hazardous materials section conducts routine facility inspections on approximately 1200 facilities to ensure compliance with County, State and Federal regulations and mitigate potential incidents / releases within the County.

C. Impact and Vulnerability:

Minor hazardous material incidents cause onsite impacts to involved individuals. Incidents involving stronger agents or those that may be readily carried by weather conditions may be capable of causing significant medical impacts to affected populations, cause damage to the environment, result in suspension of operations at critical facilities for a period of time, may injure critical workers, and could result in individuals moving away from an area. Areas around facilities and transportation routes are the most vulnerable. Ground water impacts impacting drink water wells for municipalities and/or residential homes is a routine risk.

The Alachua County Environmental Protection Department – hazardous materials section provides 24/7 Emergency Response for all Hazardous Materials incidents / releases to ensure the safety and protection of people, property and the environment. The hazardous materials section provides oversight from initial release through the complete remediation of hazmat discharges.

D. Previous Occurrences:

Incidents such as diesel spills and minor natural gas line strikes happen regularly within the County.

Well-documented instances of higher risk events:

- **2023:** Air Liquide facility explosion, I-75 Closure 10 hours – Styrene Tanker crash / spill
- **2021:** Family Pool & Spa warehouse chemical reaction incident with Chlorine Gas release
- **2017:** CSX Derailments x 2
- **2012:** I-75 Closure 24 hours – Fog/Smoke 28 crash-11 fatality incident, Chemical lab explosions – Gainesville & Alachua
- **Various Years:** Plane crashes x 5

IV. Nuclear Reactor Incident

A. General Description:

Nuclear reactor incidents occur when an event surpasses the defense-in-depth measures taken at a site which may result in the release of radiological effluents into the environment from a nuclear reactor. These incidents are primarily of concern when offsite radiation dosages would surpass the levels detailed in the Protective Action Guidelines.

B. Location and Extent:

The University of Florida maintains a training reactor on campus. The reactor is located centrally in the County within the City of Gainesville. Due to the low levels of material used at this site and the design of the reactor, the threat is limited to the building in which it operates[3].

There are no Emergency Planning Zones from commercial reactors which overlap Alachua County.

C. Impact and Vulnerability:

A nuclear reactor incident within Alachua County is extremely unlikely. Any incidents would result in the shutdown of a single facility and would result in extremely low exposures to on-site operators. There are no additional life safety, health, critical facility, infrastructure, or economical threats.

D. Previous Occurrences:

There are no previous occurrences of nuclear reactor incidents in Alachua County.

V. Civil Disturbance

A. General Description:

Civil disturbance is activity such as a demonstration, riot, or strike that disrupts a community and requires intervention to maintain public safety.

B. Location and Extent:

Portions of Alachua County, especially the urban areas and the University of Florida campus area, are particularly vulnerable to civil disturbance.

C. Impact and Vulnerability:

These incidents may result in damage to government or personal property, injuries to the public or government personnel, critical facilities as well as damage to businesses. All areas of the County could be affected.

D. Previous Occurrences:

In 2017 the University of Florida hosted a controversial speaker from the National Policy Institute, which required extensive planning to minimize the threat of a civil disturbance. Alachua County declared a Local State of Emergency (LSE) and a Governor's Declaration of Emergency in anticipation of this event. Additionally, the University of Florida routinely hosts prominent political and cultural figures.

[3] University of Florida, *Emergency Plan – University of Florida Training Reactor*

The Dove World Outreach Center Qur'an-burning Controversy occurred from 2010 – 2011 in Alachua County. This event sparked violence and civil unrest globally.

Since 2020, there have been several protests throughout Alachua County regarding a variety of topics. These protests/demonstrations have remained largely peaceful and have not escalated beyond the point of minimal public safety intervention.

VI. Wildland Fire (Brush Fire, Wildfire and Forest Fire)

A. General Description:

Wildland fires are fires that occur on wildland that do not meet forest management objectives that require a suppression response to avoid damage to natural areas or property, and threats to life safety.

B. Location and Extent:

The most at-risk portions of Alachua County are the urban interface (where community development meets wildland), and rural areas where wildland fuels are present. It should also be noted that significant fuels exist in each jurisdiction past the urban interface. This denotes a significant area of the County, impacting all jurisdictions. There are few exceptions such as developed retail or healthcare areas along Archer Road in Gainesville. Wildfires may rapidly spread over large swaths of land, and could last for days or even weeks. However, wildfires in Alachua County are typically well controlled due to the rapid coordinated initial attack response efforts of county and state wildfire agencies.

C. Impact and Vulnerability:

In addition to the potential for structural damage, wildland fires can also cause significant losses and destruction for timber interests in Alachua County. Those homes along the wildland-urban interface and agricultural interests are the most vulnerable. Individuals may receive acute or chronic injuries, and critical facilities may be damaged. All jurisdictions in Alachua County are vulnerable to wildfires and would experience similar impacts. Areas become increasingly vulnerable when Alachua County experiences drought conditions. Climate change increases the risk of wildfires by creating hotter, drier conditions that dry out vegetation and extend fire seasons.

D. Previous Occurrences:

Wildfires are a somewhat common occurrence in Alachua County. Appendix C contains information on previous occurrences of wildfires within the County.

VII. Terrorism

A. General Description:

Terrorism, including cyber terrorism, is a violent, dangerous, or disruptive act done to coerce, intimidate, or harm any segment of the community (i.e., government, businesses, or civilian population) for political, social, or financial objectives.

B. Location and Extent:

The potential for terrorism exists in Alachua County due to the presence of potential targets such as an international university and events which draw large numbers of people, high profile

speakers, and visitors. Government buildings, transportation and commercial infrastructure, cultural, academic, research, and athletic facilities are also potential targets for terrorist attacks with the intent of causing extensive, if not catastrophic, levels of property and environmental damage, injury and loss of life.

C. Impact and Vulnerability:

Impacts on the local population, critical facilities, infrastructure and property resulting from terrorism can range from disruptions in service up to high-impact, high damage events. Cyber-attacks, vehicles, ballistics, explosives and other hazardous materials may be used to perpetuate an attack. Public spaces, government buildings and critical facilities are the most likely to be targeted.

D. Previous Occurrences:

In the past 5 years, there have been a total of 5 separate bomb threats or suspicious packages reported in Alachua County.

- 2020: Unexploded ordinances (WWII era mortars) found in residence in High Springs
- 2021: Multiple suspicious containers near the City of Alachua
- 2022: Bomb threat against Gainesville Highschool
- 2024: Report of unexploded ordinances in a parking lot in High Springs
- 2024: Suspicious Package in Gainesville

VIII. Exotic Pest and Disease

A. General Description:

Exotic pests and animal disease events are incidents associated with the spread of any insect, animal or pathogen that could pose an economic or health threat to human or animal populations, and/or the environment.

B. Location and Extent:

Exotic pests and diseases such as Mediterranean fruit flies, screw worm, citrus canker, and the Southern Pine Beetle (SPB) may affect many parts of Florida. Biological hazards are a pervasive threat to the agricultural community and interests throughout the geographical area of Alachua County. These incidents may occur over a period of months and may have far reaching impacts.

C. Impact and Vulnerability:

Damages from pests and diseases can vary widely but cause the most concern towards environmental and agricultural resources which would be the most vulnerable to such an incident. It is difficult to predict how extensive impacts may be, or what may be affected. These incidents could affect gardens, parks, nature preserves, the economy, and many other aspects depending on species. Effects would be similar across the entirety of Alachua County, in all jurisdictions.

D. Previous Occurrences:

The Southern Pine Beetle is one insect that has specifically adversely affected Alachua County. Florida suffered an unprecedented outbreak of Southern Pine Beetle in 2001, which was especially severe in North Central Florida. In addition, Aedes aegypti (Yellow Fever Mosquito) can carry diseases such as the Zika and Dengue, while the now well-established Asian Tiger Mosquito, Aedes

albopictus, along with Culex nigripalpus, can transmit West Nile Virus and Eastern Equine Encephalitis to horses and humans. In the past 5 years, only one case of locally acquired West Nile Virus in a human has been confirmed in Alachua County, but numerous travel related cases of Dengue and Malaria have been reported in residents returning from high-risk countries. These travel-related cases pose a low risk for local transmission when reported and appropriate interventions are implemented.

IX. Disease and Pandemic Outbreak

A. General Description

A disease outbreak is the occurrence of disease cases in excess of normal expectancy. Disease outbreaks are usually caused by an infection, transmitted through person-to-person contact, animal-to-person contact, or from the environment or other media[4]. Pandemics are large-scale outbreaks of infectious disease that can greatly increase morbidity and mortality over a wide geographic area and cause significant economic, social, and political disruption[5].

B. Location and Extent:

The entire population of Alachua County may be vulnerable to disease and pandemic outbreaks, especially the population center in and surrounding the City of Gainesville. Areas with higher concentrations and traffic of individuals such as airports and bus stations can act as vectors. Disease and pandemic incidents may occur over the course of weeks, months, and potentially even years.

C. Impact and Vulnerability:

Disease and pandemic outbreaks may place greater demand upon the healthcare system, cause supply shortages, widespread loss of income, government and business closures, staffing issues in all industries as well as have psychological impacts upon the public. This hazard directly targets members of the population, the most vulnerable groups vary between diseases. The entire population which is impacted by a disease or pandemic would experience similar impacts and vulnerability across Alachua County. The transient and international nature of the University community increases the risk of disease transmission and spread.

D. Previous Occurrences:

The COVID-19 pandemic which began in 2020 highlights the impacts a global pandemic can have on Alachua County. Other incidents include the 1918 Spanish Influenza pandemic, the Asiatic Influenza of 1957, as well as the 2009 H1N1 pandemic.

X. Critical Infrastructure Disruption

A. General Description:

A critical infrastructure disruption is the failure or interruption of systems which support the overall function of society. These events may be caused by intentional acts, weather events or be the result of aging infrastructure.

[4] World Health Organization, *Disease Outbreaks*

[5] National Institute of Health, Pandemics: Risks, Impacts, and Mitigation

B. Location and Extent:

Disruptions in critical infrastructure and technology have the potential to impact all portions of Alachua County, including all geographic areas, populations, and businesses within the County.

C. Impact and Vulnerability:

Disruptions may include, but are not limited to cyber-attacks, telecommunications failures, utility outages and pipeline disruptions. Telecommunications failures could lead to a reduction or complete termination of some public and private functions, including emergency services. Utility outages disproportionately impact the County's most vulnerable residents, as they are most reliant on electricity to power medical equipment and maintain a reasonable indoor ambient temperature to avoid the exacerbation of pre-existing medical conditions. In addition, critical facilities could have their functions reduced. A critical infrastructure disruption could have a significant impact on the local economy.

D. Previous Occurrences:

Critical infrastructure disruption occurs regularly within the county. Minor weather events, accidents and maintenance can result in the temporary loss of systems. Past critical infrastructure disruptions of significant impact have followed tropical cyclone events detailed earlier in this document.

XI. Special Event

A. General Description:

Special events are designated events that may be the target of criminal activity as a result of national significance and high visibility.

B. Location and Extent:

Many special and routine mass gatherings are held throughout the year at the University of Florida (UF), and throughout the County. Gator Nationals is a National Hot Rod Association (NHRA) drag racing event which occurs in the Northeast area of the County. The Alachua County Sports and Events Center routinely hosts large scale sporting events. There are also numerous cultural events that occur in the various municipalities throughout the year.

C. Impact and Vulnerability:

Due to large crowds associated with these events and potential accidents, local traffic infrastructure can become congested or damaged. Healthcare providers may see higher numbers of patients. Law Enforcement, Fire Rescue and other public safety organizations may have staffing challenges.

D. Previous Occurrences:

Special events are held throughout the year in Alachua County and are considered a regular occurrence.

XII. Major Transportation Incident

A. General Description:

Major transportation incidents occur when public transportation or transportation infrastructure such as highways, railroads and airports are significantly impacted by an event. These types of

incidents typically occur due to operator error, inclement weather, mechanical failure or infrastructure collapse.

B. Location and Extent:

State Roads and highways across the county are a concern, with Interstate-75 running through the center. Railroads run in the eastern and northwestern portions of the county. Gainesville Regional Airport is located centrally to the County.

C. Impact and Vulnerability:

Major transportation incidents can result in damage to property, loss of infrastructure, and injury or loss of life.

D. Previous Occurrences:

Alachua County regularly experiences transportation incidents along Interstate-75, US 441, and US 301. The only event recorded in Alachua County which qualifies as a major transportation incident is the Interstate 75 Incident which occurred on January 29th, 2012. This incident occurred in Paynes Prairie, involving 24 vehicles across 6 crashes. This incident resulted in 11 fatalities and 46 known injuries.

XIII. Drought

A. General Description:

Drought is a deficiency in precipitation over an extended period, usually a season or more, resulting in a water shortage causing adverse impacts on vegetation, animals, and/or people. A drought may occur across the entirety of the County; and may occur over the course of weeks, months, and potentially even years. Drought conditions are monitored using the Keetch-Byram Drought Index (KBDI).

B. Location and Extent:

Drought has the potential to adversely impact all of Alachua County as well as surrounding jurisdictions. Severe drought may cause issues with availability of both water as well as locally grown food. Additionally, these conditions increase the County's vulnerability to wildfires, which may ignite due to the lack of moisture in the soil.

C. Impacts and Vulnerability:

Some specific impacts seen during a drought may include reduced agricultural production, reduced quantities of local flora and fauna, a potential increase in the occurrence of sinkholes, and a potential increase in the occurrences of wildfires. In extreme cases this may lead to water use restrictions and water emergencies. Natural ecosystems and agricultural interests would be the most vulnerable during this type of incident. Individuals with interests in unincorporated Alachua County, Waldo, Micanopy, Archer, Hawthorne, Newberry, High Springs, Alachua, and LaCrosse would be the most impacted. Climate change increases the risk of drought by raising temperatures and altering precipitation patterns, leading to longer and more intense dry periods.

D. Previous Occurrences:

There have been several historic instances of drought within Alachua County. Attachment N shows the past 5 years of drought conditions.

XIV. Mass Migration

A. General Description:

Mass migration occurs when a migration of undocumented aliens that is of such magnitude and duration that it poses a threat to the national security of the United States, as determined by the President[6]. The migration could occur in any area in the county, and vulnerability would be generated in the public safety and humanitarian response to the incident, which would strain resources. This has not previously occurred in the County.

B. Location and Extent:

Mass migration may affect any portion of Alachua County, but is most likely to occur in the City of Gainesville, as it is a resource-rich environment. The extent of a mass migration incident can vary depending on the situation that is causing the migration.

C. Impacts and Vulnerability

All of Florida, including Alachua County, is vulnerable to mass migration due to the state's close proximity to the Caribbean islands. Alachua County would coordinate closely with State and Federal resources to support humanitarian and other needs of a mass migration incident.

D. Previous Occurrences:

Alachua County has not experienced a mass migration incident.

XV. Coastal Oil Spill

A. General Description

Coastal oil spills occur when oil is released into the environment along a coastline.

B. Location and Extent

Alachua County is located approximately 50 miles from the nearest coast and is therefore not directly susceptible to coastal oil spills.

C. Impacts and Vulnerability

No portion of the county is directly vulnerable to coastal oil spills. If an oil spill were to occur off of the coast of Florida, it may impact the local economy due to a decrease in tourism to the state overall.

D. Previous Occurrences

No portion of the county is directly vulnerable to coastal oil spills, and one has never significantly impacted the County.

XVI. Severe Weather

A. General Description

Severe Weather incidents occur when weather patterns create hazardous conditions. Hazardous conditions may include high winds with sustained wind speeds of 40 mph or greater, lasting for one hour or longer, or winds of 58 mph or greater for any duration. Hail, as defined by the NWS, is showery precipitation in the form of irregular pellets or balls of ice, more than 5mm in diameter

falling from a cumulonimbus cloud. The final, and potentially most consequential hazard encompassing severe weather is the tornado. A tornado is defined as a violently rotating column of air. Tornadoes are categorized using the Enhanced Fujita Scale. These incidents may create impacts across the entire county, typically over a short period of time such as a few hours.

B. Location and Extent

These incidents may damage personal property, down trees across infrastructure, damage power lines, destroy homes in some cases, hail may damage crops and/or property, among other impacts. Residents living in weaker structures or those with reliance upon electricity for medical equipment are especially vulnerable to these incidents. Concentrations of mobile home parks exist around the outskirts of Gainesville as well as in the rural areas and may be more vulnerable. However, all jurisdictions are vulnerable to this type of incident because of the presence of older homes, mobile homes, suspended power lines, and other vulnerable structures throughout Alachua County.

C. Impacts and Vulnerability

The impacts of severe weather range from localized to one property to more significant incidents that impact one or more jurisdictions or properties. All of Alachua County is vulnerable to severe weather. Climate change increases atmospheric heat and moisture, which can intensify the conditions that produce severe weather, making events like tornadoes and hailstorms more likely to be stronger

D. Previous Occurrences

These incidents occur annually inside of the County, most often with limited impacts. Previous occurrences of this hazard can be found in Attachment I: Severe Weather Occurrences (2021 – 2025).

XVII. Extreme Heat

A. General Description

Extreme Heat incidents occur when outside temperatures exceed those typically experienced within a region, and may strain or surpass climate control capabilities commonly available. These incidents may occur across the entire county over a few hours, days, and potentially even weeks. These incidents may lead to heat related health impacts, most notably when occurring concurrently with a widespread power outage. The National Weather Service in Jacksonville (NWS Jax) issues Extreme Heat Watches when an extremely dangerous heat index (temperatures ≥ 113 degrees Fahrenheit) is possible within the next 24-72 hours. Extreme Heat Warnings are issued when the heat index is measured to be ≥113 degrees Fahrenheit. Per the NWS Jax, Extreme Heat Watch and Warning criteria vary across the country. The definitions above are specific to Southeast Georgia and Northeast Florida.

B. Location and Extent

Extreme Heat affects all of Alachua County when it occurs. The extent of the impacts is dependent on the incident and is driven by other factors such as power outages.

C. Impacts and Vulnerability

The impacts are typically more severe for the medically vulnerable as well as the elderly. Climate change increases extreme heat by raising average temperatures and making heat waves more frequent, longer lasting, and more intense.

D. Previous Occurrences

Since 2015, Alachua County has experienced 1 Excessive Heat Warning, 6 Extreme Heat Warnings, and 57 Heat Advisories.

Heat Advisory	Month/Day	Month/Day
2020	July 11	September 5
2021	July 31	August 19
2022	June 15-16, 24	
2023	July 3-4, 7, 9, 15, 20, 22, 30	August 6, 11-12, 15, 26-27, 29
2024	June 25	July 4-6, 8
2025	July 18-22, 26-27, 29-30	
Extreme Heat Warning	**Month/Day**	**Month/Day**
2025	July 29	
Excessive Heat Warning	**Month/Day**	**Month/Day**
2025	August 8-9, 13-15	

Table 2: List of Heat Events (2020-2025)

XVIII. Geological Incident

A. General Description

Geological incidents occur when significant shifts in the ground occur which generate hazardous conditions. Sinkholes are a geological hazard that places people, property, infrastructure, and possible environment (ground water) at risk. Dissolution of carbonate rock forms karst topography which is dominated by sinkholes. Dissolution slowly occurs when naturally acidic rainwater, surface water, or groundwater encounters Florida's carbonate rocks, limestone and dolostone. A weak carbonic acid naturally forms as water mixes with carbon dioxide in the atmosphere and soils and is the primary dissolution mechanism leading to a cavity (sinkhole) development.

A sinkhole is classified based upon formation rate and process, as well as geological and hydrogeological characteristics. There are four types of sinkholes present in Florida; however, for the purposes of this report it will focus on sinkholes as a hazard to human life and property, sinkholes will be simply classified based upon their rate of formation. Sinkholes form either rapidly (minutes to hours) or slowly (months to years). Sinkholes can form by natural and anthropogenic influences.

The primary geological threat for Alachua County is from sinkholes. A sinkhole being, in Alachua County, a significant subsidence of the ground caused by the collapse of topsoil over an area where lower layers of soil have been weakened or removed by natural processes.

B. Location and Extent

These incidents could occur across the entire county, and may occur slowly or suddenly. The areas of High Springs, Newberry, Alachua, LaCrosse, Gainesville, and Micanopy are near areas of higher vulnerability to sinkholes[7].

C. Impacts and Vulnerability

Impacts range from negligible to permanent depending on the circumstances of the incident and impacted area. For example, the opening of a sinkhole in unincorporated Alachua County may have no impact, while the opening of a sinkhole in a residential neighborhood in Alachua County or underneath an apartment complex may displace residents from their homes and destroy property. Further, the opening of a sinkhole could destroy private businesses, hazardous materials/waste facilities, critical infrastructure, or public safety related buildings or roadways and temporarily impact local capabilities.

The Alachua County Environmental Protection Department – hazardous materials section provides 24/7 Emergency Response for all Sinkhole 911 reported incidents to ensure the safety and protection of people, property and the environment. The hazardous materials section and Natural Resources section provide oversight from initial sinkhole report through the complete remediation of a sinkhole. Climate change can increase sinkhole risk by altering rainfall patterns, where intense downpours and prolonged droughts weaken underground limestone and soils, making ground collapse more likely.

D. Previous Occurrences

Sinkholes occur periodically within Alachua County. The Environmental Protection Department maintains a list of sinkhole occurrences within Alachua County and the Florida Department of Environmental Protection maintains the Subsidence Incidents Reports Database.

XIX. Freezing Temperature

A. General Description

Freezing temperature incidents may occur with a significant decrease in outside temperatures below 32 degrees Fahrenheit. The National Weather Service in Jacksonville (NWS JAX) will issue a Extreme Cold Watch when wind chill temperatures are forecast to be ≤15 degrees Fahrenheit within the next 24-72 hours. Likewise, an Extreme Cold Warning is issued if the measured wind chill is ≤15 degrees Fahrenheit.

B. Location and Extent

Freezing temperature would likely occur countywide. On average, Alachua County experiences 8 days with lows ≤32 degrees Fahrenheit each year.

C. Impacts and Vulnerability

Alone, these impacts are most likely to impact low-income households or the homeless through various health impacts. These incidents may result in power losses, health impacts, traffic crashes, and heightened casualty rates when combined with other weather such as freezing rain. In those complex cases various infrastructure such as power lines, those using motor vehicles, and the

[7] [1] FDEP, Subsidence Incidents Reports Database

electrically dependent become the most vulnerable. Climate change can influence freezing temperatures by disrupting atmospheric patterns, which can increase temperature variability and occasionally allow extreme cold outbreaks in regions that do not typically experience them.

D. Previous Occurrences

Since 2015, Alachua County has experienced 46 instances of a Freeze Warning, and 8 separate instances of a Hard Freeze Warning.

Freeze Warning	Month/Day	Month/Day	Month/Day	Month/Day
2020	January 21-22	February 22, 28	December 2, 9, 18, 25	
2021	January 10, 17, 19	February 3-4		
2022	January 18-19, 23-24, 29	March 13	December 27-28	
2023	January 15-16	November 29-30	December 31	
2024	January 17-20	December 2-4, 7-8		
2025	January 3, 5, 7-10, 12, 20, 22-26	February 21	November 11-12, 28	December 15
Hard Freeze Warning	**Month/Day**	**Month/Day**	**Month/Day**	**Month/Day**
2020	January 22	December 26-27		
2022	January 30	December 24-26		
2024	January 21			

Table 3: List of Freezing Events (2020-2025)

XX. Cyber Attack

A. General Description

As individuals, businesses, governments, and critical infrastructure grow increasingly reliant on technology, the threat of cyber attack has, in turn, increased. Cyber attacks may be targeted towards any sector, including healthcare and critical infrastructure. The threat of critical infrastructure such as a power grid or water supply going offline due to an attack would have significant consequences if not restored quickly. Similarly, if an attack were to target a key part of one of all of the healthcare systems in Alachua County, the effects of that would be consequential

B. Location and Extent

All of Alachua County could experience the consequences of a cyber attack if the attack were to affect countywide systems, such as the 911 system or communications. The extent of the impacts

are dependent on the nature of the attack but attacks on critical infrastructure are the most likely to cause widespread issues.

C. Impacts and Vulnerability

The whole of Alachua County is vulnerable to cyber attacks. The impacts are completely dependent on the target of the attack but the impacts range from affecting only one household to countywide.

D. Previous Occurrences

There are no known instances of significant cyber attacks in Alachua County.

Mitigation Strategy

Code of Federal Regulations Title 44 Section 201.6 requires the county local mitigation strategy to "analyze a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure."

The following summary outlines actions that have been and could be conducted to reduce the community's vulnerability to the identified hazards that are relevant to LMS activities in Alachua County: inland flooding, wind events/severe weather, and wildfire. Many of the identified mitigation strategies and actions concern the protection of critical facilities or natural resources from natural or manmade hazards. The remaining identified hazards do not readily lend themselves to mitigation activities funded through the LMS but are being addressed outside of the LMS Working Group by partner agencies. Those hazards are: hazardous material incident, nuclear reactor incident, civil disturbance, terrorism, exotic pest/disease, disease/pandemic outbreak, mass migration, special event, freezing temperatures, geologic incidents, extreme heat, cyber attack, and major transportation incident. The LMS Work Group can act accordingly when a practical, achievable activity is identified to mitigate one of these hazards.

I. Wind Protection & Severe Weather

The retrofit of critical structures for wind protection has been an on-going process. Several critical facilities have been retrofitted for wind and severe weather protection such as fire stations, Alachua County Fire Rescue Headquarters, the Alachua County Sheriff's Office Administration Building, the Martin Luther King Junior Multipurpose Center, Grace Marketplace, the Alachua County Freedom Community Center, as well as the Department of Health/Community Support Services building.

The protection of new buildings and existing buildings from wind damage and severe weather is being accomplished through implementation of building code requirements. Buildings must be designed and constructed to comply with wind load specifications. Doing so reduces the effects of wind and severe weather hazards on the buildings in the community, makes for less damage to structures and displacement of the population during wind events. Several University of Florida and Alachua County Public School District facilities have been constructed according to Enhanced Hurricane Protection Area (EHPA) standards, as appropriate.

II. Wildfire

Current wildfire mitigation efforts in Alachua County are primarily a public outreach/education program of Florida Forest Service through their statewide wildfire mitigation efforts. Additional efforts in wildfire fuel management are undertaken by the Florida Forest Service, Florida State Parks, Alachua County Environmental Protection Department, St. Johns River Water Management District, Florida Fish and Wildlife Conservation Commission, Alachua Conservation Trust, and the University of Florida. In addition, local agencies participate in the development of the Alachua County Community Wildfire Protection Plan.

III. Flooding and Storm Water Management

Recognizing the significance of the flooding and the need to protect natural water bodies, Alachua County included specific guidelines in the 2001-2020 Comprehensive Plan (adopted 2005) to better manage storm water. Those guidelines resulted in the implementation of a Storm Water Management Program (SMP).

Two main requirements of the SMP are listed in the Comp Plan 1) the SMP must have a Dedicated Funding Source; 2) the SMP must be comprehensive and address all of the County's storm water management issues. Provisions for a Dedicated Funding Source are a critical element to the success of the SMP. Therefore, one of the main goals of the SMP is to specify the funding source, initiate its operation and ensure that it is dedicated to the goals of the program.

The development of a comprehensive storm water management plan sets in place a system that will address all aspects of storm water management within the county. A major goal of the SMP is to comprehensively address necessary capital improvements and continued maintenance and administration of the program. Capital improvements will correct existing deficiencies in flooding and water quality. Maintenance will be bolstered to ensure existing and new systems perform as designed. Administration of the program is necessary for leadership, coordination and direction of the program. These three elements of the program form a comprehensive approach to proactive management of storm water.

A key component of developing an effective SMP is preparing a Storm Water Master Plan. Master planning provides an opportunity to assess the state of storm water management on a County-wide basis for unincorporated areas. The focus of the plan will be to identify management needs and costs to address flooding problems, water quality deficiencies, maintenance of drainage systems, and compliance with regulatory requirements. Costs associated with meeting the goals of a comprehensive program will be refined to allow the most appropriate funding options to be evaluated. When these flood abatement projects are refined and funding sources are identified, the projects would then be included in the Alachua County Comprehensive Plan Five-Year Schedule of Capital Improvements when the timing is appropriate.

The County and the City of Gainesville coordinate with the Suwannee River and the St. Johns River Water Management Districts and FEMA to identify and delineate flood risk areas through the Risk Mapping and Assessment Planning process (RiskMAP). The Alachua County and the City of Gainesville share ongoing studies and plans to refine FEMA flood maps. The County and the City of Gainesville conduct and coordinate special flooding studies as well to improve the management of water quantity or water quality. One of the joint County and City of Gainesville programs to help promote water quality is the Clean Water Partnership as part of the National Pollutant Discharge Elimination System (NPDES) permit.

In addition, the City of Gainesville has several Watershed Master Plans (WMP) including flood studies that show areas of potential flooding. Since 1988 the City of Gainesville has an active Storm Water Maintenance Utility (SMU) that actively funds drainage Capital Improvement Projects (CIP) and minor projects in areas that have been identified as either active drainage deficits or to mitigate potential drainage shortcomings. These projects improve drainage and mitigate flooding during smaller storm events as well as larger “100 Year” storms. Watershed

Master Plans are also being updated throughout the City of Gainesville, starting with Hogtown Creek, which covers over 21 square miles within the municipal limits. The updated Hogtown WMP also included revised Hydrologic and Hydraulic modeling and will revise the Flood Hazard Areas with current data. Using modeled results coupled with data from past storm events will allow for targeted identification of potential flood risks outside of the current FEMA FIRM maps, and appropriate projects to mitigate future flood damage. Building codes are being updated to include the ”500 Year” floodplain as a high risk area.

Additional possible mitigation activities concerning flooding within Alachua County and Gainesville are within the document “Flood Hazard and Remediation in Alachua County” which is available from the City of Gainesville.

Emergency services activities in response to flooding include public messaging, provision of sandbags and other activities performed by local agencies in accordance with the Alachua County Flood Warning and Response Standard Operating Procedures.

IV. Education and Outreach

Various public information programs at the local, regional, state, and national level have been initiated to inform the community of the various hazards that they may face and options for preparing for and mitigating against the effects of these hazards. Examples of these programs are structural fire prevention programs; wildfire mitigation programs such as *Firewise Communities, the Ready, Set, Go!* Program, and the *Fire Adapted Communities* program; hurricane awareness programs; water conservation programs; and hazardous materials awareness programs.

The jurisdictions in Alachua County take advantage of local special events throughout the year to distribute hazard awareness, mitigation, and preparedness materials. Local jurisdictions also use social media and web sites to promote public awareness of hazard mitigation and preparedness activities.

The aforementioned NPDES Clean Water Partnership between the County, City of Gainesville and FDOT, conducts continual water quality outreach including several items that help improve awareness of resident actions that can improve water quality. Public outreach programs implemented by the Alachua County Environmental Protection Department promote the use of xeriscape, reporting illegal dumping, picking up pet waste and disposing of it in solid waste containers, and facilitate proper function of natural and municipal stormwater systems. This includes nutrient reduction, such as fertilizer and pet waste, as well as physical impairments like yard waste.

The County and City of Gainesville are also active in Community Rating System outreach, and are currently developing a unified Plan for Public Information which will cover key FEMA flood related topics within projects that are targeted toward specific audiences within the communities. Topics include preventative measures and structural improvements including promoting flood insurance, health and safety during and after floods, and recovery of flood damaged property.

V. Mitigation Projects and Initiatives

Specific mitigation projects are listed in Attachment D, Priority Ranked Projects. The list of Priority Ranked Projects is for the purpose of determining which projects would be submitted for funding

should hazard mitigation funding become available. This list reflects mitigation projects targeted to the hazards most likely to affect Alachua County as noted in the hazard analysis.

New mitigation proposals are solicited from the LMS Work Group and other entities on an ongoing basis, with an emphasis placed on new and existing buildings and infrastructure. The proposals will be reviewed and prioritized by the Project Ranking Task Force using the procedures and criteria listed on Attachment C: Project Score Guide. They will then be considered for inclusion by the LMS Work Group.

VI. Regulatory Information and Framework

Section 201.6 (c)(3) of 44 CFR requires that the local mitigation strategy plan "…shall include a mitigation strategy that provides the county-wide blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs, and resources, and its ability to expand on and improve these existing tools. The hazard mitigation strategy shall include a description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards."

Alachua County LMS Work Group has developed goals with the intent of reducing the County's vulnerability to identified hazards discussed in the Hazard Analysis. Other planning documents and regulatory frameworks created at the local, regional, and state levels of government also help support and inform an overall hazard mitigation strategy. The comprehensive plans, master plans, land development regulations, codes and ordinances of the political entities in Alachua County would be amended under the provisions of Florida Statutes to incorporate hazard mitigation goals and activities.

A. Comprehensive Plans, Development Regulations and Building Codes.

The comprehensive plans and development regulations adopted and implemented by Alachua County and its municipalities are designed to reduce the effects of natural hazards on new buildings, existing buildings in some cases, and infrastructure. For example, the potential for flooding of structures has been reduced as a result of Comprehensive Plan policies. Alachua County does not allow the creation of new building parcels in wetlands or floodplains and requires that wetlands and floodplains be set aside in permanent conservation/preservation areas prior to final development approval. Alachua County development regulations also require that non-conforming buildings other than single-family dwellings that have suffered substantial damage in excess of two-thirds of their fair market value be restored in conformity with applicable regulations. Single family dwellings cannot be structurally altered in excess of fifty percent of the fair market value unless done so in compliance with current regulations.

Alachua County and the City of Gainesville require a minimum of one foot freeboard from a known base flood elevation for structures built in a flood zone on parcels of record that preceded the current land development regulations. Alachua County adopted a floodplain management ordinance and began participating in the NFIP in 1982. Alachua County's floodplain regulations have been modified to be consistent with the Florida Building Code and the State's model ordinance which satisfies the regulatory requirements of the NFIP. Floodplain management is achieved primarily by ensuring the application of the Flood Hazard Reduction Standards set forth in Chapter 406, Article 7 of the Alachua County Unified Land Development Code (ULDC). The

Ordinance and the ULDC meets the requirements of the NFIP Program for community participation as set forth in Title 44 Code of Federal Regulations, Sections 59 and 60.

Alachua County's Unified Land Development Code requires new developments to apply for a Letter of Map Revisions (LOMR) due to fill before final project plats are recorded. The LOMR process then removes the burden from individual homeowners of having to apply for a LOMA (Letter of Map Amendment) for their particular parcel. This process also establishes the base flood elevations for structures to be built above in these areas thereby reducing the potential for structural flooding.

All jurisdictions in Alachua County are required to comply with and enforce at least the minimum requirements of the Florida Building Code regarding building within flood hazard areas. Alachua County Growth Management and Public Works Departments currently provides building plan review and inspection services for the municipalities of Archer, Hawthorne, Lacrosse, and Micanopy. The remaining municipalities of City of Alachua, Gainesville, High Springs, Newberry, and Waldo oversee building code compliance in their jurisdictions.

Similarly, Alachua County Public Works provides administration and enforcement of permits and development in Special Flood Hazard Areas (SFHAs) for unincorporated Alachua County, as well as for the municipalities of Archer, Hawthorne, LaCrosse, and Micanopy through interlocal agreements. The remaining municipalities (Alachua, Gainesville, Newberry, High Springs) are each individually responsible for the permitting and enforcement of development in SFHAs in their respective municipalities.

The following is a summary of the comprehensive plan and land development code provisions of Alachua County, its municipalities, and the activities of the Alachua County Library and Public School Districts. The following sections describe their activities as participating entities in the Alachua County LMS that are relevant to hazard avoidance or mitigation, floodplain regulation, or the LMS.

B. Alachua County

Alachua County's Comprehensive Plan contains a general strategy to minimize the conversion of land from rural to urban uses by incorporating hazard-resilient land planning into the land use decision-making process [Future Land Use Element (FLUE) General Strategy 1]; provides for clustering in rural subdivisions to avoid natural hazards [FLUE Policy 6.2.9]; provisions to include hazard mitigation into storm water management system design, public education about floodplain protection, avoidance of actions that would change or obstruct floodways [Storm water Element Obj 7.1 and policies]; provisions for mapping of flood and fire prone areas [Conservation and Open Space Element (COSE) Policy 2.1.1]; provisions for public education concerning flood and fire hazard mitigation [COSE Policy 2.2.2]; provisions to maintain the natural function of flood plains and flood ways [COSE Obj 4.8 and Policies]; provisions for wildfire hazard mitigation [COSE 5.6.2, 5.6.4]; provisions to implement hazard mitigation plans such as the Local Mitigation Strategy (LMS) [Intergovernmental Coordination Element (ICE) Policy 1.1.9]; provisions for capital improvement projects for public facilities that mitigate hazards as ranked in the LMS Project List [CIE Policy 1.5.2]; provisions for the protection of natural drainage features through floodplain management [Storm water Element Goal 1]; establishes levels of service that require all new

building lots to include adequate buildable area above the 100-year floodplain and all new habitable structures must be constructed outside the floodplain and prohibits adverse impacts to the 100-year floodplain [Storm water Element Policy 3.1.1]; designation of wetlands, surface waters and floodplains as conservation areas [COSE Policy 3.1.1]; provisions for the protection of the natural functions of floodplains and floodways and other areas of 100-year flood elevation [COSE Obj 4.8 and policies]; provisions that floodplains be designated as open space in development plans [COSE Obj 5.2 and policies].

The Alachua County Unified Land Development Code provides for the protection and maintenance of the natural functions of floodplains, floodways, and all other natural areas having hydrological characteristics of the one hundred (100)-year flood elevation, establishes minimum requirements to safeguard the public health, safety, and general welfare, and minimizes public and private losses due to flooding through regulation of development in flood hazard areas [ULDC Chapter 406, Article VII]; recommends the inclusion of Firewise design principles in landscape plans [ULDC Chapter 407, Article IV].

The above policies are reviewed and updated during Comprehensive Plan and ULDC updates whenever necessary to ensure continued compliance with NFIP requirements.

Some recent examples of how the Alachua County Comprehensive Plan and ULDC have incorporated and furthered the goals of the Alachua County Local Mitigation Strategy are measures such as a requirement for Alachua County to develop watershed management plans (Conservation and Open Space Policy 4.6.14), requirements protecting surface waters, wetlands and associated buffers by regulating significant alterations to those areas (Conservation and Open Space Policy 4.7.7), the encouragement of the use of permeable hardscapes in new development (Potable Water Policy 8.1.8), policies reducing speeds on County roads which may reduce the likelihood of mass transportation incidents (Transportation and Mobility Policy 1.8.5), and requirements that landscape plans for new development include Low Impact Design (LID)/Green Stormwater Infrastructure technologies, such as landscape islands and strips designed to accommodate stormwater management, parking spaces of pervious materials, bioswales, ecovaults, and other technologies, as part of a comprehensive Low Impact Design approach to stormwater management (ULDC Chapter 407, Article IV). These additions and revisions to the Alachua County Comprehensive Plan and Unified Land Development Code demonstrate progress in local hazard mitigation efforts. F.S. 163.3184A also provides a basis for on-going Plan amendments. Alachua County is well positioned to engage in all facets of mitigation activities.

Post disaster, Alachua County compiles all damage information via a damage assessment. Alachua County Emergency Management works with all jurisdictions to identify damaged properties in their areas of responsibility that are also within the floodplain to ensure proper notifications to homeowners and procedures related to Substantial Improvement/Substantial Damage determinations. Damage assessment staff use the latest FEMA damage assessment guidance when determining what percentage of damage a structure has sustained.

C. City of Alachua

The City of Alachua's Comprehensive Plan establishes goals, objectives, and policies to reduce the impact of development upon flood prone areas. Policy 1.12.e of the Conservation & Open Space

Element (COSE) states that the City shall protect the natural function of flood plains, and that flood plain regulations shall be based upon the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM.) Policy 1.12.f of the COSE states that the City shall work with FEMA, the Suwannee River Water Management District (SRWMD), the Florida Department of Environmental Protection (DEP), and Alachua County to regulate development within special flood hazard areas susceptible to the one percent annual chance flood. Additionally, this policy states the City will require development to occupy only the non-floodplain portion of a site when feasible; preserve the natural function of the floodplain; require the minimum Finished Floor Elevation (FFE) to be at least one foot above the established Base Flood Elevation (BFE); and prohibit the storage of hazardous materials or waste within the floodplain.

Section 6.9.4 of the City's Land Development Regulations (LDRs) provides for the regulation of structures built within flood prone areas. Flood prone areas are mapped and referenced to the Flood Insurance Rate Map, as may be amended from time to time, and all supporting data and revisions. The City's floodplain management standards were updated in 2018 to incorporate a model ordinance developed by the Florida Department of Emergency Management (FDEM). FDEM and the Federal Emergency Management Agency (FEMA) worked together to develop the FDEM model floodplain ordinance, which has been recognized by FEMA as meeting the requirements of the NFIP. Adoption of these standards in 2018 ensures the City remains compliant with NFIP requirements.

Section 6.9.4 requires new construction or substantial improvements to be constructed using methods and practices that minimize flood damage. The City's LDRs require structures to be built outside of flood prone areas when other alternatives for the location of the structure exist on the site. When no other alternatives exist, any structure built within the 100-year floodplain must be elevated a minimum of one foot above the BFE. When a structure is proposed in a flood prone area and the BFE is undetermined, the City's LDRs require the structure to be elevated 5 feet above the highest adjacent natural grade.

Any encroachments, including fill, new construction, or substantial improvements in a flood prone area must be certified by a professional engineer demonstrating that the encroachments shall not result in an increase in flood levels during the occurrence of the base flood discharge.

The above policies will be reviewed and amended during Comprehensive Plan updates and implemented through the LDRs, if necessary, to ensure continued compliance with NFIP requirements.

The Conservation & Open Space Element (COSE) and Future Land Use Element (FLUE) of the Comprehensive Plan require development plans to consider any limitations of on-site soils (Objective 1.5, COSE, Policy 5.1.b, FLUE), geologic features (Objective 1.7, COSE), wetlands (Objective 1.10), and flood plains (Policies 1.12.d - 1.12.f). Development plans must address limitations of soil types that may be presented by the construction methods to be utilized by a proposed development (Policy 1.5.a, COSE). The Comprehensive Plan requires any geologic features, such as sinkholes, to be identified, protected, and conserved to preserve their natural functions (Objective 1.7, COSE). New development is required by the Comprehensive Plan to provide minimum buffers from wetlands and water bodies to ensure potential hazards are

mitigated and to maintain the natural function of such features (Policies 1.10.g, 1.10.h, and 1.12.g, COSE).

These goals, objectives, and policies are reviewed and updated as needed. Updates occur no less than as part of the evaluation and appraisal of the Comprehensive Plan as mandated by Florida Statutes. The most recent evaluation and appraisal of the Comprehensive Plan occurred in 2019 and 2020, with the amendments implementing the evaluation and appraisal updates to the Comprehensive Plan being adopted in July 2020. These revisions further the goals of the Alachua County Local Mitigation Strategy.

Post disaster, Alachua County compiles all damage information via a damage assessment. Alachua County Emergency Management works with all jurisdictions to identify damaged properties in their areas of responsibility that are also within the floodplain to ensure proper notifications to homeowners and procedures related to Substantial Improvement/Substantial Damage determinations. Damage assessment staff use the latest FEMA damage assessment guidance when determining what percentage of damage a structure has sustained.

D. City of Archer

Archer's Comprehensive Plan provides for the restriction of development in areas subject to flooding and the regulation of flood prone areas to maintain the flood storage and flood carrying capacity of floodplains. Flood prone areas are mapped and referenced to the Flood Insurance Rate Map. Plan policies require coordination with the Suwannee River Water Management District on all proposed development in the basins of all priority water bodies. The plan establishes level of service standards for storm water management systems for pre- and post-development runoff and design storm events. Plan policies require residential construction to be elevated 1 foot above the 100-year storm elevation. Code provisions include requirements that uses vulnerable to floods be protected from flooding, regulate activities that would change or diminish the flood storage capacity of function of floodplains and floodways, and provisions for compliance with the NFIP.

The above policies will be reviewed and updated during Comprehensive Plan updates, if necessary, to ensure continued compliance with NFIP requirements. The City of Archer continues to improve its gaps related to funding mitigation projects. Additionally, as with most smaller municipalities, limited staffing can be a factor in the ability of jurisdictions to manage mitigation projects and programs.

Post disaster, Alachua County compiles all damage information via a damage assessment. Alachua County Emergency Management works with all jurisdictions to identify damaged properties in their areas of responsibility that are also within the floodplain to ensure proper notifications to homeowners and procedures related to Substantial Improvement/Substantial Damage determinations. Damage assessment staff use the latest FEMA damage assessment guidance when determining what percentage of damage a structure has sustained.

E. City of Gainesville

The City of Gainesville's Comprehensive Plan provides for the protection of wetlands and wetland function through avoidance, minimization, mitigation of detrimental impacts, property protection activities, emergency services activities, and public information activities. [COSE Obj 1.1, Policy 1.1.1]; require buffers and setbacks from creeks, lakes and wetlands [COSE Policy 1.1.2]; provide

for coordination with various entities to develop basin storm water management plans [COSE Policy 1.1.5]; provides for the preservation of wetland function and acreage in designated basins [COSE Obj 2.1, Policy 2.1.1]; adopts the 100-year critical duration storm event as the storm water management Level of Service Standard [SME policy 1.1.1]; provides for specific basin storm water management projects – Depot Avenue, Sweetwater Branch, Hatchet Creek-Lake Forest Creek, NW 22nd Street, SW 35th Terrace [SME Policy 1.2.2]; the provisions of adequate storm water management systems to meet projected needs by maintaining or reducing the elevation of the 10-year flood channel and the 100-year floodplain as established by the most recent FIRM or local study using FEMA-approved methods [SME Obj 1.3 and associated policies]; provides for maintenance of the storm water management systems to reduce or eliminate structural flooding, street flooding, enhance water quality, and to enhance environmental quality.

The City of Gainesville's Code provides specific implementation of the Comprehensive Plan objectives and policies. The City's code establishes a floodplain management district for the purposes of preventing or minimizing future flood damage; managing activities or development which may increase flood damage or erosion potential; managing the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of floodplains; minimizing damage to public and private facilities and utilities; maintaining a stable tax base by providing for the sound use and development of flood hazard areas; minimizing the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and meeting the requirements of the NFIP for community participation.

The above policies will be updated during Comprehensive Plan updates, if necessary, to ensure continued compliance with NFIP requirements. The City of Gainesville is well positioned to carry out all facets of a mitigation program.

Post disaster, Alachua County compiles all damage information via a damage assessment. Alachua County Emergency Management works with all jurisdictions to identify damaged properties in their areas of responsibility that are also within the floodplain to ensure proper notifications to homeowners and procedures related to Substantial Improvement/Substantial Damage determinations. Damage assessment staff use the latest FEMA damage assessment guidance when determining what percentage of damage a structure has sustained.

F. City of Hawthorne

The City of Hawthorne significantly amended its land development code in 2012 to comply with the provisions of the NFIP Program for community participation as set forth in Title 44 Code of Federal Regulations, Sections 59 and 60. Among other things these amendments provided for adoption of flood hazard maps for the community, provide for procedures and criteria for development in flood hazard areas, and adopt local administrative amendments to the Florida Building Code.

The above policies will be updated during Comprehensive Plan updates, if necessary, to ensure continued compliance with NFIP requirements. Additionally, as with most smaller municipalities, limited staffing can be a factor in the ability of jurisdictions to manage mitigation projects and programs.

Post disaster, Alachua County compiles all damage information via a damage assessment. Alachua County Emergency Management works with all jurisdictions to identify damaged properties in their areas of responsibility that are also within the floodplain to ensure proper notifications to homeowners and procedures related to Substantial Improvement/Substantial Damage determinations. Damage assessment staff use the latest FEMA damage assessment guidance when determining what percentage of damage a structure has sustained.

G. City of High Springs

The High Springs Comprehensive Plan provides for the elevation of structure one foot above the 100-year flood elevation, restrict development within flood prone areas, require regulation of development at and below the riverine 100-year flood elevation, the preservation of the flood storage capacity and natural functions of the floodplains and floodways, mapping of flood prone areas, and participation in the NFIP. City Code contains provisions to prevent or limit activities that will alter floodplains such that the capacity of those floodplains is diminished or the areal extent of the floodplain. Code provides for avoidance and minimization of impacts to floodplains and floodways. Requirements that new construction or substantial improvements to structures be built one foot above the base flood elevation.

The above policies will be updated during Comprehensive Plan updates, if necessary, to ensure continued compliance with NFIP requirements. Additionally, as with most smaller municipalities, limited staffing can be a factor in the ability of jurisdictions to manage mitigation projects and programs.

Post disaster, Alachua County compiles all damage information via a damage assessment. Alachua County Emergency Management works with all jurisdictions to identify damaged properties in their areas of responsibility that are also within the floodplain to ensure proper notifications to homeowners and procedures related to Substantial Improvement/Substantial Damage determinations. Damage assessment staff use the latest FEMA damage assessment guidance when determining what percentage of damage a structure has sustained.

H. Town of LaCrosse

Comprehensive Plan provisions to participate in the NFIP and require that construction be done outside of flood prone areas. For parcels of record that are all floodplain then buildings must be built two feet above grade. Require maintenance of floodplain function such as flood storage capacity. The plan establishes level of service standards for storm water management systems for pre and post-development runoff and design storm events. Plan policies require residential construction to be elevated 1 foot above the 100-year storm elevation. Floodplain areas are mapped, referenced to FIRM.

The above policies will be updated during Comprehensive Plan updates, if necessary, to ensure continued compliance with NFIP requirements. Additionally, as with most smaller municipalities, limited staffing can be a factor in the ability of jurisdictions to manage mitigation projects and programs.

Post disaster, Alachua County compiles all damage information via a damage assessment. Alachua County Emergency Management works with all jurisdictions to identify damaged properties in their areas of responsibility that are also within the floodplain to ensure proper notifications to

homeowners and procedures related to Substantial Improvement/Substantial Damage determinations. Damage assessment staff use the latest FEMA damage assessment guidance when determining what percentage of damage a structure has sustained.

I. Town of Micanopy

Comprehensive Plan policies to require residential landowners whose property lies within the 100-year floodplain to construct outside the floodplain, maintain a floodplain ordinance to reduce floodplain uses to agricultural, forest, and wildlife management and such other uses that are not likely to be severely disrupted by flooding, and participation in the NFIP along with regulation of development and the installation of utilities in flood hazard areas in conformance with NFIP requirements. Plan provisions for transferring development rights from wetlands and flood plains to upland areas. Requirements to elevate buildings 1-foot above 100-year flood elevations. Plan policies to protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations are to be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

The above policies will be updated during Comprehensive Plan updates, if necessary, to ensure continued compliance with NFIP requirements. Additionally, as with most smaller municipalities, limited staffing can be a factor in the ability of jurisdictions to manage mitigation projects and programs.

Post disaster, Alachua County compiles all damage information via a damage assessment. Alachua County Emergency Management works with all jurisdictions to identify damaged properties in their areas of responsibility that are also within the floodplain to ensure proper notifications to homeowners and procedures related to Substantial Improvement/Substantial Damage determinations. Damage assessment staff use the latest FEMA damage assessment guidance when determining what percentage of damage a structure has sustained.

J. City of Newberry

Newberry's Comprehensive Plan provides for the location of development outside of floodplains and wetlands, establishes storm water management standards for quantity and quality, prohibits the alteration or interruption of natural drainage flow, the preservation of floodplain and wetland function, clustering of development onto the non-flood prone areas of parcels or the elevation of structures if an entire parcel is flood prone. Newberry's Land Development Code [Flood Management Ordinance]provides for the use of appropriate construction practices in order to prevent or minimize future flood damage; the management of activities or other development which may increase flood damage or erosion potential; limitations on the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain; minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and meet the requirements of the NFIP for community participation.

The above policies will be updated during Comprehensive Plan updates, if necessary, to ensure continued compliance with NFIP requirements. The City of Newberry has expanded their mitigation capabilities since the last version of this plan. They have been forward leaning on

addressing infrastructure needs through existing LMS funding and other mechanisms. They are positioned to continue to grow their mitigation efforts in the future.

Post disaster, Alachua County compiles all damage information via a damage assessment. Alachua County Emergency Management works with all jurisdictions to identify damaged properties in their areas of responsibility that are also within the floodplain to ensure proper notifications to homeowners and procedures related to Substantial Improvement/Substantial Damage determinations. Damage assessment staff use the latest FEMA damage assessment guidance when determining what percentage of damage a structure has sustained.

K. City of Waldo

Plan provisions to require clustering of buildings outside of floodplain, provisions to participate in the NFIP, and require that construction be done outside of flood prone areas. For parcels of record that are all floodplain then buildings must be built two feet above adjacent grade. Prohibits structures in wetlands except for water dependent uses [docks, etc.]. Plan policies require coordination with the Suwannee River Water Management District on all proposed development in the basins of all priority water bodies. The plan establishes level of service standards for storm water management systems for pre- and post-development runoff and design storm events.

The above policies will be reviewed and amendments considered by City Council during Comprehensive Plan updates, if necessary, to ensure continued compliance with NFIP requirements. Additionally, as with most smaller municipalities, limited staffing can be a factor in the ability of jurisdictions to manage mitigation projects and programs.

Post disaster, Alachua County compiles all damage information via a damage assessment. Alachua County Emergency Management works with all jurisdictions to identify damaged properties in their areas of responsibility that are also within the floodplain to ensure proper notifications to homeowners and procedures related to Substantial Improvement/Substantial Damage determinations. Damage assessment staff use the latest FEMA damage assessment guidance when determining what percentage of damage a structure has sustained.

L. Alachua County Library District

The Alachua County Library District has no authority or responsibility for land use decisions. The Library District buildings and facilities are located within municipal boundaries or urbanized areas in the case of unincorporated Alachua County locations. These facilities are located upon small parcels of land, typically with significant parcel coverage by buildings and impervious surfaces.

M. Alachua County Public School District

The School Board of Alachua County and Alachua County have structured an inter-local agreement that provides for coordination of land use and school capacity. Along with this agreement the Alachua County Comprehensive Plan contains a Public School Facilities Element which generally provides for the accommodation of anticipated public school enrollment. Objective 3.6 of this Element provides for development standards for schools and school sites. Policy 3.6.1 provides specific requirements for school site development, one of which is consistency with the applicable policies of the Conservation and Open Space Element [COSE] of the Alachua County Comprehensive Plan. As noted above, the requirements of the COSE provide for storm water management and floodplain function in particular.

VII. Local Incorporation and Integration

Alachua County provides building permitting services [plan review, permitting, and inspection] for the municipalities of Hawthorne, Micanopy, Lacrosse and Archer. Through this process the provisions of the Florida Building code [such as those concerning flood abatement, or structural flood proofing] are enforced. Taken on the whole, all of these requirements when implemented will help advance the goals of the LMS and ensure continued compliance with the NFIP.

Local government comprehensive plans are required to be periodically reviewed and assessed. Section 163.3191, FS requires that every seven years local governments review their comprehensive plans to determine if they adequately reflect state requirements and are "encouraged to comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions". This evaluation and appraisal process affords all local governments in Alachua County the means to incorporate current hazard mitigation strategies and activities into their local community planning efforts. Beyond the evaluation and appraisal process, local governments can amend their comprehensive plans as needed to reflect and react to changing conditions within their jurisdictions. Specific mitigation projects that involved capital expenditures and that are funded in whole or part by local governments in Alachua County have typically been incorporated into the local government's Capital Improvements Plan as part of their adopted comprehensive plan and capital projects programs.

It is through the above processes that each jurisdiction will improve their policies and programs to be in-line with the Alachua County Local Mitigation Strategy.

The documents and activities noted below provide support to and furtherance of the 2026 Alachua County Local Mitigation Strategy. These documents are consulted during revisions, and also consider the Local Mitigation Strategy during their revisions:

A. Community Development:

- Alachua County Comprehensive Plan (County)
- Municipal Comprehensive Plans (Cities)
- University of Florida Campus Master Plan
- Unified Land Development Regulations (County and Cities)
- Debris Management Plan (County and Cities)
- National Flood Insurance Program (County-wide)
- Community Rating System (County and Gainesville)

B. Protecting Public Health and Safety:

- Florida Statutes Chapter 252 (County)
- Alachua County Comprehensive Emergency Management Plan (County/Cities)
- Floodplain Ordinance (Cities and County)
- Adopted Comprehensive Plans (Cities and County)
- Dept. of Environmental Protection Regulations (Cities and County)
- County and City Debris Management Plan
- University of Florida Comprehensive Emergency Management Plan (UF)
- Solid Waste Plans and Regulations (Cities and County)
- Fire Prevention Codes and Regulations (County)

- Florida Building Code (Cities and County)
- Community Health Improvement Plan
- Alachua County Flood Warning and Response SOP

C. Building and Retrofitting to Minimize Potential Property Damage:

- Alachua County Unified Land Development Code
- Floodplain Ordinances (Cities, County)
- Florida Building Code (County)
- University of Florida Design and Construction Standards

D. Fostering Economic Activities within the County:

- Alachua County Comprehensive Plan, Economic Development Element

E. Educating to Promote Community Awareness:

- Florida Statutes Chapter 252 (County)
- Hazard Awareness and public outreach activities (County)

F. Protecting Natural Resources and the Environment:

- Alachua County Floodplain Management Ordinance
- Alachua County Countywide Wetland and Natural Resources Protection Codes
- Alachua County Comprehensive Plan, Conservation and Open Space Element, Potable Water and Sanitary Sewer Element
- City of Gainesville Comprehensive Plan, Conservation Element, Potable Water/Wastewater Management Element
- Alachua County Hazardous Materials Code and Cost Recovery Ordinance
- Watershed Management Plans (City of Gainesville)

G. Managing Storm Water to Protect Community Resources:

- Alachua County Water Quality Ordinance
- Alachua County Storm Water Management Plan
- Alachua County Comprehensive Plan, Stormwater Element
- City of Gainesville Comprehensive Plan, Stormwater Element
- St. Johns River Water Management District Regulations (all jurisdictions in southeastern Alachua County)
- Suwannee River Water Management Regulations (all jurisdictions in northern and western Alachua County)

H. Coordinating Local and State Government Activities During a Disaster:

- Statewide Mutual Aid Agreement, Florida Statutes Chapter 252
- State of Florida Comprehensive Emergency Management Plan
- Alachua County Comprehensive Emergency Management Plan
- Alachua County Code, Chapter 27
- University of Florida Comprehensive Emergency Management Plan
- City of Gainesville Emergency Operations Plan
- Santa Fe College Emergency Management Plan
- Emergency Support Functions Annexes

Appendix A: Local Mitigation Strategy Adoption Documentation

Appendix B: NFIP Enrollees & CRS

NFIP #	Community Name	Department/Agency	Joined NFIP	Current FIRM Date
120001	Alachua County - CRS Class 5	Public Works	09/28/1984	06/16/2006
120664	City of Alachua	Planning Division	06/09/1994	11/2/2018
120670	City of Archer	City Manager	06/09/1994	06/16/2006
125107	City of Gainesville - CRS Class 6	Public Works	10/01/1971	09/24/2021
120682	City of Hawthorne	City Manager	07/29/2010	06/16/2006
120669	City of High Springs	Planning Department	03/24/1994	06/16/2006
120679	City of Newberry	Public Works	02/03/2000	06/16/2006
120003	City of Waldo	City Manager	11/04/1988	11/2/2018
120626	Town of LaCrosse	Mayor	12/13/2011	06/16/2006
120344	Town of Micanopy	Town Administrator	06/16/2006	06/16/2006

Table 4: National Flood Insurance Program Enrollees and FIRM Dates

The NFIP Community Rating System (CRS) is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. As a result, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community actions meeting the three goals of the CRS: (1) reduce flood losses; (2) facilitate accurate insurance rating; and (3) promote the awareness of flood insurance. As a class 5 community, policy holders in unincorporated Alachua County qualify for up to a 25% premium discount. As noted in the adopted Alachua County Local Mitigation Strategy, Alachua County's Comprehensive Plan and Unified Land Development Code regulate and restrict development in floodplains. As a class 6 community, policy holders in the incorporated limits of the City of Gainesville qualify for up to a 20% premium discount.

Appendix C: Alachua County Wildfire Statistics

2011 – 2021

note: specific dates are unavailable due to recent changes in the Florida Forest Service database/reporting system

Cause	Number	Percentage	Acres	Percentage
Campfire	16	4.21	30	0.65
Children	7	1.84	6.8	0.15
Debris Burn*	0	0	0	0
Debris Burn--Auth--Broadcast/Acreage	12	3.16	107	2.33
Debris Burn--Auth--Piles	0	0	0	0
Debris Burn--Auth--Yard Trash	13	3.42	76.1	1.66
Debris Burn--Nonauth--Broadcast/Acreage	16	4.21	57.3	1.25
Debris Burn--Nonauth--Piles	5	1.32	16.5	0.36
Debris Burn--Nonauth--Yard Trash	35	9.21	116.1	2.53
Equipment use*	0	0	0	0
Equipment--Agriculture	4	1.05	9.4	0.2
Equipment--Logging	4	1.05	0.8	0.08
Equipment--Recreation	5	1.32	84.5	1.84
Equipment--Transportation	1	0.26	1	0.02
Incendiary	23	6.05	136.1	2.97
Lightning	85	22.37	1294.9	28.22
Miscellaneous --Breakout	3	0.79	109	2.38
Miscellaneous --Electric Fence	1	0.26	2	0.04
Miscellaneous --Fireworks	1	0.26	8	0.17
Miscellaneous --Power Lines	26	6.84	40.4	0.88
Miscellaneous --Structure	4	1.05	1.4	0.03
Miscellaneous --Other	12	3.16	36.5	0.8
Railroad	2	0.53	1.3	0.03
Smoking	1	0.26	0	0
Unknown	74	19.47	2361.7	51.46
Total	380	92.09	4589.1	98.05

Table 5: Alachua County Wildfire Statistics(2011-2021)[8]

2021 - 2025

Cause	Type	Cause Specific	Fires	Acres
Human	Arson	Hot set	7	92.95
Human	Arson	Other (remarks required)	1	5
Human	Arson	Unknown	3	7
Human	Arson	Unknown (remarks required)	7	216
Human	Debris and open burning	Burn Barrel	1	0.4
Human	Debris and open burning	Burn Barrel	1	0.2
Human	Debris and open burning	Burning personal items	1	1
Human	Debris and open burning	Escaped Prescribed Burn	1	34
Human	Debris and open burning	Field/agricultural burn	5	1.75
Human	Debris and open burning	Hand pile/slash	1	7.5
Human	Debris and open burning	Hand pile/slash	1	0.25
Human	Debris and open burning	Hand pile/slash	1	0.5
Human	Debris and open burning	Machine pile/slash	11	9.85
Human	Debris and open burning	Machine pile/slash	9	0.5
Human	Debris and open burning	Machine pile/slash	1	0.25
Human	Debris and open burning	Open trash burning	3	0.25
Human	Debris and open burning	Other (remarks required)	1	0.1
Human	Debris and open burning	Unknown	11	10.47
Human	Debris and open burning	Unknown	1	7
Human	Debris and open burning	Yard debris	1	11.49
Human	Debris and open burning	Yard debris	1	0.1
Human	Debris and open burning	Yard debris	1	0.5
Human	Debris and open burning	Yard debris	1	0.1
Human	Debris and open burning	Yard debris	1	0.52
Human	Equipment and vehicle use	Chainsaw/brush saw/weed trimmer	1	0.12
Human	Equipment and vehicle use	Heavy equipment & implements	1	0.5
Human	Equipment and vehicle use	Tractors/mowers/brush hogs	7	227.4
Human	Equipment and vehicle use	Unknown	1	0.1
Human	Misuse of fire by a minor	Lighter/matches	1	0.25
Human	Other causes	Other (remarks required)	1	0.3
Human	Other causes	Unknown (remarks required)	2	0.25
Human	Power generation/transmission/distribution	Electrical transmission/distribution systems	3	2.55
Human	Power generation/transmission/distribution	Other (remarks required)	1	0.25
Human	Railroad operations and maintenance	Unknown (remarks required)	1	15
Human	Recreation and ceremony	Campfire	2	0.35
Human	Recreation and ceremony	Ceremonial fire	1	6

Cause	Type	Cause Specific	Fires	Acres
Human	Recreation and ceremony	Unknown	2	2.65
Human	Smoking	Cigar/cigarette/pipe	2	2
Human	Smoking	Unknown	2	2
Human	Undetermined (remarks required)	Under investigation	2	2.6
Human	Undetermined (remarks required)	Under investigation	1	1
Human	Undetermined (remarks required)	Unknown	2	2
Human	Natural	Lightning	32	630.86
Human	Undetermined	Origin and/or cause not identified	1	1.66
Human	Undetermined	Origin destroyed	1	0.02
Human	Undetermined	Under investigation	1	0.25
Total			140	1305.79

Table 6: Alachua County Wildfire Statistics (2021-2025)[8]

Appendix D: Alachua County Stormwater Master Plan

Appendix E: Alachua County Final Stormwater Management Needs Assessment, Program Recommendations & Cost Analysis

Appendix F: Alachua County Flood Warning and Response Standard Operating Procedures Manual

Appendix G: City of Gainesville Vulnerability Assessment and Adaptation Plan

The above appendices are part of this LMS Plan, but due to the size of the documents they could not be included in this main document.

Attachment A: LMS Work Group Members, Organizations & Roles

Jurisdiction	Agency	Title	Representative	Role	Contact
*Alachua County	Public Works	Civil Engineer III	Lalit Lalwani	Member	llalwani@alachuacounty.us
*City of Gainesville	Fire Rescue	District Chief, Emergency Manager	Sean Withers	Member	witherssl@cityofgainesville.org
*City of Gainesville	Fire Rescue	Captain, Emergency Management	Alvin Jones	Member	jonesac@cityofgainesville.org
*Alachua County	Emergency Management	Director	Jen Grice	Member	jgrice@alachuacounty.us
*Alachua County	Emergency Management	EM Program Coordinator	Francine Vincent	Member	fvincent@alachuacounty.us
*Alachua County	Emergency Management	EM Program Coordinator	Cadyn Gentry	Coordinator	cgentry@alachuacounty.us
*Alachua County	Growth Management	Principal Planner	Chris Dawson	Primary Contact	cdawson@alachuacounty.us
Alachua County Library District	Director's Office	Director	Shaney Livingston	Primary Contact	slivingston@aclib.us
*City of Alachua	Planning Department	Principal Planner	Carson Crockett	Primary Contact	ccrockett@cityofalachua.org
*City of Archer	City Manager's Office	City Manager	Deanna Alltop	Member	dalltop@cityofarcher.com
*Gainesville Regional Utilities	Gainesville Regional Utilities	Principal Engineer	Rick Hutton	Member	huttonrh@gru.com
*Gainesville Regional Utilities	Gainesville Regional Utilities	Utility Emergency Manager	Scott Holowasko	Member	holowaskows@gru.com
*City of Gainesville	Public Works	Floodplain Administrator	Andy Renshaw	Primary Contact	renshawal@cityofgainesville.org
*City of Hawthorne	Office of the City Manager	City Manager	Robert Thompson	Primary Contact	citymanager@cityofhawthorne.net
*City of High Springs	City Manager's Office	City Manager	Jeremy Marshall	Member	jmarshall@highsprings.us
*City of High Springs	High Springs Fire Rescue	Fire Chief, Emergency Coordinator	Joseph Peters	Primary Contact	jpeters@highsprings.gov

Jurisdiction	Agency	Title	Representative	Role	Contact
*City of Newberry	Finance and Administration	Director	Dallas Lee	Member	DLee@NewberryFL.gov
*City of Newberry	Newberry Fire Department	Fire Chief	Jason Lyman	Member	jlyman@newberryfl.gov
Florida Division of Emergency Management	Bureau of Recovery	Recovery Regional Coordinator	Amber Durden	Member	Amber.Durden@em.myflorida.com
Florida Forest Service	Waccasassa Forestry Center	Wildfire Mitigation Specialist	Ludie Bond	Member	Ludie.Bond@fdacs.gov
Saint John's Water Management District	Saint Johns Water Management District	Intergovernmental Affairs Coordinator	William White	Primary Contact	wwhite@sjrwmd.com
*Santa Fe College	Safety and Risk Management	Safety Coordinator	Marian Nesbitt	Primary Contact	marian.nesbitt@sfcollege.edu
School Board of Alachua County	Safety and Security	District Chief	Douglas Pelton	Member	peltondm@alachuaschools.net
Suwannee Water Management District	Resource Management Division	Director	Warren Zwanka	Primary Contact	Warren.Zwanka@srwmd.org
*Town of LaCrosse	Mayor's Office	Mayor	Dianne Dubberly	Primary Contact	mayor@townoflacrosse.net
*Town of Micanopy	Town Administrator's Office	Town Administrator	Sara Samario	Primary Contact	ssamario@micanopytown.com
*Town of Waldo	City Manager's Office	City Manager	Kim Worley	Primary Contact	Kim@waldo-fl.com
*University of Florida	Emergency Management	Director	Kenneth Allen	Chair	kfallen@ufl.edu
*University of Florida	Emergency Management	Assistant Director	Brady Nettina	Member	bradynettina@ufl.edu
*University of Florida	UF Health – Emergency Management	Emergency Preparedness Manager	Cory Hunte	Member	Cory.hunte@ufhealth.org

Jurisdiction	Agency	Title	Representative	Role	Contact
*University of Florida	UF Health – Safety, Security, and External Transportation	Director of Safety, Security, and External Transportation	Suzanne Dekay	Member	Suzanne.dekay@ufhealth.org
*Alachua County	Environmental Protection Department	Resiliency Specialist	Jennison Kipp	Primary Contact	jkipp@alachuacounty.us

Table 7: LMS Member and Organization Roster

*2026 Agencies Seeking Adoption

Attachment B: Project Ranking Task Force Procedures

1. Purpose and Authority
   1.1. These procedures describe the process for submission, ranking and adoption of projects for the Alachua County Local Mitigation Strategy (LMS).
   1.2. Authority for the procedures is derived from approval of the Alachua County Local Mitigation Strategy Work Group and Rule 9G-22.005(6)-(7), Florida Administrative Code.
   1.3. The purpose of the procedures is to create and maintain both a ranked and an unranked project list. The ranked list, referred to as the LMS Project Ranking List, will be employed to set the order of priority for projects.
2. Project Ranking Task Force
   2.1. The Project Ranking Task Force is a permanent Task Force of the Local Mitigation Strategy Work Group. The Task Force is established by Article III.B.ii of the *Bylaws of the Alachua County Local Mitigation Strategy Work Group*.
   2.2. Task Force members will be appointed annually by the Work Group. Task Force Members are not required to be voting members of the Work Group.
   2.3. Task Force members will be responsible for meeting and electing a Chair and Vice-Chair.
   2.4. A minimum of three (3) appointed Task Force members is required in order to conduct a Project Ranking Task Force meeting.
3. LMS Project Ranking List
   3.1. The purpose of the *LMS Project Ranking List* is to comply with Rule 9G-22.005(7), Florida Administrative Code by maintaining a list of approved projects in order of priority. The priority will be employed to determine distribution of funding under mitigation grant programs such as the Hazard Mitigation Grant Program.
   3.2. Project Application Submission
      3.2.1. Jurisdictions participating in the Alachua County LMS may submit projects for inclusion on the Project Ranking List. Project proposals must be submitted by March 15th of each year or an alternate date determined by the Work Group.
      3.2.2. For a project to be considered, a completed *Mitigation Project Proposal* must be submitted either electronically or hard copy by the appropriate deadline to the Alachua County Division of Emergency Management. Copies of the project application and instructions are available from the Division.
      3.2.3. Following an incident which impacts Alachua County, such as hurricane, the Work Group may instruct the Task Force to meet, accept and rank new projects. The Work Group will be responsible for setting project application and ranking deadlines should this occur.
   3.3. Project Ranking
      3.3.1. The Task Force will meet within thirty (30) calendar days following the project application deadline to validate and rank all submitted projects.
      3.3.2. Alachua County Division of Emergency Management will email each jurisdiction's voting member the Task Force validated score for all projects submitted by the member's jurisdiction.
   3.4. Appeals of Task Force Validated Scores by a Jurisdiction
      3.4.1. Following notification in Section 3.3.2, a jurisdiction's voting member may appeal a Task Force validated score within thirty (30) calendar days. The appeal must be in writing, e-mail or hard copy, to the Alachua County Division of Emergency Management.

3.4.2. All appealed projects will be removed from the Task Force recommended ranked list and the Alachua County Division of Emergency Management will notify all Task Force members of the appeal.

3.4.3. The Task Force will meet within thirty (30) calendar days following the appeals date deadline in Section 3.4.1 to re-evaluate all appealed projects.

3.4.4. Jurisdictions may make a presentation and submit additional, relevant information to the Task Force regarding each appealed project.

3.4.5. Alachua County Division of Emergency Management will e-mail each jurisdiction's voting member the Task Force validated score for all re-evaluated projects submitted by the member's jurisdiction.

3.4.6. The validated scores of all appealed projects will be placed on the ranked list unless a jurisdiction's voting member disagrees with the re-evaluated score.

3.4.7. Jurisdictions not satisfied with the re-evaluated project score validated by the Task Force may appeal to the Work Group for final resolution.

3.5. Approval by Alachua County Local Mitigation Strategy Work Group

3.5.1. The Work Group must vote to approve and accept or reject the ranked list of validated scores recommended by the Task Force.

3.5.2. If approved and accepted by the Work Group, the list will become the *LMS Project Ranking List*.

3.6. Maintenance and Publication

3.6.1. Alachua County Division of Emergency Management will be responsible for clerical maintenance of the Project Ranking List.

3.6.2. Publication and distribution of the Project Ranking List as directed by the Work Group will be the responsibility of the Alachua County Division of Emergency Management.

4. LMS Initiative List

4.1. The purpose of the *LMS Initiative List* is to maintain an unranked list of mitigation projects.

4.2. The list will denote each project submitted by jurisdictions participating in the LMS. Jurisdictions will appear alphabetically on the list. The list will **not** be employed to determine distribution of funding under mitigation grant programs.

4.3. Project Application Submission

4.3.1. Projects submitted for the Ranking List will automatically be included on the Initiative List.

4.3.2. Jurisdictions participating in the LMS may submit projects for inclusion on the Initiative List that are not submitted for the Ranking List.

4.3.3. For a project to be included on the Initiative List, a completed *Score Guide Cover Page* must be submitted either electronically or hard copy to the Alachua County Division of Emergency Management. Copies of the *Score Guide* and instructions are available from the Division. The jurisdiction should indicate on *the Score Guide Cover Page* that the project is for inclusion solely on the Initiative List.

4.3.4. Jurisdictions participating in the LMS may submit or remove projects for the Initiative List year round.

4.4. Maintenance and Publication

4.4.1. Alachua County Division of Emergency Management will be responsible for clerical maintenance of the Initiative List.

4.4.2. Publication and distribution of the Initiative List as directed by the Work Group will be the responsibility of the Alachua County Division of Emergency Management.

4.4.3. Alachua County Division of Emergency Management will e-mail an updated version of the Initiative List to voting members of all jurisdictions participating in the LMS within ten (10) working days of a project being added or removed from the list.

5. Public Record

5.1. The *LMS Project Ranking List* and *LMS Initiative list* will be considered public records. Jurisdictions should exercise appropriate judgment when naming project proposals since project titles will be included on both lists.

5.2. Jurisdictions will be considered custodian of their submitted project proposals, not Alachua County Division of Emergency Management or Alachua County LMS Work Group.

5.3. Some project proposals may be exempt from public release based upon the provisions of Section 119.071, Florida Statutes. Jurisdictions are responsible for documenting projects that qualify for exemption from public by completing LMS Exemption Form A or B and note "Exempt" on the *Score Guide.*

Alachua County Local Mitigation Strategy

Score Guide

Jurisdiction/Agency:

Date of submittal:

Project Contact:

Contact Address:

Telephone:

E-mail:

Is your agency in good standing with the LMS Work Group? ☐ **Yes** ☐ **No**

Project Name:

Project Description: (provide a brief project overview):

Project Estimated Cost:

Project Estimated Completion Timeframe:

If project is exempt from the Public Record Act, provide Florida Statute and statement from legal representative documenting exemption. Exempt: Yes/No

This project submitted for:

☐ **LMS Project Ranking List* (score required)**

☐ **LMS Initiative List (score not required)**

*** If project listed on LMS Project Ranking List, the project will also be listed on the LMS Initiative list**

Proposed Project Type:

Please indicate the type of project proposed in accordance to the four tier approach of the LMS Workgroup.

☐ Life Safety ☐ Critical Operations and Infrastructure

☐ Economic Vitality ☐ Preparedness Planning and Studies

When scoring projects, assign a score to the nearest quarter point (0.25) within the Decision Factor score range, unless the Decision Factor requires a whole number score.

1. Jurisdictional Benefits:

This decision factor evaluates the extent of the jurisdictional benefits of the proposed mitigation project. For purposes of scoring projects, the following are considered jurisdictions: County Government, Municipalities, Public Institutions of Higher Education, Special Taxing Districts, Constitutional Offices, Unincorporated Areas, and School Board. For purposes of scoring projects, "directly" is defined as primary recipients of the benefits of the project and does not include indirect benefits of project implementation.

Score	Description of the Decision Factor	Applicant Score	Committee Validation
3	Project will directly benefit all of Alachua County		
2	Project will directly benefit part of more than one jurisdiction but less than the county as a whole		
1	Project will directly benefit a single jurisdiction		
0	Project has indirect benefits but lacks direct benefits		

2. Estimate of Population Benefited:

This decision factor evaluates the benefit to human health and safety derived from the implementation of the project. The beneficial effects of the proposed project may affect more than the population of the sponsoring entity. For purposes of scoring projects, "directly" is defined as primary recipients of the benefits of the project and does not include indirect benefits of project implementation.

Score	Description of the Decision Factor	Applicant Score	Committee Validation
5	This project would directly benefit the health and safety of at least 200,000 people by reducing personal injury and/or risk of illness.		
4	This project would directly benefit the health and safety of between 100,000 to 199,999 people by reducing personal injury and/or risk of illness.		
3	This project would directly benefit the health and safety of 5,001 to 99,999 people by reducing personal injury and/or risk of illness.		
2	This project would directly benefit the health and safety of 2,501 to 5,000 people by reducing personal injury and/or risk of illness.		
1	This project would directly benefit the health and safety of 1 to 2,500 people by reducing personal injury and/or risk of illness.		
0	This project has no direct benefit to the health and safety of the population.		

3. Cost Benefit Adjustment

Score	Description of the Decision Factor	Applicant Score	Committee Validation

0	This project costs less than $1,000,000 or this project directly benefits 5,000 or more people		
-1	This project costs $1,000,000 or more and directly benefits fewer than 5,000 people		

4. Environmental and Public Health Risk Reduction

This decision factor is intended to assess the potential environmental and public health outcomes associated with the implementation of a proposed project. It considers the magnitude, clarity, and evidentiary support of anticipated impacts. Projects that provide strong, credible evidence of significant and measurable benefits receive higher scores, while those with uncertain, minimal, or unsupported impacts score neutrally. Projects that present reasonably foreseeable negative consequences score negatively. The goal is to apply this decision factor in a consistent, objective, and transparent manner, ensuring that environmental and public health considerations are meaningfully incorporated into project prioritization.

Score	Description of the Decision Factor	Applicant Score	Committee Validation
2	**Exceptional, Transformative Positive Impact:** The project is anticipated to produce extraordinary, transformative improvements in environmental quality and/or public health. Impacts are not only clear and measurable but also broad in scale, long-lasting, and highly significant. This score requires robust quantitative evidence, such as modeling data, third-party evaluations, or regulatory impact assessments, demonstrating that the project's outcomes are well beyond standard expectations for similar initiatives.		
1	**Demonstrable Positive Impact:** The project is expected to deliver clear, measurable, and significant benefits to environmental or public health outcomes. Supporting evidence must include quantitative data (e.g., reduced emissions, improved water quality metrics) or strong qualitative documentation (e.g., professional assessments, policy alignment).		
0	**Minimal, Indirect, or Uncertain Impact:** The project may produce limited or secondary environmental or public health benefits that are indirect, incidental, or difficult to measure. This score is also appropriate when insufficient data is provided to justify an expected impact or where the effects are ambiguous or speculative.		
-1	**Reasonably Foreseeable Adverse Impact:** The project is likely to result in negative environmental or public health outcomes, based on credible analysis or risk assessments. This may include disruption of ecosystems, degradation of natural resources, increased exposure to pollutants, or other documented risks.		

5. Consistency with other Plans and Programs:

This decision factor is used to consider the level of consistency that the mitigation project has with other current plans and programs that have been approved, accepted, or utilized by the community to be affected or benefited by the project. The premise here is that the proposed project should be ranked higher if they are consistent with and further these other plans and programs, rather than if they are inconsistent or in conflict with the goals and objectives of generally accepted guiding principles.

The following types of plans, policies, and programs to be considered under this decision factor are the following:

- The goals and objectives of the Alachua County Local Mitigation Strategy (LMS)
- Entities adopted Comprehensive Plan, or another guiding plan or document.

- Special Area Plans or Conservation Management Plans
- The jurisdiction's Comprehensive Emergency Management Plan and or the Alachua County Comprehensive Emergency Management Plan (CEMP).
- Any applicable land development code or zoning ordinance.
- Any applicable environmental resource preservation or protection plan, policy, or ordinance
- Any other applicable local, state building code, or federal law, regulation, or plan.

Score	Description of the Decision Factor	Applicant Score	Committee Validation
4	The project or activity is incorporated into at least three of the documents listed or judged to be highly consistent with all.		
3	The project or activity is incorporated into at least two of the documents listed.		
2	The project or activity is incorporated into at least one of the documents listed.		
1	The project or activity is consistent with other standards deemed acceptable, however not specifically listed above.		
0	The project is neither consistent nor inconsistent with the documents listed.		
-1	Project or activity is inconsistent with [conflicts with] adopted comprehensive plan or land development code.		
-2	Project or activity is inconsistent with [conflicts with] a Special Area Plan or a Conservation Management Plan.		

6. Community Exposure:

The proposed project mitigates a known hazard identified in the Local Mitigation Strategy (LMS). The scoring factor is based on combinations of high, medium, and low levels of exposure and frequency, as indicated in the LMS.

Exposure is defined as hazards that have had impacts on either the **Population, Property, Environment,** or **Government Operations.**

- Low Impacting 1 of the above
- Medium Impacting 2-3 of the above
- High Impacting all 4 of the above

Frequency is defined as the number of times the Hazard occurred.

- Low Less than once in the last 10 years
- Medium Once in the last 5 to 10 years
- High Greater than once in the last 5 years

Score	Description of the Decision Factor	Applicant Score	Committee Validation
5.0	High Exposure and High Frequency		
4.5	High Exposure and Medium Frequency		
4.0	High exposure and Low Frequency		
3.5	Medium Exposure and High Frequency		
3.0	Medium Exposure and Medium Frequency		

2.5	Medium Exposure and Low Frequency		
2.0	Low Exposure and High Frequency		
1.5	Low Exposure and Medium Frequency		
1.0	Low Exposure and Low Frequency		

7. Supports Natural Resources, Critical Infrastructure, Critical Services or Key Resources:

This decision factor evaluates how the project will support public or private critical infrastructure, services, or man-made or natural resources that provide a hazard mitigation function. The critical infrastructure, service, or resource must provide some capacity for or type of hazard mitigation, such as the enhancement of storm water systems [man-made resource] or the restoration of floodplains [natural resource] to attenuate flooding potential.

Score	Description of the Decision Factor	Applicant Score	Committee Validation
4	The project will mitigate hazards to critical infrastructure, critical services, or natural resources with a history of loss or damage within the last 5 years.		
3	The project will mitigate hazards to critical infrastructure, critical services, or natural resources with a history of loss or damage between the last 5-10 years.		
2	The project will mitigate hazards to critical infrastructure, critical services, or natural resources with a history of loss the last within the last 10+ years.		
1	The project will mitigate hazards to critical infrastructure, critical services, or natural resources without a history of loss or damage.		
0	The project's operation would have no impact on critical infrastructure, critical services, or natural resources.		

8. Continuity of Operations/Continuity of Government:

Continuity of Government (COG) refers to a coordinated strategy and set of plans designed to ensure that essential government functions continue without interruption during and after a wide range of emergencies or disasters—such as natural disasters, terrorist attacks, or other catastrophic events.

Continuity of Operations (COOP) is an internal effort within individual departments, agencies, or organizations to ensure that their critical functions continue without interruption when normal operations are disrupted.

Score	Description of the Decision Factor	Applicant Score	Committee Validation
1	The project will provide for continuity of government or continuity of operations of critical infrastructure or services.		
0	The project will not provide for continuity of government or continuity of operations of critical infrastructure or services.		

9. Probability of Receiving Funding for Implementation:

This decision factor considers the likelihood that a project will be adequately funded for its implementation or completion as proposed. The underlying assumption is that one of the fundamental purposes of the Alachua County LMS is to secure funding for meritorious project proposals that otherwise may not be funded in a timely manner. Please list the likely funding sources for the proposed project:

Score	Description of the Decision Factor	Applicant Score	Committee Validation

4	The only potential funding sources for this project are readily available through mitigation or emergency preparedness funding sources.		
3	The only potential funding sources are other state or federal grants or similar funding sources.		
2	Funding may be accomplished through matching local jurisdiction dollars with funds from budgeting, capital improvement, or a mixture of other funding sources.		
1	Funding may be obtained through available locally controlled budget sources.		

10. Feasibility of Implementation:

This decision factor considers the feasibility of implementation of the project from an administrative or managerial perspective. At a minimum, the following external factors are to be evaluated for each proposed project:

- The time involved to complete a project, including planning and engineering studies, environmental assessments, and ecological surveys
- The type, number, and time needed to secure permits and approvals
- If the project proposal would require a referendum vote by the general public
- If the project proposal would require a public hearing and/or specific commission/council approval

Score	Description of the Decision Factor	Applicant Score	Committee Validation
4	The project would be relatively easy to complete or implement within one year.		
3	The project is not anticipated to be difficult to implement; no external factors affect the proposed project or would only have a minimal influence on the implementation process.		
2	The project may be somewhat difficult to implement because one identified external factor will impede the implementation process.		
1	The project may be fairly difficult to implement because two external factors will impede the implementation process.		
0	The project may be difficult to implement because three or more external factors will impede the implementation process.		

11. Community Rating System:

This decision factor takes into account a proposed project's positive effect upon Community Rating System (CRS) flood-related activities. These activities would enhance public safety, reduce damages to property and public infrastructure, avoid economic disruption and losses, reduce human suffering and protect the environment.

- Project supports public information activities such as Elevation Certificates, Map information services, Outreach projects, Hazard disclosure, Flood Protection Information, Flood Protection Assistance, and Flood Insurance Promotion
- Project supports mapping (i.e. GIS) and regulations such as Floodplain mapping, open space preservation, higher regulatory standards, flood data maintenance, and stormwater management
- Project supports flood damage reduction activities such as floodplain management planning, acquisition and relocation, flood protection, and drainage system maintenance
- Project supports flood preparedness activities such as flood warning and response, levees, and dams

Score	Description of the Decision Factor	Applicant Score	Committee Validation
4	The project supports all four elements of CRS flood-related activities.		
3	The project supports three elements of CRS flood-related activities.		
2	The project supports two elements of CRS flood-related activities.		

1	The project supports one element of CRS flood-related activities.		
0	The project has no component applicable to the CRS.		

12. Repetitive Loss Mitigation:

This decision factor rates how the project would mitigate Severe Repetitive Loss (RL) properties which are structures flooded two or more times in a ten-year period.

Score	Description of the Decision Factor	Applicant Score	Committee Validation
4	Project protects 50% or more of RL structures within Alachua County		
2	Project protects less than 50% of RL structures within Alachua County		
0	Project does not protect any RL structures		

13. Non-Residential Repetitive Loss Mitigation

This decision factor rates how the project would mitigate government structures and other non-residential structures or property that have been impacted two or more times in a ten-year period. These occurrences must be documented with suitable and substantial proof.

Score	Description of the Decision Factor	Applicant Score	Committee Validation
4	A total of 4 flood insurance claims or more per 10-year period		
3	A total of 3 flood insurance claims in a 10-year period		
2	A total of 2 flood insurance claims per 10-year period		
0	Less than 2 flood insurance claims per 10-year period		

14. Age of Issue

This decision factor provides additional points for projects identified as long-standing issues within a community. This must be backed up by documentation demonstrating the longevity of the issues the project is addressing.

Score	Description of the Decision Factor	Applicant Score	Committee Validation
4	Issue has existed 10 years or more		
3	Issue has existed more than 7 but less than 10 years		
2	Issue has existed more than 5 but less than 7 years		
1	Issue has existed more than 2 but less than 5 years		
0	Issue has existed less than 2 years		

15. Benefit to Community Lifelines

This decision factor credits the project for benefits relating to one or more of the seven community lifelines. Projects will be attributed per community lifeline that is directly benefited by the project. A project will benefit a community

lifeline if it increases the resiliency of one or more contributing functions of that lifeline. A project will receive points for having at least one or more element of each lifeline. The scoring for this section is cumulative. Projects will not be attributed points for community lifelines that are indirectly benefited.

Score	Description of the Decision Factor	Applicant Score	Committee Validation
0.5	**Safety and Security** - Law Enforcement/Security, Fire Service, Search and Rescue, Government Service, Community Safety		
0.5	**Food, Hydration, Shelter** - Food, Hydration, Shelter, Agriculture		
0.5	**Communications** - Infrastructure, Responder Communications, Alerts Warnings and Messages, Finance, 911, and Dispatch		
0.5	**Transportation** - Highway/Roadway/Motor Vehicle, Mass Transit, Railway, Aviation, Maritime		
0.5	**Hazardous Material**: Facilities, HAZMAT, Pollutants, Contaminants		
0.5	**Water Systems -** Potable Water Infrastructure, Wastewater Management		
0.5	**Health and Medical** - Medical Care, Public Health, Patient Movement, Medical Supply Chain, Fatality Management		
0.5	**Energy**: Power Grid, Fuel		

16. Benefit to Vulnerable Populations

This decision factor credits the project for benefiting identified vulnerable populations. Projects will be attributed points according to the vulnerability of the areas they **directly** benefit as identified in the Centers for Disease Control's Social Vulnerability Index map. Projects will be scored based on the percentage of each vulnerability zone they benefit.

Score	Description of the Decision Factor	Percentage of Area	Applicant Score	Committee Validation
5	Project benefits an area with a **high** level of vulnerability			
3	Project benefits an area with a **moderate to high** level of vulnerability			
1	Project benefits an area with a **low to moderate** level of vulnerability			
0	Project affects resilience in an area with a **low** level of vulnerability			

Alachua County Local Mitigation Strategy Workgroup

Project Description Form

Jurisdiction/Agency:

Proposed Project Name (brief description)

Please present a brief description of your project that includes:

A. Justification of self-evaluation scores of the Decision Factors.
B. Components of your project that warrant special attention.
C. Any other pertinent information that can be used in ranking the proposed project.

Provide an overall description of your proposed project, including your goals to be accomplished by the project and the objectives to be completed as intermediate steps towards the goal(s).

1. Provide information on the jurisdiction's population that will potentially benefit from your project, such as demographics and an estimated number of people. Indicate if the project would provide multi-jurisdictional benefits.

2. Describe how the project will directly influence the health and safety of the population of Alachua County or a portion thereof.

3. Explain the cost-benefit adjustment of the project. This is the process of reviewing and possibly modifying a project's evaluation score based on how well the expected benefits justify the cost of the project. If a project is expensive but delivers very little value or a low-cost project provides significant benefits. This adjustment helps make sure that limited funding is spent on projects that give the most value for money.

4. Explain how the project will directly affect the environment and public health risk reduction. Include possible risks or adverse effects that may be associated with the implementation or completion of the proposed project.

5. Provide documentation explaining the consistency of your project with the plans and programs of the applicable jurisdiction, including an explanation of consistency with the adopted Alachua County Comprehensive Plans, Special Area Plans, Conservation Management Plans, or other applicable plans, policies, and/or guiding principles.

6. Assess the relative exposure to an identified hazard of your community and the frequency with which this hazard occurs.

7. Illustrate how your project will affect essential or non-essential services or infrastructure necessary to support life (power, water, sewer, gas, medical care); provide for safety and security (law enforcement, fire, telecommunications); minimize adverse impacts to the economy(fueling facility, food retail outlet); protect cultural resources (artifacts, historical buildings); protect natural resources and/or their functions (floodplains, flood attenuation, water quality); or promote educational programs.

8. Describe if the project will enhance Continuity of Government or Continuity of Operations

9. Present the likelihood that your project proposal would receive funding for implementation from HMGP or another funding source. Indicate if the project is eligible for short-term, long-term, or capital improvement grants.

10. Present an explanation of the feasibility of implementing your project, including, but not limited to supplying information on the complexity of implementation and a timeframe for completion

11. Describe how your project is complementary to one or more of the components or activities of the Community Rating System (CRS).

12. Describe how your project would mitigate Repetitive Loss properties identified by FEMA or known to a jurisdiction.

13. Provide substantial documentation showing impacts and their date(s) of occurrence that this project would mitigate.

14. Provide documentation showing the original submission date of the project.

15. Illustrate how the project will benefit each of the community lifelines by identifying the benefited contributing functions and providing a supporting narrative.

16. Provide a graphic depicting the benefited area of the project and how it corresponds with the Center for Disease Control's Social Vulnerability Index map located at: https://svi.cdc.gov/map.html. Explain the impacts to resilience in the area. Provide a breakdown by percentages for projects that benefit several zones.

Alachua County Local Mitigation Strategy Work Group
Validation Worksheet

Sponsor/Agency Contact: _____

Project Proposal Name (or brief description) _____

Date Scoring validated by LMS Committee: _____ Project Confidential: Y / N

Applicant Scores	Determining Factors	Committee Validation
	1. Jurisdictional Benefits	
	2. Estimate of Population Benefited	
	3. Cost-Benefit Adjustment	
	4. Environmental and Public Health Risk Reduction	
	5. Consistency with other Plans and Programs	
	6. Community Exposure	
	7. Supports Natural Resources, Critical Infrastructure, Critical Services, or Key Resources	
	8. Continuity of Operations/Continuity of Government	
	9. Probability of Receiving Funding for Implementation	
	10. Feasibility of Implementation	
	11. Community Rating System	
	12. Repetitive Loss Mitigation	
	13. Non-Residential Repetitive Loss Mitigation	
	14. Age of Issue	
	15. Benefits to Community Lifelines	
	16. Benefit to Vulnerable Populations	
Total Applicant Score		**Total Validation Score**

Authorized LMS Official:

(1) _____ _____

Ranking TF Chair Signature

(2) _____ _____

LMS Work Group Chair Signature

Attachment D: Priority Ranked Projects

Name	Project Jurisdiction/Agency	Funding Source	Estimated Cost	Potential Funding Sources	Estimated Time to Complete	Score
Alachua County EOC/Fire Rescue Headquarters Window Hardening	Alachua County	HMGP Debby	500000	4	1 Year	39.5
Airport Runway Creek Stabilization	City of Gainesville	HMGP Ian	1000000	1, 3	2 Years	36
ACFR Emergency Generators Project	Alachua County	HMGP Debby	300000	2	1 Year	35.5
Sweetwater Branch Bank Stabilization	Gainesville Regional Utilities	HMGP Helene	7000000	2	3 Years	34.5
Public Works Hurricane Hardening Project	City of Gainesville	HMGP Helene	2274887	2	2 Years	34
GRU LS Diesel Pumps	Gainesville Regional Utilities	HMGP Helene	130000	2	1 Year	34.4
Airport Road Culvert Replacement	City of Gainesville	HMGP Ian	1900000	2	2 Years	34
SW Public Safety Center- Code Plus	City of Gainesville	HMGP Helene	2518048	2	2 Years	33.5
UF Health Psychiatric Hospital Emergency Generator Upgrade	University of Florida	HMGP Helene	640000	1	1 Year	33.5
GRU KWRF Fiber	Gainesville Regional Utilities	HMGP Milton	300000	2	1 Year	32.9
City of Newberry Easton Shelter Wind Hardening	City of Newberry	HMGP Helene	165000	2	1 Year	31.5
Glen Springs Creek Restoration	City of Gainesville	Other Mitigation Funding	479812	3	2 Years	31.5
City of Newberry Utility Feed	City of Newberry	HMGP Helene	3326196	4	2 Years	31

Name	Project Jurisdiction/Agency	Funding Source	Estimated Cost	Potential Funding Sources	Estimated Time to Complete	Score
GRU MSWRF Backup Generators	Gainesville Regional Utilities		2000000	2	3 Years	30.2
GRU KWRF Electric Feed	Gainesville Regional Utilities		1000000	2	1 Year	30.1
Florida Park Elevation	City of Gainesville		205000	4	1 Year	30
GFR Fire Station 3- Code Plus	City of Gainesville		1280837	2	2 Years	30
GPD Property and Evidence Expansion- Code Plus	City of Gainesville		1755367	2	2 Years	29
Hills of Santa Fe House Acquisition (2023)	Alachua County		327760	3	1 Year	28.5
Black Acres Gravity Sewer Main Relocation	Gainesville Regional Utilities		550000	4	1 Year	28.5
Mason Manor Buyout Phase 2	City of Gainesville	HMGP Ian	323000	4	1 Year	28
Reitz Union Hotel Window/Glass Door Retrofits	University of Florida		1000000	3	1 Year	28
Pump House Generator at 13975 SW 174th Street	City of Archer	HMGP Idalia	80000	2	3 Months	27
Pump House Generator at 16639 SW 137th Avenue	City of Archer	HMGP Idalia	80000	2	3 Months	27
Pump House Generator at 12955 SW SR 45	City of Archer	HMGP Idalia	80000	2	3 Months	27
Southwest Recreation Center (Hurricane Shelter) Roof Replacement	University of Florida		3000000	2	1 Year	26.5
Emerald Woods Acquisition	Alachua County		478000	1, 3	1 Year	26.5
Archer City Hall Generator	City of Archer	HMGP Idalia	80000	2	3 Months	26.5
GRU Elizabeth Creek Sewer	Gainesville Regional Utilities		3000000	3	3 Years	26.1
The Cove Floodwall	City of Gainesville		88000	4	1 Year	26
SW 12th Avenue Flooded Houses Acquisition (2023)	Alachua County		328950	3	1 Year	26

Name	Project Jurisdiction/Agency	Funding Source	Estimated Cost	Potential Funding Sources	Estimated Time to Complete	Score
SW 12 Av Acquisition	Alachua County		917000	1, 3	1 Year	23.5

Table 8: Project Priority List

Funding Sources:
Most probable funding sources – Hazard Mitigation Grant Program, Pre-Disaster Mitigation, and Flood Mitigation Assistance grant program.

Please refer to the project score guide to see the list of potential funding sources for the above table

Projects are the responsibility of the Jurisdiction/Agency they fall under. Primary Contacts are responsible for the projects of each jurisdiction/agency, and are identified in Attachment A: LMS Work Group Members, Organizations & Roles.

Attachment E: Critical Facilities List

This section exempt from public records under: 119.071(3)(a), F.S., 119.071(2)(d), F.S., 252.34, F.S., and 395.1056, F.S.

Attachment F: Gainesville FIRM Zones

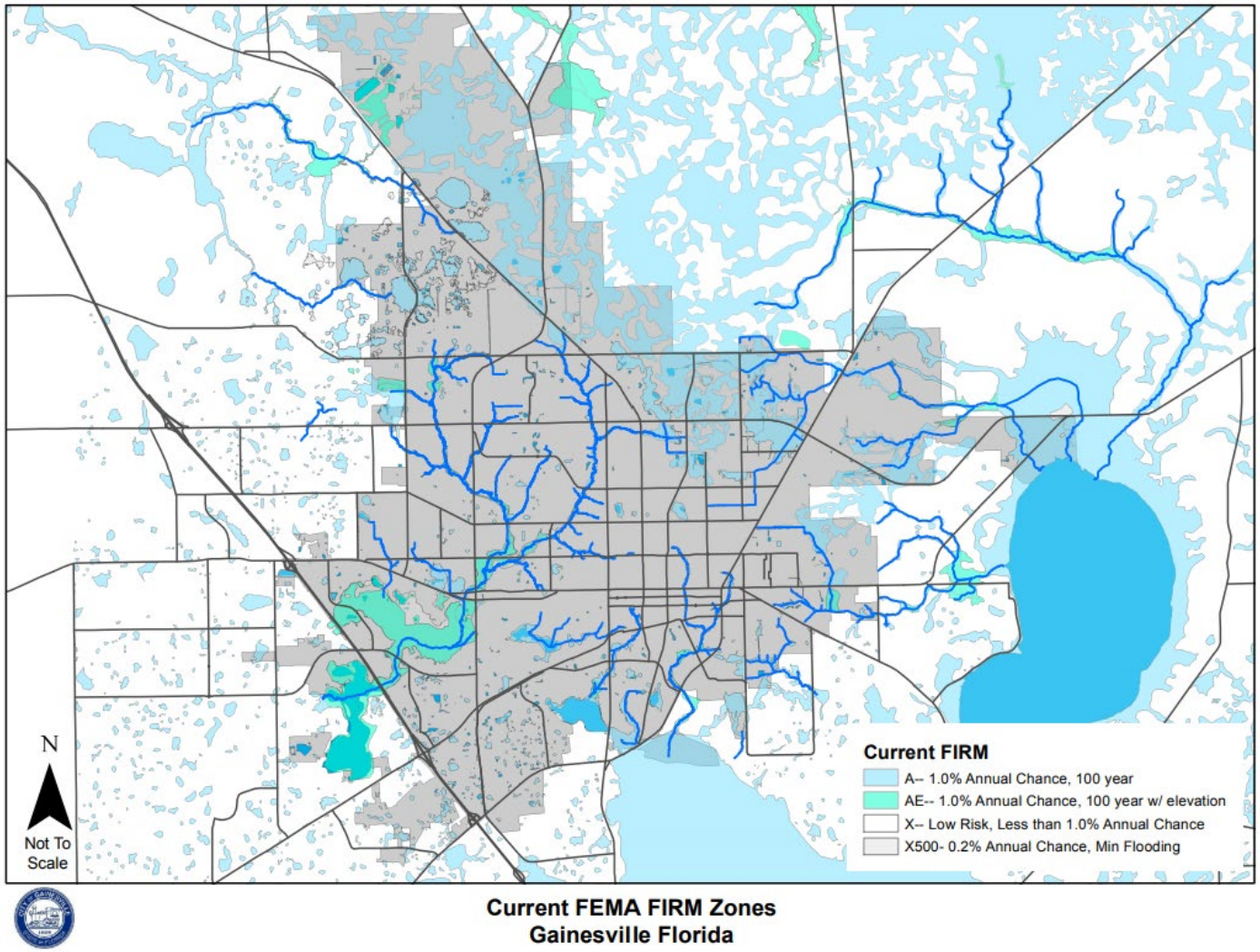

Figure 2: Gainesville FIRM Zones

Attachment G: Gainesville Additional Flood Hazard Areas

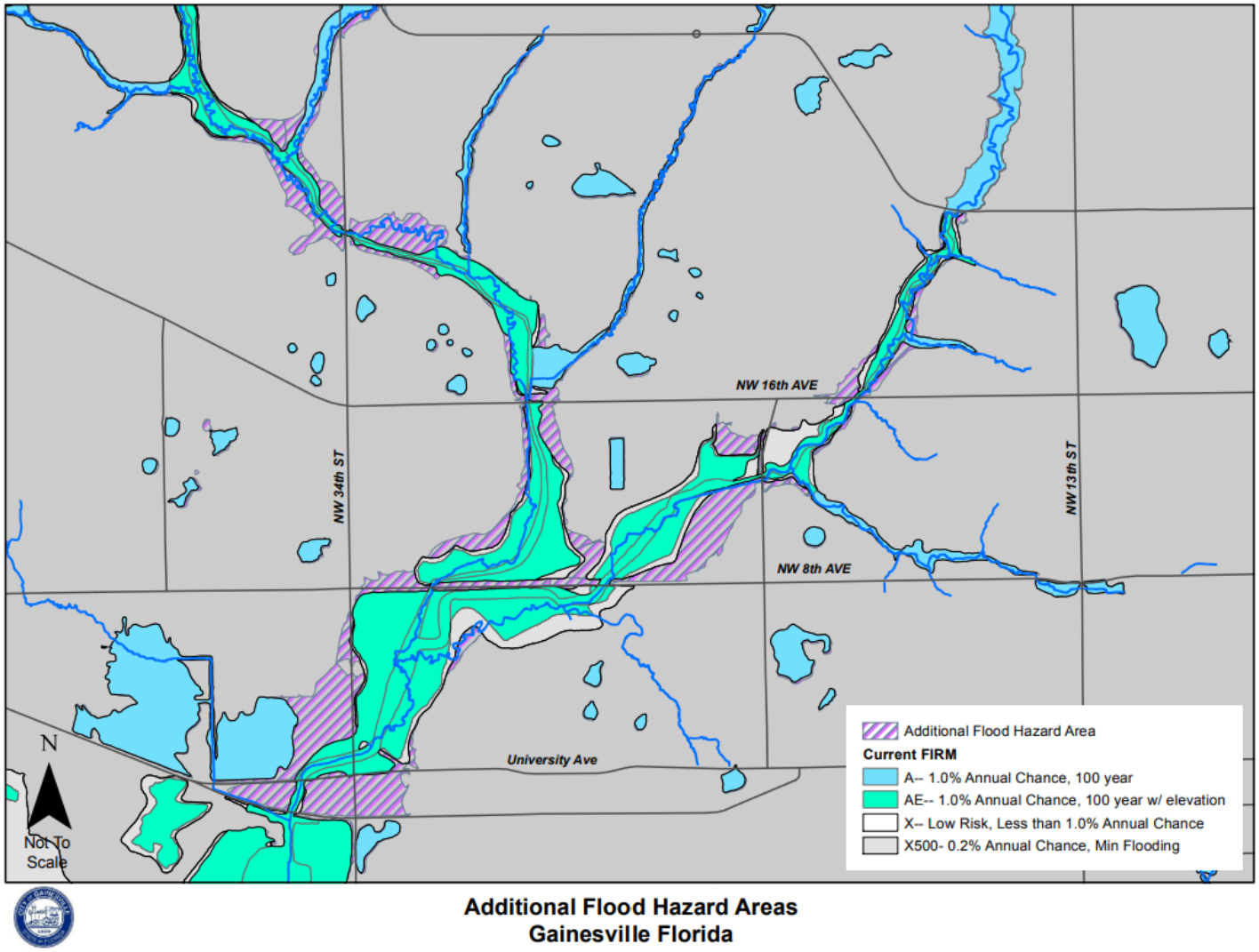

Figure 3: Gainesville Additional Flood Hazard Areas

Attachment H: Gainesville Hurricane Irma Flood Locations

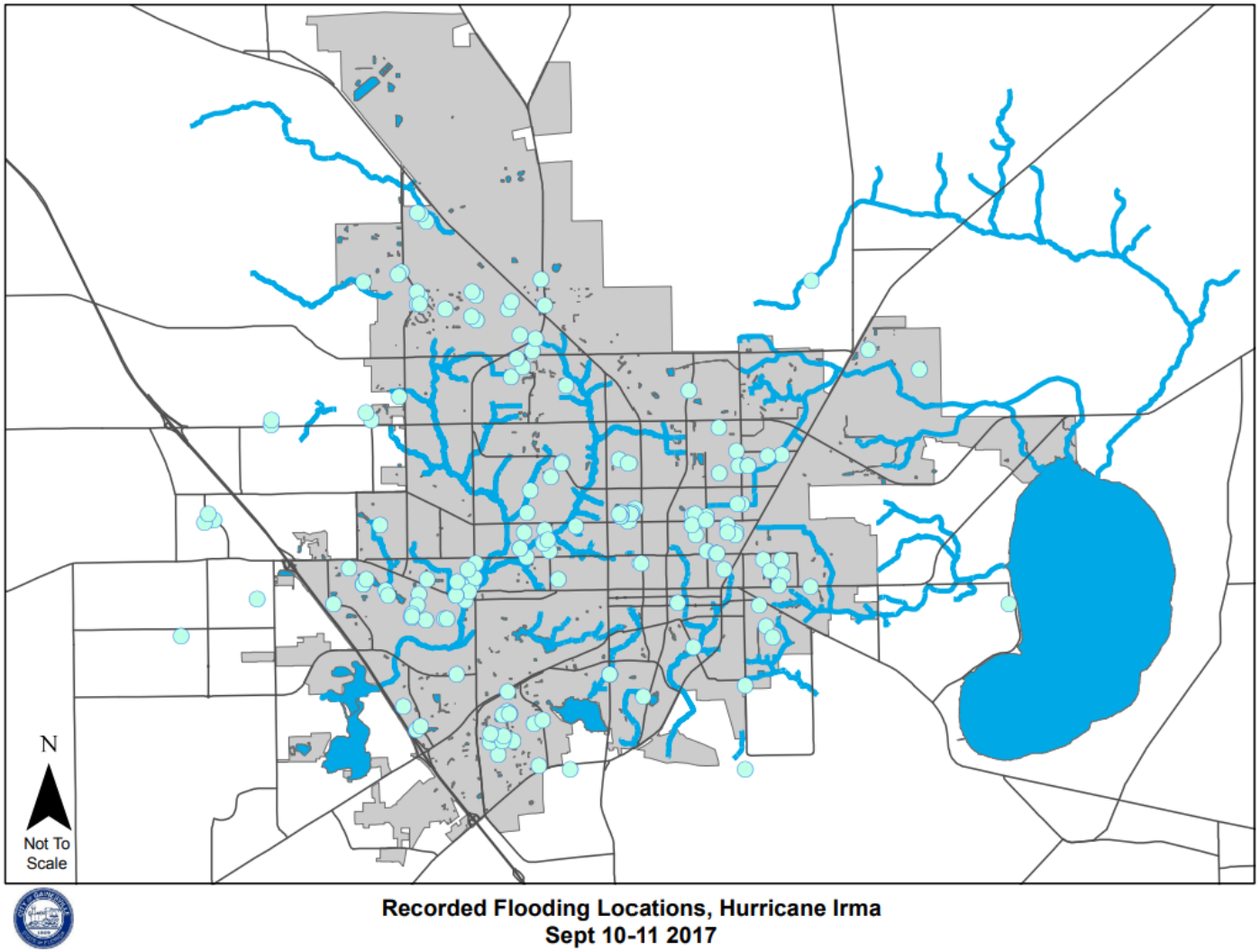

Figure 4: Gainesville Hurricane Irma Flood Location

Attachment I: Severe Weather Occurrences (2021 – 2025)

The below table details different severe weather occurrences, as defined in Severe Weather, for Alachua County from 1/1/2021 – 7/25/2025. Data was acquired from the NOAA Storm Events Database.

Location	Date	Time	Type
EAST ALACHUA	2/6/2021	1710	Hail
PEACH ORCHARD	4/11/2021	356	Hail
DAYVILLE	6/15/2021	1630	Thunderstorm Wind
NEWMANS LAKE	6/15/2021	1630	Thunderstorm Wind
GAINESVILLE NORTH	6/15/2021	1635	Thunderstorm Wind
WACAHOOTA	6/15/2021	1740	Thunderstorm Wind
ISLAND GROVE	9/18/2021	1724	Tornado
AIR BASE	3/12/2022	743	Thunderstorm Wind
	3/12/2022	1459	Strong Wind
	3/12/2022	1740	Strong Wind
HIGH SPGS	3/24/2022	1100	Thunderstorm Wind
NEWBERRY	3/24/2022	1145	Thunderstorm Wind
ROCHELLE	4/2/2022	1135	Thunderstorm Wind
	4/9/2022	1335	High Wind
GAINESVILLE WEST	5/6/2022	2105	Thunderstorm Wind
KIRKWOOD	5/29/2022	2032	Hail
AIR BASE	5/29/2022	2117	Thunderstorm Wind
(GNV)GAINESVILLE ARP	5/29/2022	2124	Thunderstorm Wind
PHIFER	6/19/2022	250	Thunderstorm Wind
LA CROSSE	6/19/2022	340	Thunderstorm Wind
LA CROSSE	6/19/2022	345	Thunderstorm Wind
EVINSTON	6/19/2022	1445	Thunderstorm Wind
FAIRBANKS	6/24/2022	1420	Thunderstorm Wind
HAGUE	6/24/2022	1514	Thunderstorm Wind
GAINESVILLE WEST	7/26/2022	1738	Thunderstorm Wind
ARCHER FLYING TEN AR	7/26/2022	1739	Thunderstorm Wind
HIGH SPGS	8/3/2022	1736	Thunderstorm Wind
TRAXLER	8/3/2022	1820	Thunderstorm Wind
(GNV)GAINESVILLE ARP	8/3/2022	1825	Thunderstorm Wind
BUNKER	8/8/2022	1513	Thunderstorm Wind
GAINESVILLE NORTH	8/8/2022	1521	Thunderstorm Wind
HIGH SPGS	8/8/2022	1603	Thunderstorm Wind
SANTA FE	8/20/2022	2025	Thunderstorm Wind
ARCHER	1/4/2023	1525	Thunderstorm Wind
AIR BASE	3/13/2023	149	Thunderstorm Wind
HAWTHORNE	3/13/2023	220	Thunderstorm Wind

Location	Date	Time	Type
HIGH SPGS	4/15/2023	2235	Thunderstorm Wind
PEACH ORCHARD	4/26/2023	1847	Hail
ARCHER	4/26/2023	1850	Hail
ARREDONDA	4/27/2023	2000	Thunderstorm Wind
CLARK	5/11/2023	1555	Hail
HIGH SPGS	5/11/2023	1620	Hail
HIGH SPGS	5/12/2023	1830	Thunderstorm Wind
NEWBERRY	6/14/2023	2215	Thunderstorm Wind
DAYVILLE	6/16/2023	640	Thunderstorm Wind
DAYVILLE	6/16/2023	650	Hail
GAINESVILLE WEST	6/16/2023	700	Thunderstorm Wind
DAYVILLE	6/20/2023	443	Thunderstorm Wind
WINDSOR	6/23/2023	1830	Thunderstorm Wind
DAYVILLE	7/25/2023	1630	Hail
GAINESVILLE	9/21/2023	1609	Thunderstorm Wind
PHIFER	10/12/2023	800	Thunderstorm Wind
SPRING HILL	1/9/2024	1415	Thunderstorm Wind
WALDO	1/9/2024	1455	Thunderstorm Wind
DAYVILLE	2/4/2024	1456	Hail
DAYVILLE	2/4/2024	1456	Hail
DAYVILLE	2/4/2024	1501	Hail
SPRING HILL	5/10/2024	750	Thunderstorm Wind
CANNONS	5/10/2024	810	Thunderstorm Wind
HAGUE	6/5/2024	1535	Thunderstorm Wind
GAINESVILLE NORTH	6/11/2024	1920	Thunderstorm Wind
HIGH SPGS	6/11/2024	2020	Thunderstorm Wind
DAYVILLE	6/24/2024	2030	Thunderstorm Wind
ARCHER FLYING TEN AR	4/11/2025	1727	Hail
PHIFER	4/11/2025	1742	Hail
PHIFER	4/11/2025	1745	Hail
PHIFER	4/11/2025	1748	Hail
PHIFER	4/11/2025	1755	Hail
PHIFER	4/11/2025	1800	Hail
FAIRBANKS	4/11/2025	1800	Hail

Table 9: Severe Weather Occurrences (2021-2025)

Attachment J: Public Invitation for Planning

Alachua County Emergency Management coordinates with the Alachua County Communications Office to publish press releases. These press releases typically invite public participation in Alachua County Local Mitigation Strategy Working Group Meetings, but were also leveraged during the planning process for this document.

The below image is pulled from the Alachua County Communications Archive.

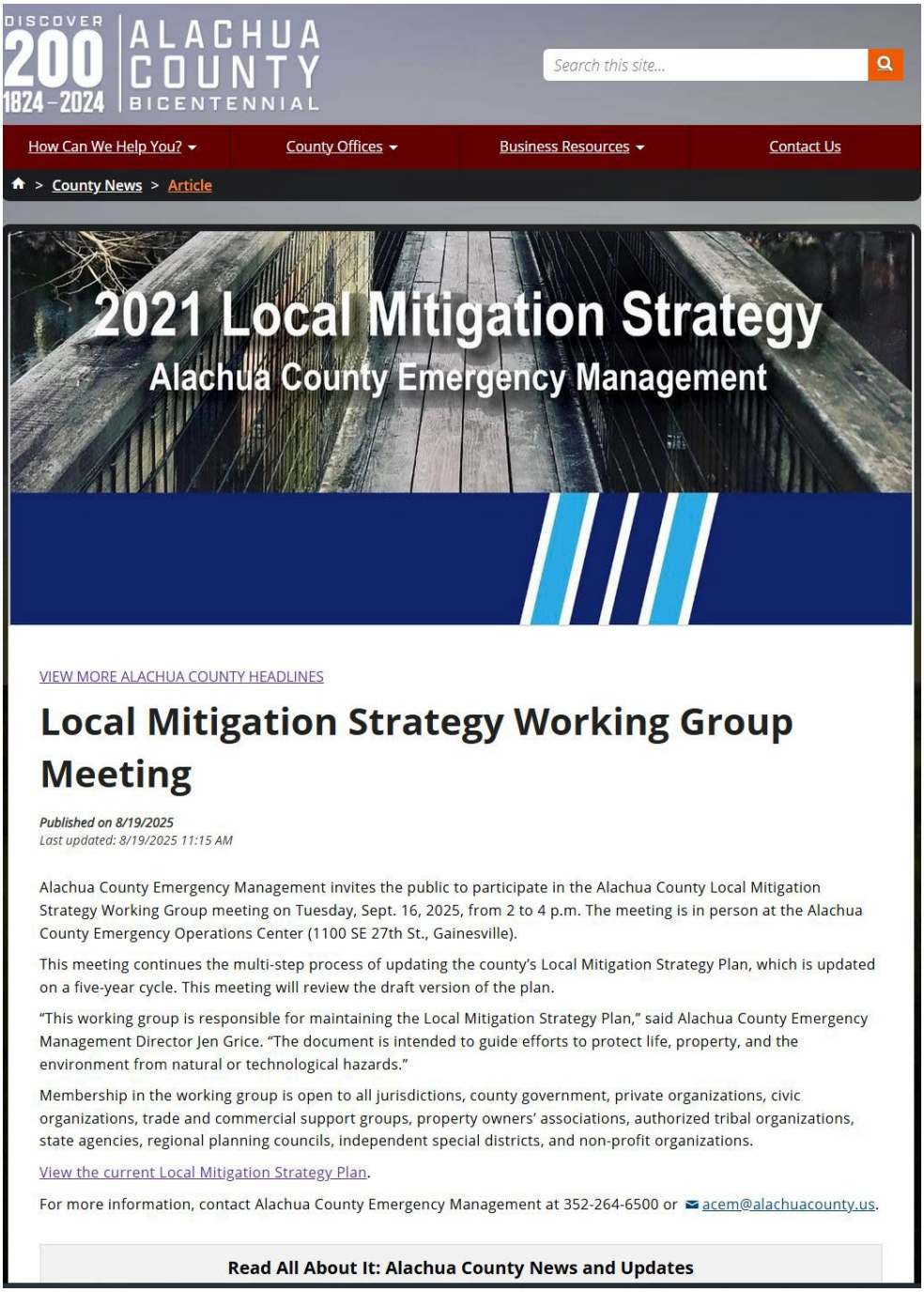

Figure 5: Alachua County Public Invitation for Planning

Attachment K: 2025 Completed, Deleted, Deferred List

The following table represents the mitigation projects from the previously approved Local Mitigation Strategy (2020). This list identifies which items have been completed, deleted, or deferred as of the current LMS update (2025). If the item has been deferred, an explanation of why no changes were made is included.

Name	Project Jurisdiction/Agency	Status
Mobile Generators	City of Waldo	Complete
Generator of City Hall Central Command	City of Newberry	Complete
FD Generator	Town of LaCrosse	Complete
Messenger Cable West Hills and University Acres	Gainesville Regional Utilities	Complete
Possum Creek Manhole Imp	Gainesville Regional Utilities	Complete
Messenger Cable SW Williston Rd	Gainesville Regional Utilities	Complete
Messenger Cable NW 34 St to NW 38 St off NW 16 Blvd	Gainesville Regional Utilities	Complete
Messenger Cable Taps to south off SW 24 Ave Tower Rd to SW 84 St	Gainesville Regional Utilities	Complete
Messenger Cable NE 8th Ave Duval	Gainesville Regional Utilities	Complete
Messenger Cable Meadows	Gainesville Regional Utilities	Complete
Messenger Cable Coclough Hills	Gainesville Regional Utilities	Complete
Messenger Cable NW 8 Ave from NW 13 St to NW 23 St	Gainesville Regional Utilities	Complete
Messenger Cable SW 63 Blvd & SW 75 St & Archer Rd & SW 49 Place	Gainesville Regional Utilities	Complete
Messenger Cable SW 2 Ave NW 8 Ave NW 34 St NW 23 St Golf view	Gainesville Regional Utilities	Complete
Messenger Cable NW 77 St north of Millhopper Rd.	Gainesville Regional Utilities	Complete
Messenger Cable North of NW 23 Ave btwn NW 71 St & 62 Trrc	Gainesville Regional Utilities	Complete
Messenger Cable NW 43 St to 34 St and NW 8 Ave to NW 16th Ave	Gainesville Regional Utilities	Complete
Messenger Cable SW 91 St, 8 Ave & 24 Ave	Gainesville Regional Utilities	Complete
FL Park Berm Sewer Relocation	Gainesville Regional Utilities	Complete
Messenger Cable W Univ Av & NW 8 Av - NW 34 St & NW 35 Trrc	Gainesville Regional Utilities	Complete
Messenger Cable Kirkwood	Gainesville Regional Utilities	Complete
Messenger Cable Sbrbn Heights 546	Gainesville Regional Utilities	Complete

Name	Project Jurisdiction/Agency	Status
Messenger Cable SE 39 Terrace south of Hawthorne Rd	Gainesville Regional Utilities	Complete
Messenger Cable Forest Ridge	Gainesville Regional Utilities	Complete
Messenger Cable Fletcher's Mill	Gainesville Regional Utilities	Complete
Messenger Cable Northwood	Gainesville Regional Utilities	Complete
Messenger Cable NW 6 St & NW 13 St and NW 30 Ave & NW 39 Ave	Gainesville Regional Utilities	Complete
Messenger Cable Sbrbn Hts 1037	Gainesville Regional Utilities	Complete
Messenger Cable Brywood	Gainesville Regional Utilities	Complete
Messenger Cable Clear Lake	Gainesville Regional Utilities	Complete
Messenger Cable Broadmoor Area	Gainesville Regional Utilities	Complete
Messenger Cable NE 9 St E Univ. Ave. to NE 10 Ave	Gainesville Regional Utilities	Complete
Messenger Cable Glen Springs Rd	Gainesville Regional Utilities	Complete
Messenger Cable SW 35 Drive S Williston Rd fuse pole P37960	Gainesville Regional Utilities	Complete
Messenger Cable Buckingham & Sunningdale	Gainesville Regional Utilities	Complete
Messenger Cable Durant Estates	Gainesville Regional Utilities	Complete
Messenger Cable NW 34 St- NW 39 Ave and NW 13 Ave. Circuit 542	Gainesville Regional Utilities	Complete
Messenger Cable NW 16-8 Av NW 23-34 St Circt 211&216	Gainesville Regional Utilities	Complete
Messenger Cable Creekside Mall	Gainesville Regional Utilities	Complete
Messenger Cable Robin Lane off NW 39 Ave & area	Gainesville Regional Utilities	Complete
Messenger Cable NW 43-38 ST NW 16 Av Circt 541	Gainesville Regional Utilities	Complete
Messenger Cable NW 39th Av Circuit 542	Gainesville Regional Utilities	Complete
UF Golf Course Bunkers	University of Florida	Deleted or Deferred
SE 35th St.	Alachua County	Deleted or Deferred
SE 15th St.	Alachua County	Deleted or Deferred
SE 27th St.	Alachua County	Deleted or Deferred
Sunningdale Acquisition	Alachua County	Deleted or Deferred

Name	Project Jurisdiction/Agency	Status
Pine Hills Pump Station	Alachua County	Deleted or Deferred
Sunningdale Pump Station	Alachua County	Deleted or Deferred
Robin Ln Grav Otfll	Alachua County	Deleted or Deferred
Mason Manor Flood Wall	City of Gainesville	Removal Requested
Anglewood Levee Improvements	City of Gainesville	Removal Requested
Mason Manor Buyout Phase 1	City of Gainesville	Removal Requested
UF Golf Course Electrical	University of Florida	Removal Requested
Lake Breeze Buyout	City of Hawthorne	Removal Requested
Backyard Sewer Relocation	Gainesville Regional Utilities	Removal Requested
Glen Springs Creek Restoration	City of Gainesville	Duplicate
The Cove Floodwall	City of Gainesville	Duplicate
Southwest Recreation Center (Hurricane Shelter) Roof Replacement	University of Florida	Duplicate
MLK Shelter Generator	City of Gainesville	Deleted or Deferred
GFR Administration Building Generator	City of Gainesville	Deleted or Deferred
Building U Generator	Santa Fe College	Complete
FL Park Berm	City of Gainesville	Complete
Hills Santa Fe Emer Accs	Alachua County	Removal Requested
Robin Ln Full Optn	Alachua County	Removal Requested
Hills of Santa Fe Full Prjct	Alachua County	Removal Requested
Robin Ln Acquisition	Alachua County	Updated Score Guide Not Submitted
Hills of Santa Fe Acquisition Only	Alachua County	Updated Score Guide Not Submitted
GRU Hogtown Creek Sewer Abandon	Gainesville Regional Utilities	Selected for Submission Primary

Name	Project Jurisdiction/Agency	Status
Gravity Wastewater Sewer Lining	Gainesville Regional Utilities	Removal Requested
GRU MWTP Well 9 and 11 Generators	Gainesville Regional Utilities	Removal Requested

Table 10: 2021-2025 Mitigation Initiatives

Attachment L: Countywide Inundation Modeling Technical Memo

TECHNICAL MEMORANDUM JonesEdmunds

Alachua County Vulnerability Analysis

TO: Shane Williams, PE; Alachua County

FROM: Justin Gregory, PE; Alyssa Guariniello, EI

DATE: June 13, 2023

SUBJECT: Countywide Inundation Modeling (Task 2)
Jones Edmunds Project No. 01560-157-01

Justin Haig Gregory, State of Florida, Professional Engineer, License No. 69831.

This item has been digitally signed and sealed by Justin Haig Gregory on the date indicated here.

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

Justin H Gregory 2023.06.13 18:05:44 -04'00'

1 BACKGROUND

Alachua County is concerned about the impact of climate change on its critical infrastructure and natural resources and the well-being of its citizens and their property. To help evaluate these impacts, the County is completing a critical infrastructure and land use climate vulnerability analysis. One of the primary climate impacts in the County will most likely be altered flooding conditions due to changing rainfall volume, frequency, and intensity.

Rainfall-driven flooding occurs throughout Alachua County, but not all flooded areas are presented in flood risk maps or represented in existing flood models. The Federal Emergency Management Agency (FEMA) has not studied large portions of the County. FEMA mapping studies typically focus on riverine or lake flooding with occurrence intervals of 100 or 500 years and generally with a drainage area of at least 100 acres. These studies also focus on current rainfall conditions and do not consider the future probability of extreme rainfall events.

Predicting inundation areas that result from various current and projected future storm depths, including ones greater than those modeled by FEMA, is particularly important for understanding flood vulnerability.

2 COUNTYWIDE MODELING APPROACH

Jones Edmunds developed a two-dimensional (2D) inundation model for Alachua County within TUFLOW HPC (Release 2020-10-AF). The model covers approximately 1,300 square miles and includes all of the County and portions of adjacent counties that drain into Alachua County. The model is referred to herein as the *countywide model* and uses a rapid-flood modeling approach to predict inundation areas for rainfall events. Figure 1 shows the countywide model broken into three planning regions to reduce model run times.

The full memo can be found Here.

Attachment M: Alachua County FIRM with Jurisdictions

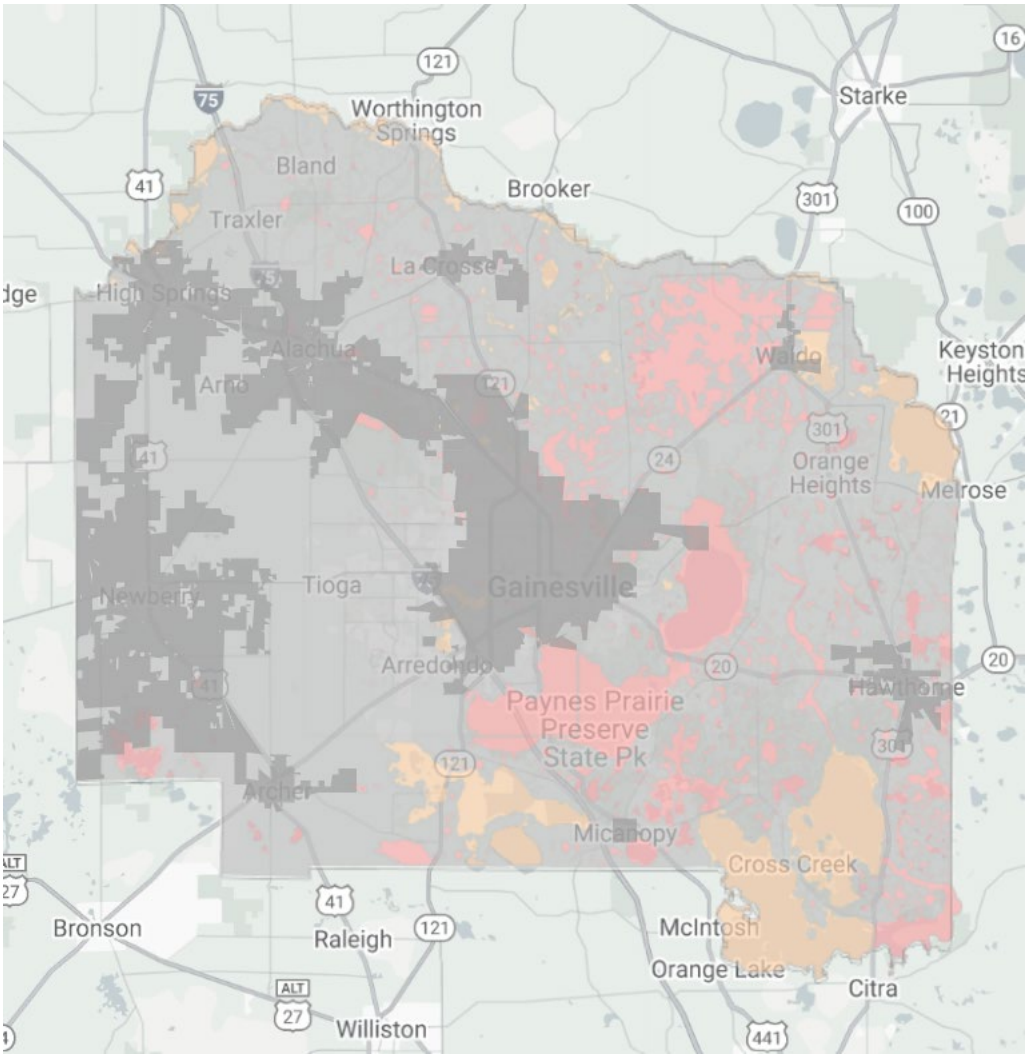

Figure 6: Alachua County FIRM with Jurisdictions

Attachment N: Historical Drought Conditions for Alachua County (2020-2025)

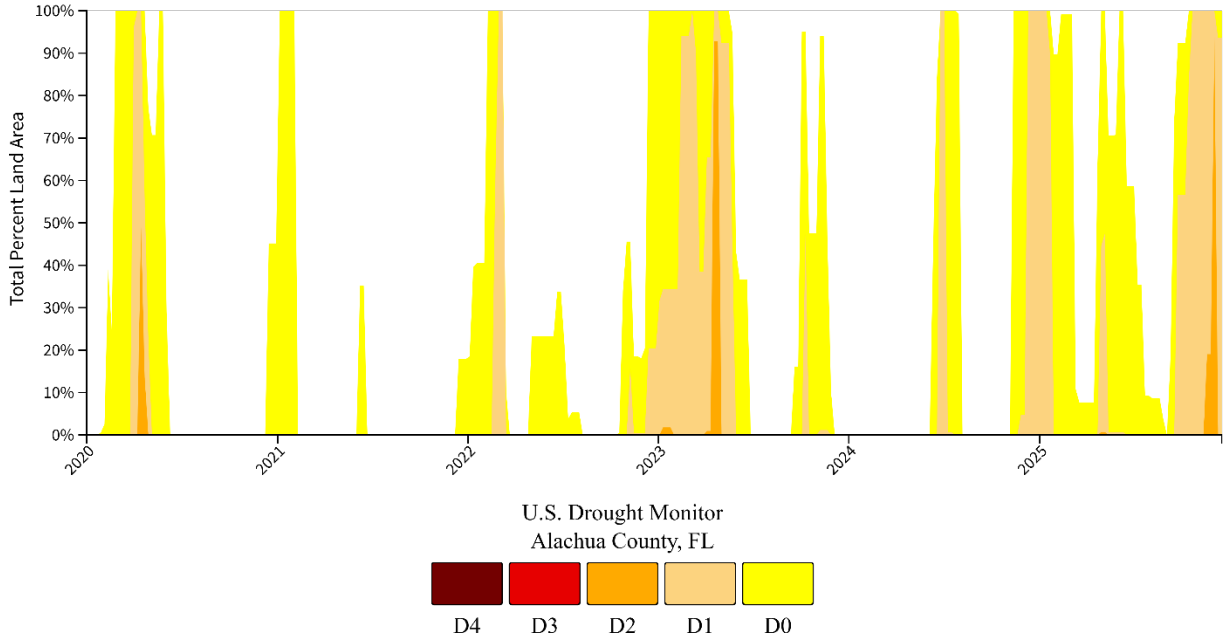

Figure 7: Historical Drought Conditions for Alachua County (2020-2025)

Attachment O: LMS Plan Adoption by Jurisdiction

Jurisdiction	2021	2026
Alachua County	Adopted	
City of Alachua	Adopted	
City of Archer	Adopted	
City of Gainesville	Adopted	
City of Hawthorne	Adopted	
City of High Springs	Adopted	
City of Newberry	Adopted	
City of Waldo	Adopted	
Town of LaCrosse	Adopted	
Santa Fe College	Adopted	
University of Florida	Adopted	

Attachment P: LMS Final Planning Meeting Notification

Jen Grice

Subject:	LMS Plan Final Planning Meeting
Location:	Alachua County EOC 1100 SE 27th St. Gainesville, FL 32641
Start:	Tue 9/30/2025 2:00 PM
End:	Tue 9/30/2025 4:00 PM
Recurrence:	(none)
Meeting Status:	Meeting organizer
Organizer:	Jen Grice
Required Attendees:	Jen Grice; Cadyn Gentry; David Peaton; Francine Vincent
Optional Attendees:	cbryan@clayelectric.com; Holowasko, W Scott; Hutton, Rick H; jonesac@cityofgainesville.org; Jane Sullivan; marian.nesbitt@sfcollege.edu; amber.durden@em.myflorida.com; Clark C. Collins; Jennison Kipp; Suzanne L.; CityManager-Hawthorne; Chris Dawson; Jeffrey L. Hays; Lalit Lalwani; Renshaw, Andy L; Allen, Kenneth; Bobby; bradynettina@ufl.edu; ccochran@aclib.us; cory.hunte@ufhealth.org; Suzanne L."; Dallas Lee; ei_abbas@cityofalachua.org; Jeff Taylor; jlennon.uf@gmail.com; Kim-CityofWaldo; Leslie McLendon; lovettjl@gm.sbac.edu; Ludie.Bond@fdacs.gov; martinsfa@gru.com; Mayor-Lacrosse; Mehdi J. Benkhatar; mowrygl@cityofgainesville.org; renshawal@gainesvillefl.gov; sdavis@sjrwmd.com; Shaney Livingston; sowen; Todd Martin; Williams, Evan Shane; Withers, Sean L; wwhite@sjrwmd.com; Jamie Dicks

1

Commission Agenda Item

MEETING DATE: August 10, 2026

SUBJECT: Resolution 26-11: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA; REAFFIRMING THE TERMS OF APPOINTMENT OF THE CITY PLANNING AND ZONING BOARD CONSISTENT WITH THE CHARTER OF THE CITY OF ALACHUA, THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, AND RESOLUTION 93-8.

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City Commission adopt Resolution 26-11.

Recommended Motion: *I move to adopt Resolution 26-11*.

Summary

The terms of appointment for the Planning & Zonining Board are for a period of three years. These terms were most recently reset in 1993 with the adoption of Resolution 93-8 and Ordinance 93-4. At that point in time, all terms started on May 1 and ended on April 30 of the respective appointment year.

The City Charter states that the "successors of the original appointee shall be appointed for a term of three years" and that "vacancies upon such board shall be filled by the City Commission of the City for the unexpired term." The term system outlined in the City's Charter, when paired with Resolution 93-8, results in appointment terms for the Planning & Zoning Board always beginning on May 1, staggered by seat. This appointment term structure was followed through the year 2001. In 2002, appointments to the Planning & Zoning Board began varying from the previously established fixed three-year terms. Through research of City resolutions, Staff found no particular justification for the deviation of appointments from the previously established fixed three-year terms. Since 2002, the appointment terms of the Planning & Zoning Board have fallen out of alignment by several months.

Staff has brought forward this resolution to correct the misalignment of terms and to ensure consistency with the City's Charter, Land Development Regulations, and Resolution 93-8. Additionally, keeping standard term start dates of May 1 will help ensure undue turnover of the Planning & Zoning Board membership does not occur.

To realign the appointment terms, Staff is recommending the extension of the current

memberships' term dates. Extending terms, rather than cutting terms short, ensures that the three-year appointments as outlined by the City Charter and Land Development Regulations are maintained.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

COMMISSION GOALS

ATTACHMENTS

1. Resolution 26-11

RESOLUTION 26-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA; REAFFIRMING THE TERMS OF APPOINTMENT OF THE CITY PLANNING AND ZONING BOARD CONSISTENT WITH THE CHARTER OF THE CITY OF ALACHUA, THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, AND RESOLUTION 93-8.

WHEREAS, Chapter 163.3174, Florida Statutes, requires the City Commission designate a Local Planning Agency ("LPA"); and,

WHEREAS, Article 9 of the Charter of the City of Alachua establishes the City Planning and Zoning Board and Section 2.1.3(A) of the City's Land Development Regulations ("LDRs") designates the City Planning and Zoning Board as the LPA; and,

WHEREAS, Article 9 of the Charter of the City of Alachua establishes a term of three years for members of the City Planning and Zoning Board and clarifies that vacancies upon such board shall be filled by the City Commission of the City for the unexpired term; and,

WHEREAS, Section 2.1.3(D)(4)(b) of the City's LDRs states that a member shall continue to serve until the member is reappointed or replaced; and,

WHEREAS, the City Commission established the original terms of appointment of the City Planning and Zoning Board to be May 1 to April 30 of every third year, staggered by seat, with the adoption of Resolution 93-8 and Ordinance 93-04; and,

WHEREAS, Article 9 of the Charter of the City of Alachua states the successors of the original appointee shall be appointed for a term of three years, meaning the terms of appointment are fixed in time from May 1 to April 30 of every third year, staggered by seat; and,

WHEREAS, such fixed terms of appointment have not been followed and the City Commission understands the importance of following the terms of appointment outlined by the Charter of the City of Alachua, the City's LDRs, and Resolution 93-8, and therefore finds it necessary to correct the terms of appointment of the City Planning and Zoning Board;

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

Section 1. Correction of Terms of Appointment

The appointment terms of the City Planning & Zoning Board are hereby corrected by extension of the terms to be placed within the fixed terms of appointment established by the Charter of the City of Alachua, the City's LDRs, and Resolution 93-8, as follows:

Name	Seat	Existing Term Expiration	Corrected Term Expiration
William Smith	1	July 2028	April 30, 2029
Matthew Webster	2	June 2028	April 30, 2029

Vacant	3	October 2027	April 30, 2028
Danielle Judd	4	October 2026	April 30, 2027
Jenny Highlander	5	October 2026	April 30, 2027

Section 2. Intent of Future Appointments

It is the intent of the Alachua City Commission that all future appointments to the City Planning and Zoning Board will be for a period of three years starting on May 1, the day immediately following the expiration of a current board member's appointment. If an appointment is not made by such date, the term shall continue to be fixed in time and the board member will continue to serve until reappointed or replaced pursuant to Section 2.1.3(D)(4)(b) of the City's LDRs. In the case of any vacancy, whether by resignation or by expiration of term, appointments of such vacancies shall be for the remainder of the unexpired term as stated in Article 9 of the Charter of the City of Alachua.

Section 3. Effective Date

This resolution shall be effective immediately upon adoption.

DULY ADOPTED, in regular session, with a quorum present and voting, by the City Commission, this 10th, day of August, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladares, City Manager/Clerk

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda **Item**

MEETING DATE: August 10, 2026

SUBJECT: FY 2026/2027 City of Alachua/Alachua Police Department-North Central Florida Police Benevolent Association Collective Bargaining Agreement.

PREPARED BY: Tara L. Malone

RECOMMENDED ACTION:

City Commission to ratify the FY 2026/2027 City of Alachua/Alachua Police Department-North Central Florida Police Benevolent Association Collective Bargaining Agreement, and authorize and direct the Mayor, City Manager and City Attorney to execute the agreement.

Summary

On May 4th, 2026, the first collective bargaining agreement with the Police Benevolent Association (PBA) was approved by the Commission. The agreement became effective upon ratification by both parties through September 30th, 2028. As stipulated in the approved agreement, Article 26 (Wages) and up to two (2) articles chosen by each party shall be subject to renegotiation on an annual basis.

On May 6th, 2026, the PBA submitted Notice of Intent to Bargain for Fiscal Year 2026/2027, with proposals for Article 26 (Wages) and Article 23 (Sick Leave). The City's negotiation team provided proposals for Article 19 (Insurance) and Article 21 (Hours of Work & Overtime). The first negotiation session was held on June 18th, 2026; subsequent sessions took place on July 1st and July 23rd, 2026.

The following is an overview of negotiated items:

Article 19 – Insurance: Proposal submitted by the City for consideration of cost-share for employee insurance premiums, in the event one would be implemented for non-collective bargaining unit employees. Between sessions, the City received the proposal for FY 2026/2027 insurance premiums, and it was determined that the City would continue to pay 100% premiums for employees. As a result, the proposal was withdrawn and the article continued as status quo.

Article 21 – Hours of Work & OT: Proposal submitted by the City included parameters for use of compensatory time earned and exclusion of protected overtime for Extra Duty pay when an employee uses sick leave during the same pay-period.

Article 23 – Sick Leave: Proposal submitted by PBA to include language for implementation of sick leave pool for employees to extend to collective bargaining unit members without having to re-open the article for negotiation.

Article 26 – Wages: Proposal submitted by PBA for a new annual base pay of $57,500 for Police Officers and $70,718 for Police Sergeants. The City countered with a 2% increase to base for both positions. PBA countered with 3% increase to base for both positions. The City proposed a 2% increase to the range for all Communications Operator positions covered under collective bargaining.

PBA also submitted a proposal for changes to the Field Training Officer (FTO) supplemental compensation, which includes a daily observation pay in lieu of the lump sum paid at the end of each training phase. The City proposed to extend this additional compensation to Communications Training Operators (CTO).

Language was added under Longevity Pay for notification to the Union, should the City determine it will not be able to pay the benefit. Lastly, edits were made throughout Article 26, to remove dates and references to the specific fiscal year, which now reads "each year" and "each fiscal year".

The proposed agreement was presented to the bargaining unit members and voting was held on July 28th and 29th, 2026. Bargaining unit members voted unanimously, 18 – 0, of 22 eligible voters, to ratify the agreement.

Included with this agenda item are the following documents:

1. APD 2026-2028 CBA Draft with Strikethrough and Underline
2. PBA Member Vote Tally Sheets
3. APD 2026-2028 CBA Final

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Funding Source - General Fund
Community Enhancement
Strengthen Community Service

Quality of LIfe

ATTACHMENTS

1. APD 2026-2028 APD CBA DRAFT with 2026-2027 Reopeners_2026-07-23
2. FY 27 PBA Contract Ratification Vote Tally Sheet_2026-07-29
3. APD 2026-2028 CBA and Re-openers FINAL_2026-08-05

Collective Bargaining Agreement

Between

North Central Florida Police Benevolent Association

A Chapter of the
Florida Police Benevolent Association

and the

The City of Alachua

March 2026 to September 30, 2028

Officers & Sergeants Collective Bargaining Agreement

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AGREEMENT

This agreement is entered into between the City of Alachua (The City") and the Florida Police Benevolent Association, Inc. ("PBA" or "Union). The "Police Department" referenced in this Agreement is the Alachua Police Department; hereinafter APD, of the City of Alachua, Florida.

PREAMBLE

Whereas, it is recognized by the parties hereto that the declared public policy of the City and the purpose of Florida Statutes (FS), Chapter 447, Part II, is to provide statutory implementation of the Constitution of the State of Florida, Article 1, Section 6, and to promote harmonious and cooperative relationships between the City and their employees, both collectively and individually, and to protect the public by assuring, at all times, the orderly and uninterrupted operations and functions of the City; and whereas, it is the intention of the parties of this agreement to set forth the entire agreement with respect to matters within the scope of negotiations; and whereas, the above language is a statement of intent and, therefore, not the subject to the grievance procedure as outlined in Article 2.

Now, therefore, in consideration of the mutual covenants herein contained, the parties do agree as follows:

Article 1
RECOGNITION

1.1. The City hereby recognizes the Florida Police Benevolent Association, Inc., hereafter referred to as the PBA to be the exclusive bargaining representative for all matters affecting wages, hours, and working conditions for those employees in the unit certified by the Public Employees Relations Commission. Certification Number, 2156, issued on December 31, 2025.

Included: All employees of the City of Alachua Police Department in the classification of Communications Operator, Police Officer and Sergeant.

Excluded: All other employees of the City of Alachua Police Department, excluding specifically the Police Chief, the Deputy Chief, Captain, Lieutenants(s) and the Communications Supervisor, and all other employees of the City of Alachua.

1.2. It is further understood and agreed that the PBA shall designate, in writing, those individuals who may speak on its behalf in any matter between the PBA and the City; however, such matters shall include only those matters with which the PBA has the authority regarding its membership. Any written notice designating any individual to speak on behalf of the PBA shall state the period of time for such designation. Furthermore, a written list of the bargaining unit members and representatives of the PBA, and those individuals who are authorized to speak on behalf of the PBA, shall be furnished to the Chief of Police within fifteen (15) business days from the date of ratification of this agreement, and the Chief of Police shall be notified in writing, of any changes of said representative within fifteen (15) business days of such change.

1.3 Nothing in this Article, however, shall prohibit any member of the bargaining unit from discussing any concern, complaint or suggestion with his or her supervisor, Division Commander or Chief of Police.

1.4 The terms Member and Employee are used interchangeably and refer to members of the certified collective bargaining unit (BU).

Article 2
GRIEVANCE AND ARBITRATION PROCEDURE

2.1 In a mutual effort to provide a harmonious working relationship between the parties to this Agreement, it is agreed and understood that there will be procedure for the resolution of grievances between the parties and that such procedure shall cover grievances involving discharge, suspension, demotion, or any other adverse personnel action against a member covered by this Agreement or any other dispute between the City and one or more employees concerning the interpretation or application of, or compliance with the agreement including disputes regarding discipline. The discharge, discipline, demotion, or layoff or suspension of probationary/training employees on initial hire or rehire shall not be subject to the grievance procedure of this Agreement.

2.2 Every effort will be made by the parties to settle any grievance as expeditiously as possible. Any grievance not answered by Management within the prescribed time limits shall be considered a denial at the current step and automatically advance to the next higher step. Should the grieving party fail to observe the time limits as set forth in the steps of this Article, grievance shall be considered conclusively abandoned. Any City employee who renders a decision as part of this grievance process may be able to attend a meeting with the employee at a higher step with the mutual consent of both parties; however, except in the case of Arbitration where all parties can attend. At the request of the employee, the City agrees to coordinate any Grievance hearings and all other communication regarding the grievance matters with the employee's PBA Representative should the grievance be filed by the union.

2.3 Definitions:

A. Business days shall mean Monday through Fridays, excluding weekends and holidays.

B. Grievant or employee shall mean an employee, a group of employees or the Union.

C. Submit shall mean in-person or via electronic mail to (enter group designated by the City) utilizing the Grievance Form attached to this Agreement (Appendix D).

2.4 Grievances shall be presented in the following manner:

Informal Resolution: Employee is encouraged to discuss the merits that would eventually rise to the level of a grievance to the immediate supervisor within fifteen (15) business days of the occurrence of the event(s) which gave rise with the grievance cause of action. If the event which gave rise to the grievance occurred at a time when the employee was on annual leave, sick leave or other compensated leave, the fifteen (15) business day period shall commence immediately upon the employee's return from such compensated leave. The effort shall be on an informal and oral basis. The PBA representative may be present to represent the employee. The immediate supervisor shall render decision within fifteen (15) business days. If the grievant(s) holds the rank of Sergeant and is unable to resolve the grievance on an informal basis, the grievant shall proceed directly to Step 2 in this process.

Step 1: Employee shall submit the grievance with the employee's Lieutenant within fifteen (15) business days of the decision rendered during the informal resolution process provided the employee elected the Informal Resolution process. In the event that the employee did not utilize the Informal Resolution process, the employee shall have fifteen (15) business days to file a grievance from the date of occurrence of the event(s) which gave rise to the grievance. If the event which gave rise to the grievance occurred at a time when the employee was on annual leave, sick leave or other compensated leave, the fifteen (15) business day period shall commence running immediately upon the employee's return from such compensated leave. The PBA representative may be present to represent the employee. The employee's Lieutenant shall render decision within fifteen (15) business days.

Step 2: Any grievance which cannot be satisfactorily settled with the Lieutenant, or the immediate supervisor if the grievant is a Sergeant, shall be submitted in writing by the employee or a PBA representative to the Chief of Police through the grievant or the representative of the PBA and the Chief of Police within fifteen (15) business days after completion of Step 1. The Chief of Police shall within fifteen (15) business days after discussion render a decision in writing, with a copy to the Union Representative.

Step 3: Any grievance not satisfactorily settled at Step 2 will be submitted to the City Manager or designee within fifteen (15) business from the date the Chief of Police has rendered decision. The grievance as specified in writing shall be discussed by and between the employee and representative of the PBA and the City Manager within fifteen (15) business days after completion of Step 2. The City Manager shall, within fifteen (15) business days, render a written decision.

Step 4: Arbitration: In the event a grievance processed through the grievance procedure has not been resolved at Step 3 above, the PBA and/or the grievant may request that the grievance be submitted to arbitration within fifteen (15) business days after the City Manager renders a written decision on the grievance. Within fifteen (15) business days after the grievance is submitted to arbitration, the parties shall jointly request the Federal Mediation and Conciliation Service to furnish a panel of seven (7) names from which each party shall have the option within fifteen (15) business of receipt

by striking three (3) names in alternating fashion, with a coin toss determining which party strikes first. The parties agree, that once an Arbitrator has been selected, the parties shall select a hearing date within one hundred and twenty (120) days from the date the Arbitrator was selected.

A. The City and the PBA and/or grievant shall attempt to mutually agree in writing as to the statement of the grievance to be arbitrated prior to the arbitration hearing, and the arbitrator thereafter, shall confine decision to the particular grievance thus specified. In the event the parties fail to agree on the statement of the grievance to be submitted to the arbitrator, the arbitrator will confine consideration and determination to the written statement of the grievance presented in Step 3 of the grievance procedure.

B. The arbitrator shall fashion, an appropriate remedy for violations of the provisions contained in this Agreement.

C. The arbitrator shall have no authority to change, amend, add to, subtract from, or otherwise alter or supplement this Agreement to any part thereof or amendment thereto. The arbitration hearing shall be conducted in accordance with the Rules of Procedure promulgated by the Federal Mediation and Conciliation Service.

D. Each party shall bear the expense of its own witnesses and of its own representatives for purpose of the arbitration hearing. The impartial arbitrator's fee and related expenses and expenses of obtaining a hearing room, if any, shall be equally divided between the parties. Any party desiring a transcript of the hearing shall bear the cost of such transcript unless both parties mutually agree to share said cost.

E. Copies of the arbitrator's award shall be furnished to both parties within thirty (30) days of the close of the arbitration hearing. The arbitrator's award shall be final and binding on the parties.

F. Where a grievance is general in nature, in that it applies to a number of employees rather than a single employee, or if the grievance is directly between the PBA and the City, such grievance shall be presented by the PBA Representative, in writing, directly to the City Manager, (Step 3) within fifteen (15) business days of the occurrence of the event(s).

G. All above-mentioned time frames may be extended in writing by mutual agreement.

2.5 Procedures

A. Employee grievances filed in accordance with this Article should be presented and handled promptly at the lowest level of management having the authority to address the grievances.

B. There shall be no reprisals against any of the participants in the procedures contained herein by reason of such good faith participation.

C. The resolution of a grievance prior to its submission in writing at Step 3 shall not establish a precedent binding on either the Association or the City in other cases.

D. If a grievance meeting is held or requires reasonable travel time during the working hours of any required participant, such participant shall be excused without loss of pay for that purpose. Attendance at grievance meetings outside of the regular working hours shall not be deemed time worked.

Article 3
DUES DEDUCTION

3.1 Any member of the Bargaining Unit may have membership dues deducted from wages. Dues shall be deducted once each month and shall thereafter be transmitted to the PBA, accompanied by a list of those employee's names whose dues are included.

3.2 The PBA agrees to indemnify, defend and hold the City harmless against any and all claims, suits, orders of judgments brought or issued against the City as a result of any action taken or not taken by the City under the provisions of this Article.

Article 4
MANAGEMENT RIGHTS

4.1 It is the right of the Employer to determine unilaterally the purpose of each of its constituent agencies, set standards of services to be offered to the public and exercise control and discretion over its organization and operations, provided that the exercise of such rights shall be consistent with the express terms of this Agreement and applicable law, and shall not constitute a waiver of the Union's right to bargain over mandatory subjects of bargaining or the impact thereof where required by law.

4.2 In addition, the PBA recognizes the rights, powers and authority of the Employer include, subject to this Agreement and applicable law, the following: to direct and manage employees of the City; to hire, promote, transfer, schedule, assign and retain employees, to suspend, demote, discharge or take other disciplinary action against employees for just cause; to relieve employees from duty because of lack of work, funds, or other legitimate reasons; to maintain the efficiency of its operations including the right to contract and subcontract existing and future work; to

determine the duties to be included in job classifications consistent with existing classifications and training; and the numbers, types and ranks of positions or employees assigned to an organizational unit, department or project; to assign overtime and to determine the amount of overtime required, to control and regulate the use of all its equipment and property; to establish and require employees to observe all lawful rules and regulations, to conduct performance evaluations; and to determine internal security practices consistent with this Agreement.

The Employer agrees that, prior to any permanent lay-off of PBA bargaining unit members, it will bargain the PBA provide advance written notice to the PBA and bargain over the impact of such decision to the extent required by law.

4.3 Civil Emergency or Financial Hardship

A. In the event of a declared civil emergency, including but not limited to riots, civil disorders, or severe weather conditions, the Employer may take actions necessary to respond to the emergency. Only those provisions of this Agreement that cannot reasonably be complied with due to the emergency may be temporarily suspended, and only for the duration of the emergency.

Should an emergency arise, the PBA shall be advised in writing within twenty-four (24) hours of the nature of the emergency and any provision affected.

B. In the event the Employer asserts a financial hardship or exigent circumstances, the Employer shall provide the PBA with sufficient, objective financial information supporting such claim and, upon request, the parties shall meet and bargain to the extent required by law.

Nothing in this Agreement shall be construed to permit the unilateral suspension or modification of negotiated wages, benefits, or other terms and conditions of employment.

Article 5
PERSONNEL RECORDS

5.1 Each employee covered by this Agreement shall have the right to inspect his or her official personnel file, provided, however, that such inspection shall take place during working hours at the location where the official personnel file is kept. The employee shall have the right to make duplicate copies of any items contained in his or her official personnel file, at no cost to the employee. The parties agree that there shall only be one personnel file held by the City.

5.2 Employees shall have the right to file a written response to any letter of reprimand or to any document which is placed in the employee's official personnel file as a result of supervisory action or citizen complaint. At the employee's request any such written response shall be included in the employee's official personnel file together with the letter of reprimand or other document against which it is directed.

5.3 To the extent permitted by law and in order to protect the privacy and promote the safety of individual police officers, the City agrees not to directly or indirectly furnish the news media or the public with any employee's home address, telephone number or photograph.

5.4 The PBA agrees not to directly or indirectly furnish the news media or the public with personnel records without the consent of the employee thus ensuring the confidentiality of personnel records other than required by law.

Article 6
SENIORITY

6.1 The City agrees that time in service shall consist of sworn continuous accumulated paid service with the City of Alachua Police Department. It shall be computed from the date of hire, or date of promotion. Members serving in a higher rank or classification shall have seniority over those of lower rank or classification. Seniority shall accumulate during leaves of absence due to injury, illness, vacation, or any other leave authorized and approved by the City.

6.2 Vacation periods for each calendar year shall be drawn by employees on the basis of seniority in rank.

6.3 In the event of a layoff for any reason, rank, performance evaluations and classification will be the determining factors used by the City. In the event that more than one employee has the same performance evaluation, employees will be laid off in the inverse order of their rank and seniority. Any employee to be laid off, who has advanced to present classification from a lower rank or classification, in which he or she held a permanent appointment, shall be given an open position in a lower rank or classification. His or her seniority in the lower classification shall be established according to the date of the initial appointment with the Police Department. No new employee shall be hired in any classification until all employees on layoff status in that classification have had an opportunity to return to work. Employees shall be called back from layoff with rank and seniority and the performance evaluation being the determining factors. In the event that more than one employee of the same rank and classification has the same seniority date, employees will be recalled according to the seniority in rank from which the employee was laid off, in alphabetical order.

6.4 Employees shall be notified of their recall to work by registered letter mailed to their address of record, with a copy sent to their personal email address on file with the City and shall be given ten (10) business days to return to work. A recalled employee shall notify the employer in writing of the employee's intent to return to work within ten (10) business days of notice of attempt to deliver the recall letter.

6.5 An employee laid off pursuant to this Article, provided the insurance carrier concurs, shall be given the opportunity to continue insurance coverage in existing programs during the layoff provided that the premiums for such insurance programs shall be paid by the employee on a monthly basis in advance of the month due.

6.6 In the event of a recall, the employee will be placed into the Step that reflects their years of service in the rank to which they are recalled but not lower than that of the employee when laid off. Upon recall, all credit for seniority shall be restored. In the event of a vacancy in an assignment, or a promotional vacancy, seniority will be given reasonable consideration but will not be the determining factor.

6.7 Seniority shall also be considered in the selection of any employee to be sent to any type of school or training.

Article 7
LEAVE OF ABSENCE

7.1 Leave of Absence Without Pay:

The decision to grant leave without pay (leave of absence) is a matter of administrative discretion. It shall be incumbent upon the Chief of Police to weigh and determine each case on its own merits. Any leave of absence for a period of thirty (30) days or more must have the approval of the City Manager. Failure of any employee to timely return to duty upon expiration of his/her leave of absence shall constitute the resignation of that employee. Holidays, sick leave, annual leave, seniority and any other benefits based on time spent in the employment of the City shall not accrue during a leave of absence without pay provided, however, that the employee may maintain health insurance coverage by paying the total cost of his/her group insurance premium. Longevity increases, merit increases and any other increases for which an employee may become eligible based on whole, or in part on length of service with the City shall not be credited during any period of leave of absence without pay.

A. An employee shall return from leave of absence at the same rank and pay as at the time of commencement of leave of absence.

B. Any employee who is a member of the National Guard or an organized military service unit of the United States will be granted a leave of absence when called to active duty or for training with the armed forces in accordance with State and Federal Law. Military leave shall be granted in accordance with the provisions of State and Federal Law. All employees entitled to military leave shall give their supervisor an opportunity, within the limits of military regulations, to determine what leave shall be taken.

7.2 Leave of Absence with Pay

Leave with pay for sufficient cause (including illness if sick leave is unavailable) may be granted to regular employees of the City, by the City Manager, up to and including five (5) consecutive working days in any twelve-month period. More extended periods of leave with pay may not be granted except by express approval of the City Commission. This provision is applicable only if all accrued vacation time is exhausted.

Article 8
PROBATIONARY /TRAINING PERSONNEL

8.1 All Sworn Officers promoted to Sergeant or Communication Operators (COs) promoted to a higher classification shall serve a probationary/training period of one year (365 days), which can be extended for up to six (6) months at the discretion of the Chief of Police, during which time they shall not be entitled to any seniority rights but during such period shall be subject to all terms and conditions of this Agreement. If the Chief of Police determines an extension of probation is necessary, the City shall provide the member on probation in writing the reason for the extension in addition to a pathway to successfully complete probation. During the length of the extension of probation, the employee's supervisor shall meet with the employee no less frequently than monthly unless the extension is thirty (30) days or less in which case the meetings will be bi-weekly to review the employee's progress to ensure successful completion of probation.

Article 9
BULLETIN BOARDS

9.1 The City agrees to provide a bulletin board for PBA use at the APD Police Station.

9.2 The City shall permit the PBA to post notices of PBA business and matters relating to the administration of this Agreement.

9.3 The City will post any proposed changes to City Policies and Procedures (COAPP) or APD Policies and Procedures in the Directive Management System (PDMS) on the PBA Bulletin Board as Provided in Article 13.4 at least thirty (30) days prior to effective date of the proposed changes.

9.4 The City has created a PBA intranet portal where the PBA and City can post approved material for bargaining unit members.

9.5 The City will post, thirty (30) days in advance of the projected assignment date, all opportunities for lateral transfer to new or open positions. Posting will be on the PBA Bulletin Board and distributed via electronic mail to all members and all interested and eligible bargaining unit members shall submit by email to the Chief of Police the written reasons for the request, qualifications and other support for transfer to the assignment. All such requests shall be received by the Chief, as evidenced by proof of sending the email on the City IT System to the Chief, fourteen (14) days before the published assignment date. The Chief of Police, as provided for in Article 4, will consider all such requests and make the final staffing decision and selection from the members of the entire bargaining unit as the Chief determines to be in the best interests of the City.

Article 10
VOTING/POLITICAL ACTIVITY

10.1 During a primary, general, or special election, an employee who is a registered voter whose hours of work do not allow sufficient time for voting shall be expected to take advantage of early voting, absentee ballot or other options available to the public.

10.2 Employees will be allowed to engage in the full range of political activities guaranteed to all citizens while off duty and not in uniform.

Article 11
INTERNAL INVESTIGATIONS & OBLIGATIONS TO THE PUBLIC

11.1 The parties recognize that the security of the City and its citizens depends to a great extent upon the manner in which the employees covered by this Agreement perform their various duties. Further, the parties recognize that the performance of such duties involves these employees in all manner of contacts and relationships with the public and out of such contact and relationships, questions may arise or complaints may be made concerning the actions of employees covered by this Agreement. Investigation of such questions and complaints must necessarily be conducted by a sworn law enforcement officer whose concern must be the security of the City and preservation of the public interest. In order to maintain the security of the City and protect the interests of its citizens, the parties agree that the City must have the unrestricted right to conduct investigations of citizen complaints and matters of internal security; provided, however, that any investigative interrogation of any employee covered by this Agreement relative to a citizen complaint and or a matter of internal security shall be conducted under the following conditions and following the provisions of F.S.S. 112, the Police Officer's Bill of Rights. The parties agree that the City shall not initiate an internal investigation based on anonymous complaints and must interview the complainant and comply with Chapter 112, F.S.S.

A. No employee shall be ordered to submit to any device designed to measure the truth of his/her responses during questioning, provided, however, that there shall be no restriction on the right of any employee to submit to such device on a voluntary basis.

B. In the interest of internal security and fairness to the employee under investigation, the City insofar as is legally permissible, agrees to make no conclusionary public statements concerning the validity of the allegations under investigation until such time as the investigation has been completed. In the event the employee under investigation, or any organization or person representing said employee makes a public statement concerning the allegations under investigation, the City shall have the right to respond in any manner it deems appropriate.

C. In all cases wherein an employee is to be interrogated concerning an alleged violation of Department Rules and Regulations which, if proved, may result in dismissal or in some other disciplinary measure, the employee shall be afforded a reasonable opportunity and facilities to contact and consult privately with an attorney of his/her

choosing and with the representative of the PBA, who may be present during all interrogation. The attorney and their PBA representative shall be present during the interrogation. When the attorney and/or representative is not immediately available and conditions permit, the interrogation will be scheduled with the member's attorney and PBA Representative to a date mutually agreed upon within three (3) business days.

D. In cases where the City chooses to relieve an employee from duty pending an investigation or other administrative determination, the following conditions will prevail:

1. The employee will remain on full salary and allowances and shall not lose any benefits during this period of time.

2. Should disciplinary action result from the investigation, that period of time in which the employee was relieved from duty will be included in disciplinary action. In the event that an employee has been paid, the employee's accumulated leave or compensatory time shall be charged as a set-off.

E. The findings of internal affairs investigations shall be labeled:

1. Unfounded – The act or acts complained of did not occur or did not involve APD personnel.

2. Not-Sustained – Insufficient evidence to clearly prove or disprove the allegation/complaint.

3. Sustained – The preponderance of evidence clearly proves the allegation / complaint.

4. Exonerated – The act or acts did occur, but were justified, lawful and proper.

5. Exonerated due to policy failure – A finding of conclusion that policy, procedure, rule or regulation covering the situation was non-existent or inadequate.

F. Only "Sustained" complaints will be inserted in an officer's personnel file.

G. The City shall not discharge or discipline any bargaining unit employee without proper cause and due process, except in layoff situations (Article 4 and Article 6).

H. Verbal Warnings (Counseling) issued by supervisors are not considered formal discipline and therefore, shall not be documented in IAPro/BlueTeam.

I. Corrective Counseling documents shall be maintained in the member's divisional file and shall be automatically purged by the City after a period of twelve (12) months from the date of issuance.

11.2 If the City develops just cause for disciplinary action the employee will be notified in writing that he/she will be disciplined clearly stating the reasons.

A. In the event an employee becomes the subject of a formal Departmental arising from a complaint or allegation, the Department, shall notify the employee of the complaint on an agency generated form unless a criminal investigation is initiated. The Chief of Police shall not be the complainant to an investigation unless the Chief of Police was a witness to the incident in question.

B. Upon conclusion of the formal investigation the employee will be notified, in writing, (i.e., Sustained; Not Sustained; Exonerated; Exonerated Due to Policy Failure; Unfounded), of the disposition of the complaint, in compliance with Chapter 112, F.S.S.

C. When a misconduct investigation results in dismissal, the member will be provided, in writing, the reason and effective date of the dismissal, and a statement outlining the member's rights.

11.3 Disciplinary Matrix

DISCIPLINE LEVEL AND POINT SCALE

NUMBER OF CHARGES

LEVELS	1	2	3	4	5	6	7	8	9	10
1	0	10	20	30	40	50	60	70	80	90
2	10	20	30	40	50	60	70	80	90	100
3	20	40	60	80	100	120				
4	30	60	90	120	160					
5	50	100	150	200						

FORMAL DISCIPLINE RANGES*			
POINT	**MINIMUM**	**MAXIMUM**	**DISCIPLINARY**
0-9	----------	Written Reprimand	Not Applicable
10-19	Written Reprimand	One Day Suspension	Not Applicable
20-29	Written Reprimand	Two Day Suspension	Not Applicable
30-39	One Day Suspension	Three Day Suspension	Not Applicable
40-49	Two Day Suspension	Five Day Suspension	Not Applicable
50-59	Two Day Suspension	Termination	Not Applicable**
60-69	Three Day Suspension	Termination	Two – Three Months
70-79	Five Day Suspension	Termination	Four – Five Months
80-99	Ten Day Suspension	Termination	Six – Eight Months
100+	Fifteen Day Suspension	Termination	Nine – Twelve Months

* If the employee's performance or lack of performance causes harm, the potential for harm, or impedes the good working order of the APD, the Chief may impose disciplinary probation outside of the matrix, except in cases of Fast Track Resolution.

** A level five violation is an automatic twelve (12) months of disciplinary probation.

a. OPS shall be responsible for tracking the number of disciplinary points accumulated by officers.

b. OPS shall ascertain the number of points a subject officer may have at the time of the investigation and prior to making a disciplinary recommendation.

c. The disciplinary scale shall be utilized when deciding the amount of discipline to be rendered for a violation(s) of APD policies and procedures, rules, and regulations.

d. The disciplinary scale is divided into minimum and maximum disciplinary ranges which are based on a point system.

    1. The points are acquired by determining the level(s) of violation(s) of rule, regulation or policy combined with the number of charges per level. For example, four charges in the Rules/Level Two Violations section would equate to 40 discipline points, Disciplinary Level and Point Scale.

e. After calculating the amount of discipline points, the amount of recommended discipline can be determined by referring to the Formal Discipline Ranges guideline on the Disciplinary Level and Point Scale.

f. Points will be retained and count toward future disciplinary action.

1. Level 1, 2 and 3 violations will be retained for one year from the date discipline is rendered.

2. Level 4 and 5 violations will be retained for two years from the date discipline is rendered.

g. Reprimands will count toward future discipline for one year from the date discipline is rendered.

h. Calculating Previously Accumulated Discipline Points

1. Previously sustained Level 1 through 5 violations will be calculated at one-half cumulative point value.

2. Counseling will not count toward any progressive point total but may be used in the progressive discipline process.

3. Violations of Level 1 with one charge have no point value and, as a result, no points will be carried forward.

i. However, repetitive Violations of Level 1 will accumulate points based on the Discipline Level and Point Scale.

i. Chief of Police Review

1. Upon receipt of an Administrative Investigation, the Chief of Police will review all facts of the case to determine if disciplinary action is warranted.

2. During the review, the Chief may ask for additional information.

3. If sufficient grounds are present to warrant disciplinary action, the Chief may proceed and take any action deemed appropriate.

11.4 Notification of Findings

a. The subject employee will be provided written notification of the conclusion of the investigation and the Chief's disposition.

b. Notification will be made using either the:

1. Employee Notice of Findings of Administrative Investigation;
2. Employee Notice of Intended Disciplinary Action;
3. Employee Notice of Disciplinary Action; and
4. The complete Internal Affairs Investigative file.

c. Training, Retraining, and Disciplinary Probation are not appealable actions and do not

require an Employee Notice of Intended Disciplinary Action.

d. OPS will provide the subject officer with the applicable notice(s) to be signed.

11.5 Loudermill Hearing (Pre-Disciplinary Hearing)

The purpose of the pre-disciplinary hearing (Loudermill Hearing) is to provide the subject employee an avenue of appeal for actions involving termination, demotion or suspension prior to the imposition of discipline. [CFA 7.06]

a. Termination or Demotion:

1. The subject member will be afforded the opportunity to meet with the Chief or designee prior to the effective date of the intended termination or demotion, to respond to the charge(s).

2. The subject member is responsible for requesting the Loudermill Hearing and must do so within three (3) working days of receipt of the Employee Notice of Intended Disciplinary Action.

3. If the subject member presents adequate justification, the Chief has the authority to amend the disciplinary action.

b. Suspensions:

1. The subject member will have the opportunity to meet with the Chief or designee prior to the effective date of the intended disciplinary action to respond to the charge(s).

2. The subject member is responsible for requesting a Loudermill hearing and must do so within three (3) working days of receipt of the Employee Notice of Intended Disciplinary Action.

3. Upon completion of the Loudermill Hearing, the Chief will forward to the employee in writing any recommendations for the intended discipline based upon any justification presented by the subject member.

4. The Chief shall make the final determination on the imposition or amendment of the disciplinary action.

11.6 Fast Track Resolution Process

a. Fast Track Resolution (FTR) is a voluntary process available to sworn officers who are the subject of an internal administrative investigation. FTR is designed to significantly reduce the length of time required to complete an internal investigation. FTR is available to officers who:

1. Do not contest the factual allegations of the complaint and who waive all further appeals concerning the investigation and discipline imposed;

2. Agree to discipline recommended by the Chief and understand that it may be used for purposes of progressive and cumulative discipline for future disciplinary action;

3. Acknowledge that they may elect to voluntarily provide an oral or written statement and agree to waive their Law Enforcement Officers' and Correctional Officers' Rights, as per Chapter 112.532 (1(a-i)), F.S. (Not applicable for Civilian Employees);

4. Understand that, if applicable, they must still participate in a witness interview concerning the same investigation involving another subject officer; and

5. Agree that the disposition of discipline by the Chief is final.

b. Eligibility for FTR

1. Eligibility of subject officers for FTR is at the sole discretion of the Chief of Police.

2. Allegations eligible for FTR include violations of Department policy, except when those violations could:

i. Result in an officer's demotion or termination;

ii. Constitute a moral character violation as defined by Rule 11B-27.0011(4), FAC;

iii. Constitute a criminal act.

c. FTR Process

1. OPS will:

i. Determine the eligibility/appropriateness of the complaint for FTR.

ii. Determine the eligibility of subject officer(s) under investigation for FTR.

iii. Obtain approval for FTR and a recommendation of discipline from the Chief.

iv. Notify subject officer(s), in writing, that they are the subject of an internal Investigation using a *Notice of Administrative Investigation* form, which identifies the allegations as well as the officer's rights and responsibilities relative to the investigation.

v. Notify eligible officers that they may participate in FTR if they so choose

and issue them a *Fast Track Resolution Agreement* form.

1. A subject officer has five (5) business days to review the *Fast Track Resolution Agreement*, sign it and return it to OPS if they wish to participate in FTR.

2. If the officer does **not** return a signed agreement within five (5) business days, it indicates the officer has waived FTR and the investigation will proceed as any other.

vi. Issue a signed copy of the *Fast Track Resolution Agreement* to the subject officer.

1. The signed agreement shall serve in lieu of the following OPS forms:

a. *Notice of Intended Disciplinary Action*

b. *Notice of Disciplinary Action*

vii. Close the administrative investigation.

Note: OPS will offer FTR to eligible subject officers prior to their investigatory interview. Participation in FTR negates the need for a subject-officer interview by OPS.

d. General Provisions Regarding the FTR Process

1. Any discipline imposed shall not exceed the guidelines of the *Discipline Level and Point Scale.*

2. Any agreement reached between a subject officer and the Department shall not establish binding precedent on the Chief of Police in any other cases.

3. If upon request of the employee and approved by the Chief of Police, the employee may elect to utilize leave hours in lieu of suspension hours (days) if the employee elects to participate in the FTR. The Chief of Police's decision to approve the utilization of leave hours in lieu of suspension hours is not grievable.

Article 12
LEGAL BENEFITS

12.1 The City will defend employees against any legal actions against them as a result of their actions while acting in the scope of their employment (i.e. in the line of duty), unless such employee acted in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety or property (acting outside legal authority).

12.2 The City agrees to indemnify all employees against judgments levied against them as a result of their actions while acting in the scope of their employment, unless the employee acted in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety or property (outside legal authority).

Article 13
DISCIPLINE, RULES AND REGULATIONS

13.1 It is agreed that employees covered by this Agreement shall be subject to the COAPP and PDMS as either one now exists or may be amended. Should there be any conflict between the provisions of PDMS, the COAPP shall prevail. This Agreement shall prevail in any conflict with either the PDMS or the COAPP.

13.2 Failure of employees to comply with the terms of the COAPP and the PDMS may result in the imposition of disciplinary action pursuant to the provisions of these above cited Rules.

13.3 It is the understanding and the intention of the parties that any disciplinary action taken in the case of an employee in this bargaining unit shall be subject to the grievance procedure as provided in Article 2 of this Agreement.

13.4 New or revised rules implemented within the PDMS and any changes in COAPP, shall be posted on the PBA bulletin board at least thirty (30) days prior to the effective date. If the proposed changes in Policy and Procedures will impact wages, hours or terms and conditions of employment and if the PBA disagrees with a new or changed Police Department rule or COAPP, it shall make a written request to bargain the proposed changes with the designated city bargaining representative to attempt to reach a mutual agreement. If the proposed change is a mandatory subject of bargaining, the parties must agree to the change prior to any implementation by the City. The thirty (30) day posting requirement may be waived by mutual agreement between the local PBA Representative and the City Representative.

13.5 A copy of the COAPP and PDMS both available on COA Intranet.

13.6 The PBA shall have electronic access to the COAPP and an active login to PDMS for the purposes of review and notification of proposed policy changes that impact this Agreement or terms and conditions of employment.

Article 14
TEMPORARY ASSIGNMENT TO A HIGHER CLASSIFICATION

14.1 Employees temporarily serving (acting) in a position of higher rank shall be paid for such hours at the minimum rate of the position being filled or at least five percent (5%) higher than the employee's then current rate, whichever is greater. In the event that a member is promoted from the acting position to a permanent position after a period of sixty (60) days served in the acting capacity, the time spent in the acting position shall serve towards the member's probationary period.

Article 15
TRAINING

15.1 Where the City requires any employee to attend supervisory training and/or training in specialized techniques, the City will make every reasonable effort to facilitate the employee attending such training during normal working hours. In the event the City is unable to schedule the employee to attend such training during normal working hours, the employee shall be required to attend such training during off-duty hours. However, the time spent by the employee in such training during off-duty hours shall be compensated in accordance with Hours of Work and Overtime.

15.2 All sworn officers will be required to train and qualify with their service weapon on a semi-annual basis. The training will be conducted by a certified firearms instructor. All ammunition and safety equipment will be furnished by the City. Any employee required to attend such training during off-duty hours will be compensated in accordance with Hours of Work and Overtime. An employee will be required to post a score of at least seventy-five (75%) to qualify. Any employee posting a score of ninety-two percent (92%) or better, two consecutive semiannual times, will receive a bonus of one day of paid leave, not charged against any other leave time, to be taken by employee at any time, with approval of the supervisor.

15.3 Transportation to the pistol range or transportation to any required and scheduled training shall be provided by the Police Department. In the event such transportation is not available, the employee shall be entitled to applicable travel time and mileage allowance, at the current rate established by the I.R.S.

15.4 Current Florida State Statutes are on file at the Police Department and online for use by all personnel.

Article 16
PBA REPRESENTATIVES

16.1 The Employee Organization (PBA) shall be represented by its President or his/her designee.

16.2 An employee representative of the PBA shall be permitted reasonable access to all departmental work locations at reasonable times to handle specific grievances and matters of interpretation of the Agreement.

16.3 The City shall provide the PBA on an annual basis a complete roster of the bargaining unit, including name, rank, address, telephone (unless unlisted), present assignment and current pay scale.

16.4 Two (2) employees' representative of the PBA who are engaged in the negotiation of this contract or in the successor contract shall be allowed to attend the negotiation sessions that occur within their normal duty hours without loss of pay or benefits.

Article 17
EDUCATIONAL ASSISTANCE

17.1 Educational Assistance Plan

The plan is designed to assist regular full time City employees in obtaining a college education, up to and including a M.A./M.S., in subjects that maintain or improve skills in their position.

17.2 Application Procedure

A. The employee must have successfully completed all new-hire probationary periods.

B. The employee must submit an application to Chief of Police at least thirty (30) business day in advance prior to registering for the course. Application forms are available on COA Intranet – Human Resources. Approved applications will be sent to the Human Resources Director for final budget and management review and decision. The City must respond to the employee's request within fifteen (15) business days prior to the registration deadline. If the City fails to respond to the employee to an application with less than two (2) business days prior to the registration deadline, the request shall be deemed as approved and authorized.

C. Employee will only be reimbursed if still employed by the City upon completion of the course.

D. Employee understands that any funds provided by the City shall not exceed the cost of the tuition for any course and the Employee's receipt of funding from sources other than the City will result in a corresponding reduction of the education assistance amount provided by the City. Employee will be required to report any funding received for any course associated with his or her application to the City for assistance.

E. A grade of "C" or higher is required as a final grade for the course.

17.3 Reimbursement

A. Costs for books are not reimbursable as they are considered personal property of the employee.

B. No reimbursement will be made for an incomplete course.

C. The total reimbursement (total pay out to all bargaining unit members) by the City under this Article 17 shall not exceed fifteen thousand dollars ($15,000) for FY 2025-2026 and twenty thousand dollars ($20,000) for FY 2026-2027. For FY 2027-2028, this amount may need to be negotiated and this provision may be opened by either party without it counting against the two article restriction against either party.

D. Funds will be committed on a first come first served basis as determined by the

date and time applications are submitted to the Chief of Police. Applications must be sent to the Chief by email and are considered submitted the date and time transmitted on the City IT System.

E. A pre-approved application form accompanied by tuition receipt and evidence of satisfactory completion of the course with appropriate grade must be submitted through the Department Director to the Human Resource Department for reimbursement.

17.4 Reimbursement shall be paid as follows:

A. Grade A (+/-) or Pass in Pass/Fail =100%

B. Grade B (+/-) = 90%

C. Grade C (+/-) = 80%

D. Lower than C = No Reimbursement

Article 18
WORKERS COMPENSATION BENEFITS

18.1 Workers Compensation provides medical and hospitalization expense benefits as well as partial payments in lieu of salary for workers injured on the job per applicable State of Florida Statute 440. 100% compensation will be paid by the City for loss time up to two (2) weeks. After that time payment will be made directly from workers compensation at 66% of total gross. Supplement pay of 34% can be acquired by utilizing sick leave and vacation time. Health insurance premiums will have to be paid by the employee after six (6) months on Workers Compensation Rules. Vacation and sick leave accrual will discontinue after six (6) months on Workers Compensation Rules.

Article 19
INSURANCE

19.1 The City agrees to furnish regular full-time employees a major medical, surgical, hospitalization and dental benefits group insurance plan. Coverage begins the first of the month after the first full calendar month of regular full-time employment.

19.2 The City agrees to pay the entire amount (100%) of the premium for the employees. Dependent coverage will be at the expense of the employee.

Article 20
EQUIPMENT

20.1 The City will provide, at no cost to each employee, all uniforms required by the Police Department including a flashlight and batteries, bulletproof vest with a current warranty and a portable radio.

A. The City will provide each sworn employee with an annual stipend of $100 (one hundred dollars) for the purchase of footwear that meets the guidelines according to policy.

B. The $200.00 will be paid annually in a lump sum in the first pay period beginning and continuing after October 2026.

C. The $200.00 will be treated as compensation and subject to all required deductions.

20.2 Any employee who shall sustain any breakage, loss or damage to uniform or personal equipment in the line of duty shall have it replaced at no cost to the employee.

20.3 All officers will inspect their vehicle prior to the beginning of their shift. If the officer finds any fault in the vehicle which might be considered a safety hazard, the officer shall inform the shift supervisor. The vehicle will not be returned to duty until all safety hazards are eliminated. When it has been proven that damage is due to operator negligence, the officer shall be subject to disciplinary action.

20.4 Upon completion of the FTO program regular full time sworn officers (Qualified Officer) will be assigned a (take home) vehicle. Officers assigned a take home vehicle are authorized to drive their assigned vehicles to and from their residence provided the residence of the employee and described take home use is within a twenty (20) mile driving distance (the limit) of the APD facility at 15000 NW 142nd Terrace, Alachua. Florida. The use of the take home vehicle may occur within or without Alachua County as long as such use is within the twenty (20) driving mile limit described and generally depicted in Exhibit A to this contract. City vehicle may be used as further described and limited in the COAPP or PDMS. Further, it is specifically here agreed that the parties negotiated, agreed and stipulate, in order to generate acceptance and a smooth transition and implementation of this newly written and agreed contract provision, that Qualified Officers employed by the APD on or before September 1, 2022 whose official residence was and the same remains located beyond the described twenty (20) mile driving limit may drive the vehicle assigned for take home use as described in this section. Take home use (beyond the 20-mile limit) shall revert to the twenty (20) mile driving limit should the officer change the location of residence. The Chief of Police shall retain the authority and have the discretion to determine a special assignment or other circumstances the Chief finds, in the best interests of the City, justify or require future exceptions.

20.5 Patrol vehicles will contain the following equipment in working order: Approved emergency lights, siren, loudspeaker, two-way radio, shotgun and shells, shotgun locks, first aid kit, fire extinguisher, reflective traffic vest, raincoat, and a prisoner cage guard in all vehicles which shall be in use when transporting prisoners.

20.6 It is recognized that time is of the essence in meeting the mutual obligations set forth in this article and both parties will expeditiously and with due diligence act to meet their respective obligations.

Article 21
HOURS OF WORK AND OVERTIME

21.1 The following provisions shall govern hours of work and overtime:

A. Eighty (80) hours shall constitute a regular fourteen (14) day work period for all sworn Police Officers including Sergeants, no matter the regular duty assignment. Forty (40) hours shall constitute a regular seven (7) day work period for all other employees covered under this agreement. For the purpose of this Agreement, authorized compensated leave shall mean any leave compensated by the City.

B. Hours worked in excess of a regular forty (40) or regular eighty (80) hour work period shall be compensated at the rate of time and one-half of the employee's regular straight time rate. Compensation will be paid or as compensatory leave if requested by employee and approved by the City. In the event that compensatory time is granted, the employee shall have one hundred twenty (120) days to use the accrued compensatory time, unless the Chief of Police grants an extension in writing to the employee. Such extension shall be valid for an additional ninety (90) days. Any time not used by the employee after the above allotted time shall be paid out by the City the following September or prior to any pay increase.

C. If an employee covered by this Agreement is called out to work at a time outside normal working hours, the employee shall receive a minimum of three (3) hours pay at the rate of time and one-half regular straight time. Call out time that falls either within one (1) hour before or within one (1) hour after the regular workday is considered an extension of the workday and is included in the total hours worked on that day.

D. The aforementioned minimum call out compensation shall apply to required off-duty appearances as subpoenaed witness to attend any court, deposition, or other legal matters on pending criminal civil, or traffic cases where the employee is involved in official police capacity. Any witness fees, excluding salary or overtime pay, or any other related fees in connection with the appearance before any court or for the purpose of taking depositions shall be donated by the employee to the APD Explorer Special Revenue Account.

E. No supervisor or official shall take action to cause the non-payment of time and one-half in circumstances wherein the member covered by this Agreement has performed work which entitles the member to payment of time and one-half.

F. Work schedules during any pay period will not be changed or altered to avoid the payment of overtime.

G. When an employee is put on a standby status for any reason, he/she shall receive overtime at the established rate of time and one-half regular rate of pay. Standby status is defined as when the personal activities of an employee are restricted to such a degree as not to allow any movement from a designated area or location.

H. An employee performing any authorized extra-duty assignment shall be entitled to the same rights, privileges, and benefits as if working regular duty hours. Compensation for extra-duty assignments will be at the established rate. Effective January 1, 2027, an employee performing any authorized extra-duty assignment shall be entitled to the same rights, privileges, and benefits as if working regular duty hours. Compensation for extra-duty assignments will be at the rate of time and one-half their regular base rate of pay, regardless of whether or not they have met the FLSA rules for the payment of overtime. This rate of compensation is an exception to the contract provision and practice that overtime is not paid unless, depending on the BU member's status of seven (7) or fourteen (14) day work period, the total hours actually worked by the member are in excess of forty (40) or eighty (80) hours. This provision shall not apply in the cited instance with the exception of when the member has been compensated for sick time, not including that provided under the Family Medical Leave Act, during the same work period.

I. Hours worked by an employee in an extra-duty status as outlined in APD Extra Duty Policy and Procedures must be paid regardless of work week provisions set forth in Article 21.A.

J. The City will compensate a BU member, at that member's standard rate x 1.5, when that employee is called in and works a shift not on the member's schedule. This rate of compensation is an exception to the contract provision and practice that overtime is not paid unless, depending on the BU member's status of seven (7) or fourteen (14) day work period, the total hours actually worked by the member are in excess of forty (40) or eighty (80) hours. This provision shall not apply in the cited instance with the exception of when the member has been compensated for sick time, not including that provided under the Family Medical Leave Act, during the same work period.

K. The City has the authority to establish shifts and to use any method in establishing a shift as well as change, increase, decrease, initiate, restrict and cancel a shift in order to meet the needs of the department and to provide superior service to the community. However, the Department shall make a reasonable effort to provide two (2) weeks prior written notice to the affected employees.

Article 22
ANNUAL LEAVE

22.1 Every regular full-time employee shall receive a paid vacation accrued at the following rates for each full calendar year of service.

1 - 5 years…….	80 hours
5 - 10 years…….	120 hours
10 - 15 years……..	136 hours
15 – 20 years…….	160 hours
20 or more years……	180 hours

22.2 The following apply to and regulate the use of annual leave:

A. The City will endeavor to accommodate split and/or staggered individual vacation dates applied for by the member as a part of the paragraph (3) request.

B. Bargaining unit members must submit, between November 1 and December 31 by email to the Chief of Police, or designee, initial vacation requests for the next calendar year. Any employee hired after November 1 and before December 31 of any given year will comply with this section if a leave request is to be submitted for vacation leave in the next calendar year. Subsequent request will be considered on the same first come first served/seniority basis.

C. Dates will be assigned (vacation leave granted) on a first come first served basis as determined by the (email) date/time applications are submitted and seniority shall control in the event of concurrent requests.

D. Article 13 of this contract and The City of Alachua Personnel Policies and Procedures Manual shall apply as appropriate.

22.3 An employee request that accrued annual time be cashed-in in lieu of leave taken, may be approved or rejected at the option and discretion of the City.

22.4 Accumulated annual leave not used during the calendar year in which it is eligible to be taken may be carried over or accumulated to the following calendar year. However, an employee cannot carry over more than two hundred forty (240) hours of annual leave beyond each calendar year ending December 31. It is the responsibility of the bargaining unit member to be aware of accrued and accruing annual leave and apply for (section 22.2) and maintain a balance that will not exceed a maximum accrual of 240 hours. Vacation and personal leave hours current totals for each member are published and listed on each employed pay notice ("stub") issued each pay period.

22.5 Unless employee resigns without two weeks' notice or is terminated for violation of City's Personnel Policies and Procedures, employee shall be paid for granted and unused annual leave in the regular scheduled final paycheck for wages earned. Under no circumstances will an employee be paid for more than two hundred (200) hours of unused annual leave.

22.6 Should the City increase the vacation benefit for non-bargaining unit members during the course of the contract; bargaining unit members will be granted the same increases as the non-bargaining unit members.

Article 23
SICK LEAVE

23.1 All regular full-time employees shall be granted 3.69 hours sick leave per bi-weekly pay period. These days are cumulative with no maximum. Any full-time regular employee who maintains a minimum of four hundred eighty (480) sick leave hours shall be granted twenty (20) hours of additional personal leave time. Any full time sworn officer working a twelve (12) hour workday schedule for the entire calendar year who maintains a minimum of four hundred eighty (480) sick leave hours shall be granted an additional four (4) hours of personal leave time for a total of twenty-four (24) hours. The four hundred eighty (480) hour balance must be maintained though the month of December to receive the additional personal leave credit which will be awarded after January 1st of the following year.

23.2 Sick Leave Award

Any employee, except those sworn employees who work a twelve (12) hour workday schedule for the entire calendar year, who uses twenty (20) or less hours of sick leave during the calendar year shall be granted twenty (20) hours of additional personal leave time the following January. Eligible employee must have successfully completed the training period and worked the entire calendar year, January – December of the prior year. Any sworn employee working a work day schedule for the entire calendar year, who uses twenty-four (24) or less hours of sick leave during the calendar year, shall be granted twenty-four (24) hours of additional personal leave time after January 1st of the following year.

23.3 In the event of an employee's death, a lump sum payment for all hours of sick leave earned and accrued shall be paid in accordance with the law.

23.4 Sick leave may be used by the employee for the following reasons:

A. Personal illness or physical incapacity of the employee.

B. Critical illness in the immediate family.

C. Enforced Legal quarantine due to exposure to contagious disease.

D. Medical, dental or optical appointments which cannot be arranged during off-duty hours

23.5 An employee on sick leave shall be paid regular holiday pay for any and all holidays that occur while on such leave.

23.6 Should the City increase the sick benefit for non-bargaining unit members during the course of the contract; bargaining unit members will be granted the same increases as the non-bargaining unit members.

23.7 In the event the City implements a Sick Leave Pool policy or procedure, the members of the bargaining unit shall be entitled to participate in the same pool as the other employees of the City.

Article 24
HOLIDAYS

24.1 The City will recognize the following as paid holidays for employees:

New Year's Day
Martin Luther King's Birthday
Presidents' Day
Memorial Day
Independence Day
Labor Day
Veterans' Day
Thanksgiving Day
Friday After Thanksgiving Day
Christmas Eve
Christmas Day
New Year's Eve; and

In the event the City awards additional holidays not listed in this Agreement, those additional holidays shall be granted to all bargaining unit members in addition to the holidays listed above.

24. 2 Employees shall receive a Personal leave day to be used anytime during the calendar year. The personal day will be granted during the first pay period in January of each year for current and new employees. Employees hired after the first pay period in January will not receive a personal day until the following January. Those employees working ten (10) hours a day will be granted a ten (10) hour personal day, those employees working twelve (12) hours a day will be granted a twelve (12) hour personal day and those employees working eight (8) hours a day will be granted an eight (8) hour personal day. Personal leave day not used during the calendar year in which it is eligible to be taken may not be carried over and accumulated to the following calendar year or may not be cashed-in in lieu of taking the time off.

24. 3 If a holiday falls on an employee's off duty day, pay at the regular rate of pay or a day added to vacation time at the City's option shall occur.

24. 4 An employee who works on New Year's Day, Independence Day, Thanksgiving Day or Christmas Day ("Premium Holiday") shall receive regular pay and, in addition, shall receive time and one-half (1 1/2) regular rate for hours worked on the holiday. However, if an employee works overtime on any recognized holiday the employee shall receive time and one half (1 ½) regular rate for all overtime hours worked on the holiday.

24. 5 An employee who works a recognized holiday, other than a "Premium Holiday" as defined in 24.4, shall receive regular pay and, in addition, one time the regular rate the hours worked on the non-premium holiday. However, if an employee works overtime on any recognized holiday the employee shall receive time and one half (1 ½) regular rate for all overtime hours worked.

24. 6 If the holiday occurs while an employee is on vacation the holiday shall be taken and a vacation day not charged for the holiday.

24. 7 The holidays recognized for all employees are those listed above and not any other designated day.

24.8 Holiday Observance

1. Normal Workday Falls On A City Holiday And Member is Working:

   Bargaining unit members whose normal workday falls on a recognized City paid holiday will be compensated for each hour worked as outlined in 24.4 and 24.5, above.

2. Normal Workday Falls On A City Holiday And Member is Observing The Holiday:

   If a Holiday falls on a member's normal workday, and the member is off observing the holiday, the member will be paid the number of holiday hours equivalent to their normal work shift. In most instances, members falling under this scenario are under an administrative schedule.

Article 25
BEREAVEMENT LEAVE

25. 1 The City agrees when a death occurs in the immediate family of an employee, that employee shall be granted up to three days off for the funeral. An employee needing additional time may be granted up to seven (7) days from accumulated sick, compensatory time, personal or vacation time by the Chief of Police.

25. 2 Immediate family is defined as a spouse, domestic partner, child, parent, sibling, grandparent, grandchild and corresponding in-law or step relationships. If the employee was reared by someone other than those named, leave will be granted under the same terms and conditions.

25. 3 The City agrees that bereavement leave is a separate category and will not be charged against any other leave.

Article 26
WAGES

26.1 Law Enforcement Progressive Pay Plan

A. Only sworn APD Police Officers to and including the rank of Sergeant are incorporated in The Progressive Pay Plan (Plan). Pursuant to this Collective Bargaining Agreement, and by its adoption and incorporation in the City Compensation Plan by the City of Alachua Commission, the identified sworn members shall be and are, effective October 1 2026, upon approval by the Alachua City Commission, cited in the Schedule of Compensation as reflected in Appendix B, attached to this Agreement.

B. All APD Officers hired after October 1, 2026, or later as described in Paragraph 26.1, shall be cited in the Schedule of Compensation at Level 1 and eligible to move to level 2 of the plan upon successful completion of the probation period of 12 months from date of hire or up to 18 months if probation is extended.

C. Each member shall advance to the next higher level of the Plan one year after reaching the currently held level if the member receives a "meets expectations" or greater on their annual evaluation.

1. Police Officer to Sergeant as set forth in Article 30.

D. The Pay Classification of Detective, Canine Officer and School Resource Officer are abolished. However, the following benefits are here continued and are amounts that, according to the United States Internal Revenue Code, are treated as ordinary income and subject to withholding requirements according to law:

E. Those assigned the care, custody, control and duties of working with a canine partner shall be paid as set forth in 26.1 plus be paid one additional hour per day for all days, on or off duty, as compensation for caring for the canine. The additional hour per day shall be compensated at the rate of $16.00/hour and all other expenses shall continue to be paid by the city consistent with city then existing policy.

1. Members assigned to plain clothes duty (whether referred to as detectives, investigators, etc.) will be paid and classified as set forth in 26.1 but will also receive a clothing stipend of $800.00/year, prorated and paid quarterly.

2. A Member serving as a School Resource Officer shall receive no benefit or stipend beyond wages and other benefits provided all uniform officers.

3. All sworn officer positions shall be classified as set forth in Article 26.1 and transfer between assignments shall be considered lateral and not, in and of itself, be a promotion, demotion, change of status or rank.

F. Field Training Officer

1. Each FTO, in addition to all other compensation and benefits provided for in this Collective Bargaining Agreement, will receive $20.00 per daily observation report completed on a trainee. ~~a lump sum payment of $100.00 at the completion of each four-week phase of a new Officer's training.~~ Payment is due only when the FTO as described actually serves as an FTO and not for just holding the certification. The payment will be included as ordinary compensation (income) in the pay period reported and subject to all normal deductions.

G. Promotional Increase Upon Promotion to Sergeant

1. Members shall receive an increase to base pay of the higher rank to which promoted or five percent of their then existing pay, whichever is greater. If a member receives a five percent (5%) pay increase and it places them between steps on the Compensation Step Plan, then they shall be advanced to the next highest step. Example: An Officer is promoted to the rank of Sergeant and their pay places them between Steps 3 and 4 on the Sergeants Step Plan. The employee shall be advanced to Step 4 of the Sergeants Step Plan upon promotion.

H. Previous Experience Pay

1. Previous Experience – Previous experience is defined as any bargaining unit member hired who has previous experience as a sworn law enforcement officer. When a bargaining unit member has been hired with previous experience, the member shall be awarded one step for each two (2) years of previous experience. Credit for previous experience shall be capped at a maximum of five (5) steps or ten (10) years of previous experience.

26.2 Communication Operators

A. Communication Operators (COs) are not classified as sworn Police Officers and are not eligible for participation in the Law Enforcement Progressive Pay Plan set forth and adopted in Section 26.1 of this Collective Bargaining Agreement. Further, neither the City Classification and Compensation Plan nor this agreement are intended to and do not affect changes in established CO classification. The hourly rates for COs are as follows:

Communication Operator Trainee	~~$18.72~~ $19.09/hr.
Communication Operator I	~~$20.60~~ $21.01/hr. to ~~28.27~~ $28.84/hr.
Communication Operator II	~~$22.65~~ $23.10/hr. to ~~30.68~~ $31.29/hr.

All incumbent COs shall receive the same COLA as approved for the general City employees in addition to their merit increase.

B. Time in continuous service as an APD Communications Operator Trainee, Communication Operator I and Communication Operator II, job requirements and other

criteria shall include:

1. Communications Operator Trainee – Entry level position in Communications Division; work performed under direction of assigned Communications Operator trainer. Those in trainee status must demonstrate the knowledge, skills and abilities to perform the duties of a Communications Operator I prior to being released to solo status. Successful completion of FCIC/NCIC certification required within six (6) months of employment. Successful completion of Department of Health (DOH) certification required within (1) year of employment. Failure to successfully complete both FCIC/NCIC and DOH certifications within the time frames set forth is a failure by the employee to meet job qualifications and each failure is individually grounds for termination.

2. Communications Operator I – Communications Operator Trainee to Communications Operator I; successful completion of Communication Operator Trainee requirements, release to solo status, maintain and must possess FCIC/NCIC and DOH certification. Failure to successfully complete and maintain in good standing both FCIC/NCIC and DOH certifications is a failure by the employee to meet job qualifications and each failure is individually grounds for termination.

3. Communications Operator II – Communications Operator I to Communications Operator II; at least two years of continuous services as an APD Communications Operator I meeting job description criteria and being recommended for promotion by the Chief of Police. Must possess and maintain in good standing FCIC/NCIC and DOH certification.

C. Promotion Increase

1. Members shall receive an increase to base pay of the higher rank to which promoted or five percent of their then existing pay, whichever is greater.

D. In Rank Pay Increases Based on Merit

1. Increases in pay within rank shall be based on merit, as reflected in the annual evaluation, as recommended by the Chief of Police, approved by the City Manager and funded in the annual City Budget.

E. Probation Upon Promotion

1. All promotions shall be subject to a one-year period of probation (which may be extended for an additional six months upon approval of the Chief of Police).

2. Failure to satisfactorily complete any period of probation may result in demotion/reduction in pay or termination as the facts and circumstances require.

1. Each CTO, in addition to all other compensation and benefits provided for

in this Collective Bargaining Agreement, will receive $20.00 per daily observation report completed on a trainee. Payment is due only when the CTO as described actually serves as an CTO and not for just holding the certification. The payment will be included as ordinary compensation (income) in the pay period reported and subject to all normal deductions.

26.3 Merit Increase

A. CO members of the bargaining unit shall continue to become eligible for annual Merit Pay increases, if any, based on their annual performance evaluation as rated by the supervisor. The percentage of any merit increase will be applied to the current hourly rate of pay. If an employee is at or near the maximum rate of pay for the position, the percentage, if any, of an annual merit increase that exceeds the maximum pay range will be paid as a lump sum in lieu of increasing the current hourly rate of pay beyond the set maximum rate. Merit increases shall be on the following schedule:

Below or Does Not Meet Expectations 0%
Meets Expectations 2%*
Exceeds Expectations 3%*
Exceptional 4%*
*Not Cumulative

B. Implementation. Annual evaluations, using the then current City of Alachua form, criteria and process, are scheduled for completion for all employees by October 1 of each calendar year.

1. The Rating Schedule and corresponding Merit Increase are as set forth below:

Final Rating	Range	Merit Increase
Exceptional	4.51 – 5.00	4%
Exceeds Expectations	4.00 – 4.50	3%
Meets Expectations	3.00 – 3.99	2%
Needs Improvement	2.00 – 2.99	0%
Does Not Meet Expectations	1.00 – 1.99	0%

2. Merit increases, if any, awarded any employee will be implemented and paid the first pay period beginning in January of each year. ~~2026~~.

3. Merit increases, as with all increases in compensation, are subject to all required deductions.

26.4 Longevity pay will be awarded for ~~FY 2026/2027~~ each fiscal year based on the criteria listed below:

A. Longevity amounts will be paid in lump sum (less withholdings, etc.) no later than

November 23 of each calendar year and paid based on years of service calculated as of September 30th of each calendar year.

B. Eligibility requires a rating of "meets expectations" or above for the current year and the employee must be employed by the City on the date of payment.

C. Longevity pay will be determined by the schedule below:

5 – 9 years of consecutive full-time employment	$500.00
10 – 14 years of consecutive full-time employment	$1,000.00
15 – 19 years of consecutive full-time employment	$1,500.00
20 – 24 years of consecutive full-time employment	$2,000.00
25 – 29 years of consecutive full-time employment	$2,500.00
30 or more years of consecutive full-time employment	$3,000.00

If the City is unable to pay the above longevity payments, the City shall notify the Union prior to September 30th and the City cite the cause of the inability to pay. The Union may elect to bargain subsequent to this notification.

26.5 Future Wage Increase

The parties agree that future wage increases shall be negotiated each fiscal year as outlined in Article 35 of this Agreement.

26.6 Signing Incentive

The parties agree that the City, in its sole discretion, may offer a signing incentive to recruit new bargaining unit members. In the event that a signing incentive is offered by the City, accepted by the bargaining unit member, the following provisions shall apply:

a. Payments

1. Fifty percent (50%) of the total signing incentive shall be made by the City on the bargaining unit member's first pay date after successful completion of the Field Training Program but be issued on a separate check utilizing the IRS Rules and Regulations regarding taxation.

2. The remaining fifty percent (50%) of the total signing incentive shall be made by the City on the bargaining unit member's first pay date but be issued on a separate check utilizing the IRS Rules and Regulations regarding taxation after the successful completion of their initial probationary period.

b. Since the distributions outlined in Section (a), above, occur after the bargaining unit member has completed the required service time, there shall be no repayment by the bargaining unit member to the City upon separation.

Article 27
SAVINGS CLAUSE

27.1 All job benefits hereto enjoyed by the employees which, are not specifically provided for or abridged by the collective Bargaining Agreement shall continue under conditions that they had previously been granted. The Agreement will not deprive any employee of any benefits or protection granted by the laws of the State of Florida, the ordinances and policies and procedures of the City of Alachua.

Article 28
SEVERABILITY CLAUSE

28.1 Should any provision of this collective Bargaining Agreement or any part thereof, be rendered or declared invalid by reason of any existing or subsequently enacted legislation, or by any decree of accord of competent jurisdiction, all other articles and sections of this Agreement shall remain in full force and effect for the duration of this Agreement.

28.2 Should any Article be rendered invalid, it shall be re-negotiated within sixty (60) days upon written notification by the COA or the PBA.

Article 29
STRIKES AND LOCKOUTS

29.1 There will be no strikes, work stoppages, picket lines, slowdowns, boycotts, or concerted failure or refusal to perform assigned work by the employees or the PBA and there will be no lockouts by the City for the duration of this Agreement. The PBA supports the City fully in maintaining normal operations.

29.2 Any employee who participates in or promotes a strike, work stoppage, picket line, slowdown, boycott or concerted failure or refusal to perform assigned work may be disciplined by the City and only the question of whether the employee did in fact participate in or promote such action shall be subject to grievance and arbitration procedure.

29.3 It is recognized by the parties that the City is responsible for and engaged in activities which are basis of the health and welfare of the citizens. Accordingly, it is understood and agreed that in the event of any violation(s) of this section, the City shall be entitled to seek and obtain immediate injunctive relief.

"Picketing" as used herein shall mean any action which has the effect of preventing or attempting to prevent employees from reporting to or continuing work or preventing the public from entering public facilities. Informational picketing is allowed.

Article 30
PROMOTION TO SERGEANT EXAMINATION PROCESS

30.1 Promotions to Sergeant in the Department shall be filled as established in this Article.

30.2 The City will post, on all department bulletin boards, (for all eligible officers) a date for a competitive promotional examination. The City will give forty-five (45) days' notice prior to the commencement of the examination(s) and provide a list from where the questions are to come for the written examination.

30.3 Officers, to be eligible to take the exam for Police Sergeant, shall have a minimum of three (3) years of continuous satisfactory full time service as a Police Officer with the City of Alachua or at least two years of continuous satisfactory certified sworn law enforcement service with another agency in the state of Florida the thirty-six (36) months preceding the date of hire by APD, satisfactorily completed the APD probation/training period and served one year continuously with APD after completion of probation/training.

30.4 The competitive process will consist of four (4) phases, a written multiple-choice exam, a practical exercise, role playing and an oral board. An employee will have to obtain a score of at least 70% on the written exam to continue to the next stage of the process. The written test will consists of one hundred (100) multiple choice questions and the score is valid for two (2) full years from the date of taking. However, if an officer elects to retake the written test when it is offered, only the more recent test score will be valid. The practice exercise will consist of presenting the officer with a simulated event and then requiring the officer to complete the required report(s) in order to evaluate the candidate's perception, knowledge and report writing skills. The third phase involves the candidate in a role-playing exercise. The exercise is designed to evaluate the candidate's knowledge, judgment, composure, interpersonal skills, leadership and decision making. The practice exercise and role-playing phase may be combined. The final phase consists of an oral board made up of the three (Sergeants or lieutenants or any combination) from law enforcement agencies in the state. The City will assemble and select the board and bear any associated costs during the oral board. Candidates will be asked to respond to questions concerning situations a Sergeant with APD would be expected to encounter.

Each phase (1-4) will be graded separately and weighted at twenty-five percent (25) percent of the total score of 100 (25 points each).

All candidates will be given the same written exam (phase I), and presented with the same practical exercise (phase II) and role-playing scenario (phase III). The oral board will be unscripted (phase IV).

30.5 The PBA may have one (1) proctor present during any part of the examination process (written or oral). The proctor shall act as an observer and will not interfere with the examination.

30.6 The Chief of Police will be able to pick from the top three employees on the promotional list when determining who is to be promoted. The promotional list shall be valid for twenty-four (24) months from the date of its inception. Should the City offer a new test before the expiration of

the promotional list, the officers on the current list shall have the option to re-test. The rankings shall be from highest score to lowest and will incorporate officers from any and all current testing cycles. However, officers will be deleted from the promotion list when their twenty-four (24) month eligibility expires. As officers are removed, those employees remaining on or added to the promotional list from a new testing cycle will be ranked from the highest score to the lowest.

Article 31
DRUG POLICY

31.1 The City of Alachua and the PBA recognize that the City should not accept any risk to the safety of its employees or members of the public or compromise the quality of our work, services or productivity as the result of alcohol or drug abuse which can impair one's normal mental and physical faculties. Both parties agree to the promotion of a drug free workplace pursuant to Florida State Statute 440.102 and Executive Order 12584 (Drug-Free Workplace Act).

31.2 The PBA agrees to support any policy adopted by the City and abide by all its provisions.

Article 32
NON-DISCRIMINATION

32.1 Employees of the City shall have the right to form, join, and participate in, or to refrain from forming, joining, and participating in any employee organization of their own choosing. No employee shall be intimidated, restrained, coerced, or discriminated against by either the City or the PBA, because of the exercise of these rights.

32.2 The City and the PBA shall apply the provisions of this Agreement equally to all employees without discrimination, because of age, sex, race, creed, religion, national origin or disability except where the law allows consideration of such factors.

32.3 The use of masculine or feminine gender in this Agreement shall be construed as including both genders.

Article 33
SAFETY

33.1 It shall be the joint responsibility of the City of Alachua and the PBA to work cooperatively to ensure the safest working environment possible.

33.2 The City or the Union may call a safety meeting at any convenient time to discuss safety concerns.

Article 34
CONTRACT FORMAT

The City of Alachua and the PBA Bargaining Unit have and continue to adopt the following format for Contract between the City of Alachua and Florida Police Benevolent Association as effective fiscal year 2025/2026 and thereafter:

Article #
Title

#.1. First Level
A. Second Level
1. Third Level
a. Fourth Level
(1) Fifth Level
(a) Sixth Level
i. Seventh Level
a. Eight Level
1. Ninth Level
#.2. ect…

Article 35
DURATION

35.1 Term

This Agreement shall become effective upon ratification upon both parties and shall remain in full force and effect through September 30, 2028. This Agreement shall remain in full force and be effective during the period of negotiation.

35.2 Re-Openers

The following shall be subject to renegotiation on an annual basis beginning on March 1 of each fiscal year: Wages (Article 26) and up to two (2) articles chosen by each Party.

35.3 Successor Contract

Negotiations for a successor Agreement shall begin no earlier than February 1 of the year preceding the expiration of this Agreement. In the event that the City and the PBA fail to ratify a successor Agreement prior to the expiration date of this Agreement, there will be no changes in wages or benefits until the Parties have ratified a new Agreement or until the statutory impasse procedures have been exhausted.

35.4 Notices

Notices hereunder shall be given by registered or certified mail, and if by the City shall be addressed to the Association at 300 East Brevard Street, Tallahassee, Florida 32301; and if by the Association shall be addressed to the City at P.O. Box 9, Alachua, FL 32616. Either party may, by a like written notice, change the address to which such notice shall be given. Notices shall be considered to have been given as of the date shown on the postmark.

35.5 Memorandum of Understandings

The parties recognize that during the term of this Agreement situations may arise which require that terms and conditions not specifically and clearly set forth in the Agreement must be clarified or amended. Under such circumstances, the Association is specifically authorized by bargaining unit members to enter into the settlement of grievance disputes or memorandum of understanding that clarifies or amends this Agreement, without having to be ratified by bargaining unit members.

IN WITNESS HEREOF, the parties have signed this **AGREEMENT** to be effective this _____ day of _____, 2026.

This AGREEMENT was ratified by the Alachua City Commission and the Mayor authorized and directed to affix his signature this ____ day of _____, 2026.

Attest:

_____ _____
Walter Welch Date
Mayor

_____ _____
Rodolfo Valladares Date
City Manager

_____ _____
Scott Walker Date
City Attorney

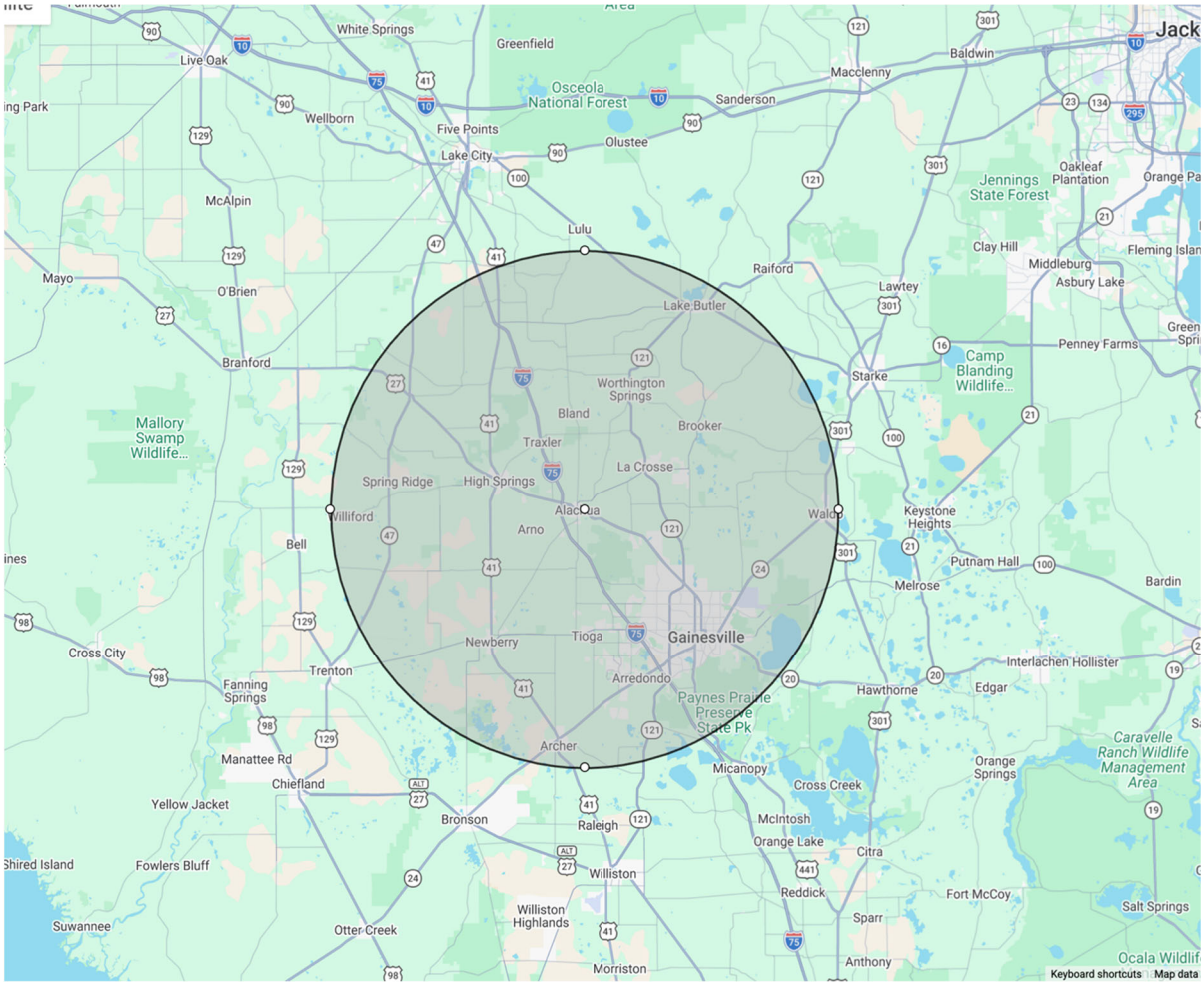
APPROVED FOR THE FLORIDA POLICE BENEVOLENT ASSOCIATION, INC.

_____ _____
George J. Corwine Date
Chief Labor Negotiator
Florida Police Benevolent Association

_____ _____
Scott P. Bonafide Date
President
North Central Florida
Police Benevolent Association

Appendix A

Twenty (20) Mile Radius from 15000 NW 142nd Terr, Alachua, FL 32615



Appendix B
Pay Plan

City of Alachua Pay Step Plan (3% Increase Per Level)
Law Enforcement Step Pay Plan

Rank	1	2	3	4	5	6	7	8	9	10
Officer	$ 26.48	$ 27.28	$ 28.09	$ 28.94	$ 29.80	$ 30.70	$ 31.62	$ 32.57	$ 33.55	$ 34.55
	$ 55,079.25	$ 56,731.63	$ 58,433.58	$ 60,186.58	$ 61,992.18	$ 63,851.95	$ 65,767.50	$ 67,740.53	$ 69,772.75	$ 71,865.93
Rank	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**
Officer	$ 35.59	$ 36.66	$ 37.76	$ 38.89	$ 40.06	$ 41.26	$ 42.49	$ 43.77	$ 45.08	$ 46.44
	$ 74,021.91	$ 76,242.56	$ 78,529.84	$ 80,885.74	$ 83,312.31	$ 85,811.68	$ 88,386.03	$ 91,037.61	$ 93,768.74	$ 96,581.80

Rank	1	2	3	4	5	6	7	8	9	10
Sergeant	$ 32.42	$ 33.40	$ 34.40	$ 35.43	$ 36.49	$ 37.59	$ 38.72	$ 39.88	$ 41.07	$ 42.31
	$ 67,439.25	$ 69,462.43	$ 71,546.30	$ 73,692.69	$ 75,903.47	$ 78,180.57	$ 80,525.99	$ 82,941.77	$ 85,430.02	$ 87,992.92
Rank	**11**	**12**	**13**	**14**	**15**					
Sergeant	$ 43.58	$ 44.88	$ 46.23	$ 47.62	$ 49.04					
	$ 90,632.71	$ 93,351.69	$ 96,152.24	$ 99,036.81	$ 102,007.92					

Appendix C

FLORIDA POLICE BENEVOLENT ASSOCIATION, INC.
PAYROLL DEDUCTION AUTHORIZATION

I hereby assign to the Florida Police Benevolent Association, Inc. from any wages earned or to be earned by me as your employer, my periodic dues in such amounts as are now or hereafter established by the Florida Police Benevolent Association. I authorize and direct you to deduct and withhold such amounts from my salary and to remit the same to said Association. I hereby waive all rights and claims to said monies deducted and transmitted in accordance with this assignment with this assignment and authorization shall be revocable at any time upon thirty (30) days written notification to my employer and the Association.

_____	_____
Department Name (please print)	Bargaining Unit (if applicable)
_____	_____
Name (please print)	SSN
_____	_____
Signature	Date

APPENDIX D
CITY OF ALACHUA
FL PBA GRIEVANCE FORM

STEP – 1 2 3
(Circle appropriate step)

Employee's Name _____

Rank _____

Unit _____

Division _____

DESCRIPTION OF GRIEVANCE: (If space is insufficient to write complete information, attach a separate sheet)

INCIDENT DATE: _____

SECTION OF AGREEMENT WHICH HAS ALLEGEDLY BEEN VIOLATED:

RELIEF REQUESTED:

IF REPRESENTATIVE DESIRED:

Name of My Representative: _____

Telephone: _____

FOR GROUP GRIEVANCES ONLY - I have been designated by the following named employees to act as spokespersonand be responsible for processing the above grievance in their behalf:

SIGNED _____

Date Submitted. _____ on behalf of _____

SUBMITTED TO: _____

Title _____

Florida Police Benevolent Association, Inc.
Alachua PD Agreement

Date: TOTAL

Contract Ratification Vote

Official Vote Ratification Tally Sheet

Number of Eligible Voters: 22

Number of Ballots Cast: 18

Ballots Cast For Agreement: 18

Ballots Cast Against Agreement: 0

Comments:

Representatives for the PBA:

Florida Police Benevolent Association, Inc.
Alachua PD Agreement

Date: July 29, 2026

Contract Ratification Vote

Official Vote Ratification Tally Sheet

Number of Eligible Voters: 22

Number of Ballots Cast: 6

Ballots Cast For Agreement: 6

Ballots Cast Against Agreement: 0

Comments:

Representatives for the PBA:

Florida Police Benevolent Association, Inc.
Alachua PD Agreement

Date: 7/28/26

Contract Ratification Vote

Official Vote Ratification Tally Sheet

Number of Eligible Voters: 12

Number of Ballots Cast: 12

Ballots Cast For Agreement: 12

Ballots Cast Against Agreement: 0

Comments:

Representatives for the PBA:

Carlos Hunt

Collective Bargaining Agreement

Between

North Central Florida Police Benevolent Association

A Chapter of the
Florida Police Benevolent Association

and the

The City of Alachua

THE GOOD LIFE COMMUNITY

March 2026 to September 30, 2028

Officers & Sergeants Collective Bargaining Agreement

With 2026-2027 Reopeners

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AGREEMENT

This agreement is entered into between the City of Alachua (The City") and the Florida Police Benevolent Association, Inc. ("PBA" or "Union). The "Police Department" referenced in this Agreement is the Alachua Police Department; hereinafter APD, of the City of Alachua, Florida.

PREAMBLE

Whereas, it is recognized by the parties hereto that the declared public policy of the City and the purpose of Florida Statutes (FS), Chapter 447, Part II, is to provide statutory implementation of the Constitution of the State of Florida, Article 1, Section 6, and to promote harmonious and cooperative relationships between the City and their employees, both collectively and individually, and to protect the public by assuring, at all times, the orderly and uninterrupted operations and functions of the City; and whereas, it is the intention of the parties of this agreement to set forth the entire agreement with respect to matters within the scope of negotiations; and whereas, the above language is a statement of intent and, therefore, not the subject to the grievance procedure as outlined in Article 2.

Now, therefore, in consideration of the mutual covenants herein contained, the parties do agree as follows:

Article 1
RECOGNITION

1.1. The City hereby recognizes the Florida Police Benevolent Association, Inc., hereafter referred to as the PBA to be the exclusive bargaining representative for all matters affecting wages, hours, and working conditions for those employees in the unit certified by the Public Employees Relations Commission. Certification Number, 2156, issued on December 31, 2025.

Included: All employees of the City of Alachua Police Department in the classification of Communications Operator, Police Officer and Sergeant.

Excluded: All other employees of the City of Alachua Police Department, excluding specifically the Police Chief, the Deputy Chief, Captain, Lieutenants(s) and the Communications Supervisor, and all other employees of the City of Alachua.

1.2. It is further understood and agreed that the PBA shall designate, in writing, those individuals who may speak on its behalf in any matter between the PBA and the City; however, such matters shall include only those matters with which the PBA has the authority regarding its membership. Any written notice designating any individual to speak on behalf of the PBA shall state the period of time for such designation. Furthermore, a written list of the bargaining unit members and representatives of the PBA, and those individuals who are authorized to speak on behalf of the PBA, shall be furnished to the Chief of Police within fifteen (15) business days from the date of ratification of this agreement, and the Chief of Police shall be notified in writing, of any changes of said representative within fifteen (15) business days of such change.

1.3 Nothing in this Article, however, shall prohibit any member of the bargaining unit from discussing any concern, complaint or suggestion with his or her supervisor, Division Commander or Chief of Police.

1.4 The terms Member and Employee are used interchangeably and refer to members of the certified collective bargaining unit (BU).

Article 2
GRIEVANCE AND ARBITRATION PROCEDURE

2.1 In a mutual effort to provide a harmonious working relationship between the parties to this Agreement, it is agreed and understood that there will be procedure for the resolution of grievances between the parties and that such procedure shall cover grievances involving discharge, suspension, demotion, or any other adverse personnel action against a member covered by this Agreement or any other dispute between the City and one or more employees concerning the interpretation or application of, or compliance with the agreement including disputes regarding discipline. The discharge, discipline, demotion, or layoff or suspension of probationary/training employees on initial hire or rehire shall not be subject to the grievance procedure of this Agreement.

2.2 Every effort will be made by the parties to settle any grievance as expeditiously as possible. Any grievance not answered by Management within the prescribed time limits shall be considered a denial at the current step and automatically advance to the next higher step. Should the grieving party fail to observe the time limits as set forth in the steps of this Article, grievance shall be considered conclusively abandoned. Any City employee who renders a decision as part of this grievance process may be able to attend a meeting with the employee at a higher step with the mutual consent of both parties; however, except in the case of Arbitration where all parties can attend. At the request of the employee, the City agrees to coordinate any Grievance hearings and all other communication regarding the grievance matters with the employee's PBA Representative should the grievance be filed by the union.

2.3 Definitions:

A. Business days shall mean Monday through Fridays, excluding weekends and holidays.

B. Grievant or employee shall mean an employee, a group of employees or the Union.

C. Submit shall mean in-person or via electronic mail to (enter group designated by the City) utilizing the Grievance Form attached to this Agreement (Appendix D).

2.4 Grievances shall be presented in the following manner:

Informal Resolution: Employee is encouraged to discuss the merits that would eventually rise to the level of a grievance to the immediate supervisor within fifteen (15) business days of the occurrence of the event(s) which gave rise with the grievance cause of action. If the event which gave rise to the grievance occurred at a time when the employee was on annual leave, sick leave or other compensated leave, the fifteen (15) business day period shall commence immediately upon the employee's return from such compensated leave. The effort shall be on an informal and oral basis. The PBA representative may be present to represent the employee. The immediate supervisor shall render decision within fifteen (15) business days. If the grievant(s) holds the rank of Sergeant and is unable to resolve the grievance on an informal basis, the grievant shall proceed directly to Step 2 in this process.

Step 1: Employee shall submit the grievance with the employee's Lieutenant within fifteen (15) business days of the decision rendered during the informal resolution process provided the employee elected the Informal Resolution process. In the event that the employee did not utilize the Informal Resolution process, the employee shall have fifteen (15) business days to file a grievance from the date of occurrence of the event(s) which gave rise to the grievance. If the event which gave rise to the grievance occurred at a time when the employee was on annual leave, sick leave or other compensated leave, the fifteen (15) business day period shall commence running immediately upon the employee's return from such compensated leave. The PBA representative may be present to represent the employee. The employee's Lieutenant shall render decision within fifteen (15) business days.

Step 2: Any grievance which cannot be satisfactorily settled with the Lieutenant, or the immediate supervisor if the grievant is a Sergeant, shall be submitted in writing by the employee or a PBA representative to the Chief of Police through the grievant or the representative of the PBA and the Chief of Police within fifteen (15) business days after completion of Step 1. The Chief of Police shall within fifteen (15) business days after discussion render a decision in writing, with a copy to the Union Representative.

Step 3: Any grievance not satisfactorily settled at Step 2 will be submitted to the City Manager or designee within fifteen (15) business from the date the Chief of Police has rendered decision. The grievance as specified in writing shall be discussed by and between the employee and representative of the PBA and the City Manager within fifteen (15) business days after completion of Step 2. The City Manager shall, within fifteen (15) business days, render a written decision.

Step 4: Arbitration: In the event a grievance processed through the grievance procedure has not been resolved at Step 3 above, the PBA and/or the grievant may request that the grievance be submitted to arbitration within fifteen (15) business days after the City Manager renders a written decision on the grievance. Within fifteen (15) business days after the grievance is submitted to arbitration, the parties shall jointly request the Federal Mediation and Conciliation Service to furnish a panel of seven (7) names from which each party shall have the option within fifteen (15) business of receipt

by striking three (3) names in alternating fashion, with a coin toss determining which party strikes first. The parties agree, that once an Arbitrator has been selected, the parties shall select a hearing date within one hundred and twenty (120) days from the date the Arbitrator was selected.

A. The City and the PBA and/or grievant shall attempt to mutually agree in writing as to the statement of the grievance to be arbitrated prior to the arbitration hearing, and the arbitrator thereafter, shall confine decision to the particular grievance thus specified. In the event the parties fail to agree on the statement of the grievance to be submitted to the arbitrator, the arbitrator will confine consideration and determination to the written statement of the grievance presented in Step 3 of the grievance procedure.

B. The arbitrator shall fashion, an appropriate remedy for violations of the provisions contained in this Agreement.

C. The arbitrator shall have no authority to change, amend, add to, subtract from, or otherwise alter or supplement this Agreement to any part thereof or amendment thereto. The arbitration hearing shall be conducted in accordance with the Rules of Procedure promulgated by the Federal Mediation and Conciliation Service.

D. Each party shall bear the expense of its own witnesses and of its own representatives for purpose of the arbitration hearing. The impartial arbitrator's fee and related expenses and expenses of obtaining a hearing room, if any, shall be equally divided between the parties. Any party desiring a transcript of the hearing shall bear the cost of such transcript unless both parties mutually agree to share said cost.

E. Copies of the arbitrator's award shall be furnished to both parties within thirty (30) days of the close of the arbitration hearing. The arbitrator's award shall be final and binding on the parties.

F. Where a grievance is general in nature, in that it applies to a number of employees rather than a single employee, or if the grievance is directly between the PBA and the City, such grievance shall be presented by the PBA Representative, in writing, directly to the City Manager, (Step 3) within fifteen (15) business days of the occurrence of the event(s).

G. All above-mentioned time frames may be extended in writing by mutual agreement.

2.5 Procedures

A. Employee grievances filed in accordance with this Article should be presented and handled promptly at the lowest level of management having the authority to address the grievances.

B. There shall be no reprisals against any of the participants in the procedures contained herein by reason of such good faith participation.

C. The resolution of a grievance prior to its submission in writing at Step 3 shall not establish a precedent binding on either the Association or the City in other cases.

D. If a grievance meeting is held or requires reasonable travel time during the working hours of any required participant, such participant shall be excused without loss of pay for that purpose. Attendance at grievance meetings outside of the regular working hours shall not be deemed time worked.

Article 3
DUES DEDUCTION

3.1 Any member of the Bargaining Unit may have membership dues deducted from wages. Dues shall be deducted once each month and shall thereafter be transmitted to the PBA, accompanied by a list of those employee's names whose dues are included.

3.2 The PBA agrees to indemnify, defend and hold the City harmless against any and all claims, suits, orders of judgments brought or issued against the City as a result of any action taken or not taken by the City under the provisions of this Article.

Article 4
MANAGEMENT RIGHTS

4.1 It is the right of the Employer to determine unilaterally the purpose of each of its constituent agencies, set standards of services to be offered to the public and exercise control and discretion over its organization and operations, provided that the exercise of such rights shall be consistent with the express terms of this Agreement and applicable law, and shall not constitute a waiver of the Union's right to bargain over mandatory subjects of bargaining or the impact thereof where required by law.

4.2 In addition, the PBA recognizes the rights, powers and authority of the Employer include, subject to this Agreement and applicable law, the following: to direct and manage employees of the City; to hire, promote, transfer, schedule, assign and retain employees, to suspend, demote, discharge or take other disciplinary action against employees for just cause; to relieve employees from duty because of lack of work, funds, or other legitimate reasons; to maintain the efficiency of its operations including the right to contract and subcontract existing and future work; to

determine the duties to be included in job classifications consistent with existing classifications and training; and the numbers, types and ranks of positions or employees assigned to an organizational unit, department or project; to assign overtime and to determine the amount of overtime required, to control and regulate the use of all its equipment and property; to establish and require employees to observe all lawful rules and regulations, to conduct performance evaluations; and to determine internal security practices consistent with this Agreement.

The Employer agrees that, prior to any permanent lay-off of PBA bargaining unit members, it will bargain the PBA provide advance written notice to the PBA and bargain over the impact of such decision to the extent required by law.

4.3 Civil Emergency or Financial Hardship

A. In the event of a declared civil emergency, including but not limited to riots, civil disorders, or severe weather conditions, the Employer may take actions necessary to respond to the emergency. Only those provisions of this Agreement that cannot reasonably be complied with due to the emergency may be temporarily suspended, and only for the duration of the emergency.

Should an emergency arise, the PBA shall be advised in writing within twenty-four (24) hours of the nature of the emergency and any provision affected.

B. In the event the Employer asserts a financial hardship or exigent circumstances, the Employer shall provide the PBA with sufficient, objective financial information supporting such claim and, upon request, the parties shall meet and bargain to the extent required by law.

Nothing in this Agreement shall be construed to permit the unilateral suspension or modification of negotiated wages, benefits, or other terms and conditions of employment.

Article 5
PERSONNEL RECORDS

5.1 Each employee covered by this Agreement shall have the right to inspect his or her official personnel file, provided, however, that such inspection shall take place during working hours at the location where the official personnel file is kept. The employee shall have the right to make duplicate copies of any items contained in his or her official personnel file, at no cost to the employee. The parties agree that there shall only be one personnel file held by the City.

5.2 Employees shall have the right to file a written response to any letter of reprimand or to any document which is placed in the employee's official personnel file as a result of supervisory action or citizen complaint. At the employee's request any such written response shall be included in the employee's official personnel file together with the letter of reprimand or other document against which it is directed.

5.3 To the extent permitted by law and in order to protect the privacy and promote the safety of individual police officers, the City agrees not to directly or indirectly furnish the news media or the public with any employee's home address, telephone number or photograph.

5.4 The PBA agrees not to directly or indirectly furnish the news media or the public with personnel records without the consent of the employee thus ensuring the confidentiality of personnel records other than required by law.

Article 6
SENIORITY

6.1 The City agrees that time in service shall consist of sworn continuous accumulated paid service with the City of Alachua Police Department. It shall be computed from the date of hire, or date of promotion. Members serving in a higher rank or classification shall have seniority over those of lower rank or classification. Seniority shall accumulate during leaves of absence due to injury, illness, vacation, or any other leave authorized and approved by the City.

6.2 Vacation periods for each calendar year shall be drawn by employees on the basis of seniority in rank.

6.3 In the event of a layoff for any reason, rank, performance evaluations and classification will be the determining factors used by the City. In the event that more than one employee has the same performance evaluation, employees will be laid off in the inverse order of their rank and seniority. Any employee to be laid off, who has advanced to present classification from a lower rank or classification, in which he or she held a permanent appointment, shall be given an open position in a lower rank or classification. His or her seniority in the lower classification shall be established according to the date of the initial appointment with the Police Department. No new employee shall be hired in any classification until all employees on layoff status in that classification have had an opportunity to return to work. Employees shall be called back from layoff with rank and seniority and the performance evaluation being the determining factors. In the event that more than one employee of the same rank and classification has the same seniority date, employees will be recalled according to the seniority in rank from which the employee was laid off, in alphabetical order.

6.4 Employees shall be notified of their recall to work by registered letter mailed to their address of record, with a copy sent to their personal email address on file with the City and shall be given ten (10) business days to return to work. A recalled employee shall notify the employer in writing of the employee's intent to return to work within ten (10) business days of notice of attempt to deliver the recall letter.

6.5 An employee laid off pursuant to this Article, provided the insurance carrier concurs, shall be given the opportunity to continue insurance coverage in existing programs during the layoff provided that the premiums for such insurance programs shall be paid by the employee on a monthly basis in advance of the month due.

6.6 In the event of a recall, the employee will be placed into the Step that reflects their years of service in the rank to which they are recalled but not lower than that of the employee when laid off. Upon recall, all credit for seniority shall be restored. In the event of a vacancy in an assignment, or a promotional vacancy, seniority will be given reasonable consideration but will not be the determining factor.

6.7 Seniority shall also be considered in the selection of any employee to be sent to any type of school or training.

Article 7
LEAVE OF ABSENCE

7.1 Leave of Absence Without Pay:

The decision to grant leave without pay (leave of absence) is a matter of administrative discretion. It shall be incumbent upon the Chief of Police to weigh and determine each case on its own merits. Any leave of absence for a period of thirty (30) days or more must have the approval of the City Manager. Failure of any employee to timely return to duty upon expiration of his/her leave of absence shall constitute the resignation of that employee. Holidays, sick leave, annual leave, seniority and any other benefits based on time spent in the employment of the City shall not accrue during a leave of absence without pay provided, however, that the employee may maintain health insurance coverage by paying the total cost of his/her group insurance premium. Longevity increases, merit increases and any other increases for which an employee may become eligible based on whole, or in part on length of service with the City shall not be credited during any period of leave of absence without pay.

A. An employee shall return from leave of absence at the same rank and pay as at the time of commencement of leave of absence.

B. Any employee who is a member of the National Guard or an organized military service unit of the United States will be granted a leave of absence when called to active duty or for training with the armed forces in accordance with State and Federal Law. Military leave shall be granted in accordance with the provisions of State and Federal Law. All employees entitled to military leave shall give their supervisor an opportunity, within the limits of military regulations, to determine what leave shall be taken.

7.2 Leave of Absence with Pay

Leave with pay for sufficient cause (including illness if sick leave is unavailable) may be granted to regular employees of the City, by the City Manager, up to and including five (5) consecutive working days in any twelve-month period. More extended periods of leave with pay may not be granted except by express approval of the City Commission. This provision is applicable only if all accrued vacation time is exhausted.

Article 8
PROBATIONARY /TRAINING PERSONNEL

8.1 All Sworn Officers promoted to Sergeant or Communication Operators (COs) promoted to a higher classification shall serve a probationary/training period of one year (365 days), which can be extended for up to six (6) months at the discretion of the Chief of Police, during which time they shall not be entitled to any seniority rights but during such period shall be subject to all terms and conditions of this Agreement. If the Chief of Police determines an extension of probation is necessary, the City shall provide the member on probation in writing the reason for the extension in addition to a pathway to successfully complete probation. During the length of the extension of probation, the employee's supervisor shall meet with the employee no less frequently than monthly unless the extension is thirty (30) days or less in which case the meetings will be bi-weekly to review the employee's progress to ensure successful completion of probation.

Article 9
BULLETIN BOARDS

9.1 The City agrees to provide a bulletin board for PBA use at the APD Police Station.

9.2 The City shall permit the PBA to post notices of PBA business and matters relating to the administration of this Agreement.

9.3 The City will post any proposed changes to City Policies and Procedures (COAPP) or APD Policies and Procedures in the Directive Management System (PDMS) on the PBA Bulletin Board as Provided in Article 13.4 at least thirty (30) days prior to effective date of the proposed changes.

9.4 The City has created a PBA intranet portal where the PBA and City can post approved material for bargaining unit members.

9.5 The City will post, thirty (30) days in advance of the projected assignment date, all opportunities for lateral transfer to new or open positions. Posting will be on the PBA Bulletin Board and distributed via electronic mail to all members and all interested and eligible bargaining unit members shall submit by email to the Chief of Police the written reasons for the request, qualifications and other support for transfer to the assignment. All such requests shall be received by the Chief, as evidenced by proof of sending the email on the City IT System to the Chief, fourteen (14) days before the published assignment date. The Chief of Police, as provided for in Article 4, will consider all such requests and make the final staffing decision and selection from the members of the entire bargaining unit as the Chief determines to be in the best interests of the City.

Article 10
VOTING/POLITICAL ACTIVITY

10.1 During a primary, general, or special election, an employee who is a registered voter whose hours of work do not allow sufficient time for voting shall be expected to take advantage of early voting, absentee ballot or other options available to the public.

10.2 Employees will be allowed to engage in the full range of political activities guaranteed to all citizens while off duty and not in uniform.

Article 11
INTERNAL INVESTIGATIONS & OBLIGATIONS TO THE PUBLIC

11.1 The parties recognize that the security of the City and its citizens depends to a great extent upon the manner in which the employees covered by this Agreement perform their various duties. Further, the parties recognize that the performance of such duties involves these employees in all manner of contacts and relationships with the public and out of such contact and relationships, questions may arise or complaints may be made concerning the actions of employees covered by this Agreement. Investigation of such questions and complaints must necessarily be conducted by a sworn law enforcement officer whose concern must be the security of the City and preservation of the public interest. In order to maintain the security of the City and protect the interests of its citizens, the parties agree that the City must have the unrestricted right to conduct investigations of citizen complaints and matters of internal security; provided, however, that any investigative interrogation of any employee covered by this Agreement relative to a citizen complaint and or a matter of internal security shall be conducted under the following conditions and following the provisions of F.S.S. 112, the Police Officer's Bill of Rights. The parties agree that the City shall not initiate an internal investigation based on anonymous complaints and must interview the complainant and comply with Chapter 112, F.S.S.

A. No employee shall be ordered to submit to any device designed to measure the truth of his/her responses during questioning, provided, however, that there shall be no restriction on the right of any employee to submit to such device on a voluntary basis.

B. In the interest of internal security and fairness to the employee under investigation, the City insofar as is legally permissible, agrees to make no conclusionary public statements concerning the validity of the allegations under investigation until such time as the investigation has been completed. In the event the employee under investigation, or any organization or person representing said employee makes a public statement concerning the allegations under investigation, the City shall have the right to respond in any manner it deems appropriate.

C. In all cases wherein an employee is to be interrogated concerning an alleged violation of Department Rules and Regulations which, if proved, may result in dismissal or in some other disciplinary measure, the employee shall be afforded a reasonable opportunity and facilities to contact and consult privately with an attorney of his/her

choosing and with the representative of the PBA, who may be present during all interrogation. The attorney and their PBA representative shall be present during the interrogation. When the attorney and/or representative is not immediately available and conditions permit, the interrogation will be scheduled with the member's attorney and PBA Representative to a date mutually agreed upon within three (3) business days.

D. In cases where the City chooses to relieve an employee from duty pending an investigation or other administrative determination, the following conditions will prevail:

1. The employee will remain on full salary and allowances and shall not lose any benefits during this period of time.

2. Should disciplinary action result from the investigation, that period of time in which the employee was relieved from duty will be included in disciplinary action. In the event that an employee has been paid, the employee's accumulated leave or compensatory time shall be charged as a set-off.

E. The findings of internal affairs investigations shall be labeled:

1. Unfounded – The act or acts complained of did not occur or did not involve APD personnel.

2. Not-Sustained – Insufficient evidence to clearly prove or disprove the allegation/complaint.

3. Sustained – The preponderance of evidence clearly proves the allegation / complaint.

4. Exonerated – The act or acts did occur, but were justified, lawful and proper.

5. Exonerated due to policy failure – A finding of conclusion that policy, procedure, rule or regulation covering the situation was non-existent or inadequate.

F. Only "Sustained" complaints will be inserted in an officer's personnel file.

G. The City shall not discharge or discipline any bargaining unit employee without proper cause and due process, except in layoff situations (Article 4 and Article 6).

H. Verbal Warnings (Counseling) issued by supervisors are not considered formal discipline and therefore, shall not be documented in IAPro/BlueTeam.

I. Corrective Counseling documents shall be maintained in the member's divisional file and shall be automatically purged by the City after a period of twelve (12) months from the date of issuance.

11.2 If the City develops just cause for disciplinary action the employee will be notified in writing that he/she will be disciplined clearly stating the reasons.

A. In the event an employee becomes the subject of a formal Departmental arising from a complaint or allegation, the Department, shall notify the employee of the complaint on an agency generated form unless a criminal investigation is initiated. The Chief of Police shall not be the complainant to an investigation unless the Chief of Police was a witness to the incident in question.

B. Upon conclusion of the formal investigation the employee will be notified, in writing, (i.e., Sustained; Not Sustained; Exonerated; Exonerated Due to Policy Failure; Unfounded), of the disposition of the complaint, in compliance with Chapter 112, F.S.S.

C. When a misconduct investigation results in dismissal, the member will be provided, in writing, the reason and effective date of the dismissal, and a statement outlining the member's rights.

11.3 Disciplinary Matrix

DISCIPLINE LEVEL AND POINT SCALE

NUMBER OF CHARGES

LEVELS	1	2	3	4	5	6	7	8	9	10
1	0	10	20	30	40	50	60	70	80	90
2	10	20	30	40	50	60	70	80	90	100
3	20	40	60	80	100	120				
4	30	60	90	120	160					
5	50	100	150	200						

FORMAL DISCIPLINE RANGES*			
POINT	**MINIMUM**	**MAXIMUM**	**DISCIPLINARY**
0-9	----------	Written Reprimand	Not Applicable
10-19	Written Reprimand	One Day Suspension	Not Applicable
20-29	Written Reprimand	Two Day Suspension	Not Applicable
30-39	One Day Suspension	Three Day Suspension	Not Applicable
40-49	Two Day Suspension	Five Day Suspension	Not Applicable
50-59	Two Day Suspension	Termination	Not Applicable**
60-69	Three Day Suspension	Termination	Two – Three Months
70-79	Five Day Suspension	Termination	Four – Five Months
80-99	Ten Day Suspension	Termination	Six – Eight Months
100+	Fifteen Day Suspension	Termination	Nine – Twelve Months

* If the employee's performance or lack of performance causes harm, the potential for harm, or impedes the good working order of the APD, the Chief may impose disciplinary probation outside of the matrix, except in cases of Fast Track Resolution.

** A level five violation is an automatic twelve (12) months of disciplinary probation.

a. OPS shall be responsible for tracking the number of disciplinary points accumulated by officers.

b. OPS shall ascertain the number of points a subject officer may have at the time of the investigation and prior to making a disciplinary recommendation.

c. The disciplinary scale shall be utilized when deciding the amount of discipline to be rendered for a violation(s) of APD policies and procedures, rules, and regulations.

d. The disciplinary scale is divided into minimum and maximum disciplinary ranges which are based on a point system.

    1. The points are acquired by determining the level(s) of violation(s) of rule, regulation or policy combined with the number of charges per level. For example, four charges in the Rules/Level Two Violations section would equate to 40 discipline points, Disciplinary Level and Point Scale.

e. After calculating the amount of discipline points, the amount of recommended discipline can be determined by referring to the Formal Discipline Ranges guideline on the Disciplinary Level and Point Scale.

f. Points will be retained and count toward future disciplinary action.

1. Level 1, 2 and 3 violations will be retained for one year from the date discipline is rendered.

2. Level 4 and 5 violations will be retained for two years from the date discipline is rendered.

g. Reprimands will count toward future discipline for one year from the date discipline is rendered.

h. Calculating Previously Accumulated Discipline Points

1. Previously sustained Level 1 through 5 violations will be calculated at one-half cumulative point value.

2. Counseling will not count toward any progressive point total but may be used in the progressive discipline process.

3. Violations of Level 1 with one charge have no point value and, as a result, no points will be carried forward.

i. However, repetitive Violations of Level 1 will accumulate points based on the Discipline Level and Point Scale.

i. Chief of Police Review

1. Upon receipt of an Administrative Investigation, the Chief of Police will review all facts of the case to determine if disciplinary action is warranted.

2. During the review, the Chief may ask for additional information.

3. If sufficient grounds are present to warrant disciplinary action, the Chief may proceed and take any action deemed appropriate.

11.4 Notification of Findings

a. The subject employee will be provided written notification of the conclusion of the investigation and the Chief's disposition.

b. Notification will be made using either the:

1. Employee Notice of Findings of Administrative Investigation;
2. Employee Notice of Intended Disciplinary Action;
3. Employee Notice of Disciplinary Action; and
4. The complete Internal Affairs Investigative file.

c. Training, Retraining, and Disciplinary Probation are not appealable actions and do not

require an Employee Notice of Intended Disciplinary Action.

d. OPS will provide the subject officer with the applicable notice(s) to be signed.

11.5 Loudermill Hearing (Pre-Disciplinary Hearing)

The purpose of the pre-disciplinary hearing (Loudermill Hearing) is to provide the subject employee an avenue of appeal for actions involving termination, demotion or suspension prior to the imposition of discipline. [CFA 7.06]

a. Termination or Demotion:

1. The subject member will be afforded the opportunity to meet with the Chief or designee prior to the effective date of the intended termination or demotion, to respond to the charge(s).

2. The subject member is responsible for requesting the Loudermill Hearing and must do so within three (3) working days of receipt of the Employee Notice of Intended Disciplinary Action.

3. If the subject member presents adequate justification, the Chief has the authority to amend the disciplinary action.

b. Suspensions:

1. The subject member will have the opportunity to meet with the Chief or designee prior to the effective date of the intended disciplinary action to respond to the charge(s).

2. The subject member is responsible for requesting a Loudermill hearing and must do so within three (3) working days of receipt of the Employee Notice of Intended Disciplinary Action.

3. Upon completion of the Loudermill Hearing, the Chief will forward to the employee in writing any recommendations for the intended discipline based upon any justification presented by the subject member.

4. The Chief shall make the final determination on the imposition or amendment of the disciplinary action.

11.6 Fast Track Resolution Process

a. Fast Track Resolution (FTR) is a voluntary process available to sworn officers who are the subject of an internal administrative investigation. FTR is designed to significantly reduce the length of time required to complete an internal investigation. FTR is available to officers who:

1. Do not contest the factual allegations of the complaint and who waive all further appeals concerning the investigation and discipline imposed;

2. Agree to discipline recommended by the Chief and understand that it may be used for purposes of progressive and cumulative discipline for future disciplinary action;

3. Acknowledge that they may elect to voluntarily provide an oral or written statement and agree to waive their Law Enforcement Officers' and Correctional Officers' Rights, as per Chapter 112.532 (1(a-i)), F.S. (Not applicable for Civilian Employees);

4. Understand that, if applicable, they must still participate in a witness interview concerning the same investigation involving another subject officer; and

5. Agree that the disposition of discipline by the Chief is final.

b. Eligibility for FTR

1. Eligibility of subject officers for FTR is at the sole discretion of the Chief of Police.

2. Allegations eligible for FTR include violations of Department policy, except when those violations could:

i. Result in an officer's demotion or termination;

ii. Constitute a moral character violation as defined by Rule 11B-27.0011(4), FAC;

iii. Constitute a criminal act.

c. FTR Process

1. OPS will:

i. Determine the eligibility/appropriateness of the complaint for FTR.

ii. Determine the eligibility of subject officer(s) under investigation for FTR.

iii. Obtain approval for FTR and a recommendation of discipline from the Chief.

iv. Notify subject officer(s), in writing, that they are the subject of an internal Investigation using a *Notice of Administrative Investigation* form, which identifies the allegations as well as the officer's rights and responsibilities relative to the investigation.

v. Notify eligible officers that they may participate in FTR if they so choose

and issue them a *Fast Track Resolution Agreement* form.

1. A subject officer has five (5) business days to review the *Fast Track Resolution Agreement*, sign it and return it to OPS if they wish to participate in FTR.

2. If the officer does **not** return a signed agreement within five (5) business days, it indicates the officer has waived FTR and the investigation will proceed as any other.

vi. Issue a signed copy of the *Fast Track Resolution Agreement* to the subject officer.

1. The signed agreement shall serve in lieu of the following OPS forms:

a. *Notice of Intended Disciplinary Action*

b. *Notice of Disciplinary Action*

vii. Close the administrative investigation.

Note: OPS will offer FTR to eligible subject officers prior to their investigatory interview. Participation in FTR negates the need for a subject-officer interview by OPS.

d. General Provisions Regarding the FTR Process

1. Any discipline imposed shall not exceed the guidelines of the *Discipline Level and Point Scale.*

2. Any agreement reached between a subject officer and the Department shall not establish binding precedent on the Chief of Police in any other cases.

3. If upon request of the employee and approved by the Chief of Police, the employee may elect to utilize leave hours in lieu of suspension hours (days) if the employee elects to participate in the FTR. The Chief of Police's decision to approve the utilization of leave hours in lieu of suspension hours is not grievable.

Article 12
LEGAL BENEFITS

12.1 The City will defend employees against any legal actions against them as a result of their actions while acting in the scope of their employment (i.e. in the line of duty), unless such employee acted in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety or property (acting outside legal authority).

12.2 The City agrees to indemnify all employees against judgments levied against them as a result of their actions while acting in the scope of their employment, unless the employee acted in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety or property (outside legal authority).

Article 13
DISCIPLINE, RULES AND REGULATIONS

13.1 It is agreed that employees covered by this Agreement shall be subject to the COAPP and PDMS as either one now exists or may be amended. Should there be any conflict between the provisions of PDMS, the COAPP shall prevail. This Agreement shall prevail in any conflict with either the PDMS or the COAPP.

13.2 Failure of employees to comply with the terms of the COAPP and the PDMS may result in the imposition of disciplinary action pursuant to the provisions of these above cited Rules.

13.3 It is the understanding and the intention of the parties that any disciplinary action taken in the case of an employee in this bargaining unit shall be subject to the grievance procedure as provided in Article 2 of this Agreement.

13.4 New or revised rules implemented within the PDMS and any changes in COAPP, shall be posted on the PBA bulletin board at least thirty (30) days prior to the effective date. If the proposed changes in Policy and Procedures will impact wages, hours or terms and conditions of employment and if the PBA disagrees with a new or changed Police Department rule or COAPP, it shall make a written request to bargain the proposed changes with the designated city bargaining representative to attempt to reach a mutual agreement. If the proposed change is a mandatory subject of bargaining, the parties must agree to the change prior to any implementation by the City. The thirty (30) day posting requirement may be waived by mutual agreement between the local PBA Representative and the City Representative.

13.5 A copy of the COAPP and PDMS both available on COA Intranet.

13.6 The PBA shall have electronic access to the COAPP and an active login to PDMS for the purposes of review and notification of proposed policy changes that impact this Agreement or terms and conditions of employment.

Article 14
TEMPORARY ASSIGNMENT TO A HIGHER CLASSIFICATION

14.1 Employees temporarily serving (acting) in a position of higher rank shall be paid for such hours at the minimum rate of the position being filled or at least five percent (5%) higher than the employee's then current rate, whichever is greater. In the event that a member is promoted from the acting position to a permanent position after a period of sixty (60) days served in the acting capacity, the time spent in the acting position shall serve towards the member's probationary period.

Article 15
TRAINING

15.1 Where the City requires any employee to attend supervisory training and/or training in specialized techniques, the City will make every reasonable effort to facilitate the employee attending such training during normal working hours. In the event the City is unable to schedule the employee to attend such training during normal working hours, the employee shall be required to attend such training during off-duty hours. However, the time spent by the employee in such training during off-duty hours shall be compensated in accordance with Hours of Work and Overtime.

15.2 All sworn officers will be required to train and qualify with their service weapon on a semi-annual basis. The training will be conducted by a certified firearms instructor. All ammunition and safety equipment will be furnished by the City. Any employee required to attend such training during off-duty hours will be compensated in accordance with Hours of Work and Overtime. An employee will be required to post a score of at least seventy-five (75%) to qualify. Any employee posting a score of ninety-two percent (92%) or better, two consecutive semiannual times, will receive a bonus of one day of paid leave, not charged against any other leave time, to be taken by employee at any time, with approval of the supervisor.

15.3 Transportation to the pistol range or transportation to any required and scheduled training shall be provided by the Police Department. In the event such transportation is not available, the employee shall be entitled to applicable travel time and mileage allowance, at the current rate established by the I.R.S.

15.4 Current Florida State Statutes are on file at the Police Department and online for use by all personnel.

Article 16
PBA REPRESENTATIVES

16.1 The Employee Organization (PBA) shall be represented by its President or his/her designee.

16.2 An employee representative of the PBA shall be permitted reasonable access to all departmental work locations at reasonable times to handle specific grievances and matters of interpretation of the Agreement.

16.3 The City shall provide the PBA on an annual basis a complete roster of the bargaining unit, including name, rank, address, telephone (unless unlisted), present assignment and current pay scale.

16.4 Two (2) employees' representative of the PBA who are engaged in the negotiation of this contract or in the successor contract shall be allowed to attend the negotiation sessions that occur within their normal duty hours without loss of pay or benefits.

Article 17
EDUCATIONAL ASSISTANCE

17.1 Educational Assistance Plan

The plan is designed to assist regular full time City employees in obtaining a college education, up to and including a M.A./M.S., in subjects that maintain or improve skills in their position.

17.2 Application Procedure

A. The employee must have successfully completed all new-hire probationary periods.

B. The employee must submit an application to Chief of Police at least thirty (30) business day in advance prior to registering for the course. Application forms are available on COA Intranet – Human Resources. Approved applications will be sent to the Human Resources Director for final budget and management review and decision. The City must respond to the employee's request within fifteen (15) business days prior to the registration deadline. If the City fails to respond to the employee to an application with less than two (2) business days prior to the registration deadline, the request shall be deemed as approved and authorized.

C. Employee will only be reimbursed if still employed by the City upon completion of the course.

D. Employee understands that any funds provided by the City shall not exceed the cost of the tuition for any course and the Employee's receipt of funding from sources other than the City will result in a corresponding reduction of the education assistance amount provided by the City. Employee will be required to report any funding received for any course associated with his or her application to the City for assistance.

E. A grade of "C" or higher is required as a final grade for the course.

17.3 Reimbursement

A. Costs for books are not reimbursable as they are considered personal property of the employee.

B. No reimbursement will be made for an incomplete course.

C. The total reimbursement (total pay out to all bargaining unit members) by the City under this Article 17 shall not exceed fifteen thousand dollars ($15,000) for FY 2025-2026 and twenty thousand dollars ($20,000) for FY 2026-2027. For FY 2027-2028, this amount may need to be negotiated and this provision may be opened by either party without it counting against the two article restriction against either party.

D. Funds will be committed on a first come first served basis as determined by the

date and time applications are submitted to the Chief of Police. Applications must be sent to the Chief by email and are considered submitted the date and time transmitted on the City IT System.

E. A pre-approved application form accompanied by tuition receipt and evidence of satisfactory completion of the course with appropriate grade must be submitted through the Department Director to the Human Resource Department for reimbursement.

17.4 Reimbursement shall be paid as follows:

A. Grade A (+/-) or Pass in Pass/Fail =100%

B. Grade B (+/-) = 90%

C. Grade C (+/-) = 80%

D. Lower than C = No Reimbursement

Article 18
WORKERS COMPENSATION BENEFITS

18.1 Workers Compensation provides medical and hospitalization expense benefits as well as partial payments in lieu of salary for workers injured on the job per applicable State of Florida Statute 440. 100% compensation will be paid by the City for loss time up to two (2) weeks. After that time payment will be made directly from workers compensation at 66% of total gross. Supplement pay of 34% can be acquired by utilizing sick leave and vacation time. Health insurance premiums will have to be paid by the employee after six (6) months on Workers Compensation Rules. Vacation and sick leave accrual will discontinue after six (6) months on Workers Compensation Rules.

Article 19
INSURANCE

19.1 The City agrees to furnish regular full-time employees a major medical, surgical, hospitalization and dental benefits group insurance plan. Coverage begins the first of the month after the first full calendar month of regular full-time employment.

19.2 The City agrees to pay the entire amount (100%) of the premium for the employees. Dependent coverage will be at the expense of the employee.

Article 20
EQUIPMENT

20.1 The City will provide, at no cost to each employee, all uniforms required by the Police Department including a flashlight and batteries, bulletproof vest with a current warranty and a portable radio.

A. The City will provide each sworn employee with an annual stipend of $100 (one hundred dollars) for the purchase of footwear that meets the guidelines according to policy.

B. The $200.00 will be paid annually in a lump sum in the first pay period beginning and continuing after October 2026.

C. The $200.00 will be treated as compensation and subject to all required deductions.

20.2 Any employee who shall sustain any breakage, loss or damage to uniform or personal equipment in the line of duty shall have it replaced at no cost to the employee.

20.3 All officers will inspect their vehicle prior to the beginning of their shift. If the officer finds any fault in the vehicle which might be considered a safety hazard, the officer shall inform the shift supervisor. The vehicle will not be returned to duty until all safety hazards are eliminated. When it has been proven that damage is due to operator negligence, the officer shall be subject to disciplinary action.

20.4 Upon completion of the FTO program regular full time sworn officers (Qualified Officer) will be assigned a (take home) vehicle. Officers assigned a take home vehicle are authorized to drive their assigned vehicles to and from their residence provided the residence of the employee and described take home use is within a twenty (20) mile driving distance (the limit) of the APD facility at 15000 NW 142nd Terrace, Alachua. Florida. The use of the take home vehicle may occur within or without Alachua County as long as such use is within the twenty (20) driving mile limit described and generally depicted in Exhibit A to this contract. City vehicle may be used as further described and limited in the COAPP or PDMS. Further, it is specifically here agreed that the parties negotiated, agreed and stipulate, in order to generate acceptance and a smooth transition and implementation of this newly written and agreed contract provision, that Qualified Officers employed by the APD on or before September 1, 2022 whose official residence was and the same remains located beyond the described twenty (20) mile driving limit may drive the vehicle assigned for take home use as described in this section. Take home use (beyond the 20-mile limit) shall revert to the twenty (20) mile driving limit should the officer change the location of residence. The Chief of Police shall retain the authority and have the discretion to determine a special assignment or other circumstances the Chief finds, in the best interests of the City, justify or require future exceptions.

20.5 Patrol vehicles will contain the following equipment in working order: Approved emergency lights, siren, loudspeaker, two-way radio, shotgun and shells, shotgun locks, first aid kit, fire extinguisher, reflective traffic vest, raincoat, and a prisoner cage guard in all vehicles which shall be in use when transporting prisoners.

20.6 It is recognized that time is of the essence in meeting the mutual obligations set forth in this article and both parties will expeditiously and with due diligence act to meet their respective obligations.

Article 21
HOURS OF WORK AND OVERTIME

21.1 The following provisions shall govern hours of work and overtime:

A. Eighty (80) hours shall constitute a regular fourteen (14) day work period for all sworn Police Officers including Sergeants, no matter the regular duty assignment. Forty (40) hours shall constitute a regular seven (7) day work period for all other employees covered under this agreement. For the purpose of this Agreement, authorized compensated leave shall mean any leave compensated by the City.

B. Hours worked in excess of a regular forty (40) or regular eighty (80) hour work period shall be compensated at the rate of time and one-half of the employee's regular straight time rate. Compensation will be paid or as compensatory leave if requested by employee and approved by the City. In the event that compensatory time is granted, the employee shall have one hundred twenty (120) days to use the accrued compensatory time, unless the Chief of Police grants an extension in writing to the employee. Such extension shall be valid for an additional ninety (90) days. Any time not used by the employee after the above allotted time shall be paid out by the City the following September or prior to any pay increase.

C. If an employee covered by this Agreement is called out to work at a time outside normal working hours, the employee shall receive a minimum of three (3) hours pay at the rate of time and one-half regular straight time. Call out time that falls either within one (1) hour before or within one (1) hour after the regular workday is considered an extension of the workday and is included in the total hours worked on that day.

D. The aforementioned minimum call out compensation shall apply to required off-duty appearances as subpoenaed witness to attend any court, deposition, or other legal matters on pending criminal civil, or traffic cases where the employee is involved in official police capacity. Any witness fees, excluding salary or overtime pay, or any other related fees in connection with the appearance before any court or for the purpose of taking depositions shall be donated by the employee to the APD Explorer Special Revenue Account.

E. No supervisor or official shall take action to cause the non-payment of time and one-half in circumstances wherein the member covered by this Agreement has performed work which entitles the member to payment of time and one-half.

F. Work schedules during any pay period will not be changed or altered to avoid the payment of overtime.

G. When an employee is put on a standby status for any reason, he/she shall receive overtime at the established rate of time and one-half regular rate of pay. Standby status is defined as when the personal activities of an employee are restricted to such a degree as not to allow any movement from a designated area or location.

H. An employee performing any authorized extra-duty assignment shall be entitled to the same rights, privileges, and benefits as if working regular duty hours. Compensation for extra-duty assignments will be at the established rate. Effective January 1, 2027, an employee performing any authorized extra-duty assignment shall be entitled to the same rights, privileges, and benefits as if working regular duty hours. Compensation for extra-duty assignments will be at the rate of time and one-half their regular base rate of pay, regardless of whether or not they have met the FLSA rules for the payment of overtime. This rate of compensation is an exception to the contract provision and practice that overtime is not paid unless, depending on the BU member's status of seven (7) or fourteen (14) day work period, the total hours actually worked by the member are in excess of forty (40) or eighty (80) hours. This provision shall not apply in the cited instance with the exception of when the member has been compensated for sick time, not including that provided under the Family Medical Leave Act, during the same work period.

I. Hours worked by an employee in an extra-duty status as outlined in APD Extra Duty Policy and Procedures must be paid regardless of work week provisions set forth in Article 21.A.

J. The City will compensate a BU member, at that member's standard rate x 1.5, when that employee is called in and works a shift not on the member's schedule. This rate of compensation is an exception to the contract provision and practice that overtime is not paid unless, depending on the BU member's status of seven (7) or fourteen (14) day work period, the total hours actually worked by the member are in excess of forty (40) or eighty (80) hours. This provision shall not apply in the cited instance with the exception of when the member has been compensated for sick time, not including that provided under the Family Medical Leave Act, during the same work period.

K. The City has the authority to establish shifts and to use any method in establishing a shift as well as change, increase, decrease, initiate, restrict and cancel a shift in order to meet the needs of the department and to provide superior service to the community. However, the Department shall make a reasonable effort to provide two (2) weeks prior written notice to the affected employees.

Article 22
ANNUAL LEAVE

22.1 Every regular full-time employee shall receive a paid vacation accrued at the following rates for each full calendar year of service.

1 - 5 years.....	80 hours
5 - 10 years.....	120 hours
10 - 15 years.....	136 hours
15 – 20 years.....	160 hours
20 or more years.....	180 hours

22.2 The following apply to and regulate the use of annual leave:

A. The City will endeavor to accommodate split and/or staggered individual vacation dates applied for by the member as a part of the paragraph (3) request.

B. Bargaining unit members must submit, between November 1 and December 31 by email to the Chief of Police, or designee, initial vacation requests for the next calendar year. Any employee hired after November 1 and before December 31 of any given year will comply with this section if a leave request is to be submitted for vacation leave in the next calendar year. Subsequent request will be considered on the same first come first served/seniority basis.

C. Dates will be assigned (vacation leave granted) on a first come first served basis as determined by the (email) date/time applications are submitted and seniority shall control in the event of concurrent requests.

D. Article 13 of this contract and The City of Alachua Personnel Policies and Procedures Manual shall apply as appropriate.

22.3 An employee request that accrued annual time be cashed-in in lieu of leave taken, may be approved or rejected at the option and discretion of the City.

22.4 Accumulated annual leave not used during the calendar year in which it is eligible to be taken may be carried over or accumulated to the following calendar year. However, an employee cannot carry over more than two hundred forty (240) hours of annual leave beyond each calendar year ending December 31. It is the responsibility of the bargaining unit member to be aware of accrued and accruing annual leave and apply for (section 22.2) and maintain a balance that will not exceed a maximum accrual of 240 hours. Vacation and personal leave hours current totals for each member are published and listed on each employed pay notice ("stub") issued each pay period.

22.5 Unless employee resigns without two weeks' notice or is terminated for violation of City's Personnel Policies and Procedures, employee shall be paid for granted and unused annual leave in the regular scheduled final paycheck for wages earned. Under no circumstances will an employee be paid for more than two hundred (200) hours of unused annual leave.

22.6 Should the City increase the vacation benefit for non-bargaining unit members during the course of the contract; bargaining unit members will be granted the same increases as the non-bargaining unit members.

Article 23
SICK LEAVE

23.1 All regular full-time employees shall be granted 3.69 hours sick leave per bi-weekly pay period. These days are cumulative with no maximum. Any full-time regular employee who maintains a minimum of four hundred eighty (480) sick leave hours shall be granted twenty (20) hours of additional personal leave time. Any full time sworn officer working a twelve (12) hour workday schedule for the entire calendar year who maintains a minimum of four hundred eighty (480) sick leave hours shall be granted an additional four (4) hours of personal leave time for a total of twenty-four (24) hours. The four hundred eighty (480) hour balance must be maintained though the month of December to receive the additional personal leave credit which will be awarded after January 1st of the following year.

23.2 Sick Leave Award

Any employee, except those sworn employees who work a twelve (12) hour workday schedule for the entire calendar year, who uses twenty (20) or less hours of sick leave during the calendar year shall be granted twenty (20) hours of additional personal leave time the following January. Eligible employee must have successfully completed the training period and worked the entire calendar year, January – December of the prior year. Any sworn employee working a work day schedule for the entire calendar year, who uses twenty-four (24) or less hours of sick leave during the calendar year, shall be granted twenty-four (24) hours of additional personal leave time after January 1st of the following year.

23.3 In the event of an employee's death, a lump sum payment for all hours of sick leave earned and accrued shall be paid in accordance with the law.

23.4 Sick leave may be used by the employee for the following reasons:

A. Personal illness or physical incapacity of the employee.

B. Critical illness in the immediate family.

C. Enforced Legal quarantine due to exposure to contagious disease.

D. Medical, dental or optical appointments which cannot be arranged during off-duty hours

23.5 An employee on sick leave shall be paid regular holiday pay for any and all holidays that occur while on such leave.

23.6 Should the City increase the sick benefit for non-bargaining unit members during the course of the contract; bargaining unit members will be granted the same increases as the non-bargaining unit members.

23.7 In the event the City implements a Sick Leave Pool policy or procedure, the members of the bargaining unit shall be entitled to participate in the same pool as the other employees of the City.

Article 24
HOLIDAYS

24.1 The City will recognize the following as paid holidays for employees:

New Year's Day
Martin Luther King's Birthday
Presidents' Day
Memorial Day
Independence Day
Labor Day
Veterans' Day
Thanksgiving Day
Friday After Thanksgiving Day
Christmas Eve
Christmas Day
New Year's Eve; and

In the event the City awards additional holidays not listed in this Agreement, those additional holidays shall be granted to all bargaining unit members in addition to the holidays listed above.

24. 2 Employees shall receive a Personal leave day to be used anytime during the calendar year. The personal day will be granted during the first pay period in January of each year for current and new employees. Employees hired after the first pay period in January will not receive a personal day until the following January. Those employees working ten (10) hours a day will be granted a ten (10) hour personal day, those employees working twelve (12) hours a day will be granted a twelve (12) hour personal day and those employees working eight (8) hours a day will be granted an eight (8) hour personal day. Personal leave day not used during the calendar year in which it is eligible to be taken may not be carried over and accumulated to the following calendar year or may not be cashed-in in lieu of taking the time off.

24. 3 If a holiday falls on an employee's off duty day, pay at the regular rate of pay or a day added to vacation time at the City's option shall occur.

24. 4 An employee who works on New Year's Day, Independence Day, Thanksgiving Day or Christmas Day ("Premium Holiday") shall receive regular pay and, in addition, shall receive time and one-half (1 1/2) regular rate for hours worked on the holiday. However, if an employee works overtime on any recognized holiday the employee shall receive time and one half (1 ½) regular rate for all overtime hours worked on the holiday.

24. 5 An employee who works a recognized holiday, other than a "Premium Holiday" as defined in 24.4, shall receive regular pay and, in addition, one time the regular rate the hours worked on the non-premium holiday. However, if an employee works overtime on any recognized holiday the employee shall receive time and one half (1 ½) regular rate for all overtime hours worked.

24. 6 If the holiday occurs while an employee is on vacation the holiday shall be taken and a vacation day not charged for the holiday.

24. 7 The holidays recognized for all employees are those listed above and not any other designated day.

24.8 Holiday Observance

1. Normal Workday Falls On A City Holiday And Member is Working:

   Bargaining unit members whose normal workday falls on a recognized City paid holiday will be compensated for each hour worked as outlined in 24.4 and 24.5, above.

2. Normal Workday Falls On A City Holiday And Member is Observing The Holiday:

   If a Holiday falls on a member's normal workday, and the member is off observing the holiday, the member will be paid the number of holiday hours equivalent to their normal work shift. In most instances, members falling under this scenario are under an administrative schedule.

Article 25
BEREAVEMENT LEAVE

25. 1 The City agrees when a death occurs in the immediate family of an employee, that employee shall be granted up to three days off for the funeral. An employee needing additional time may be granted up to seven (7) days from accumulated sick, compensatory time, personal or vacation time by the Chief of Police.

25. 2 Immediate family is defined as a spouse, domestic partner, child, parent, sibling, grandparent, grandchild and corresponding in-law or step relationships. If the employee was reared by someone other than those named, leave will be granted under the same terms and conditions.

25. 3 The City agrees that bereavement leave is a separate category and will not be charged against any other leave.

Article 26
WAGES

26.1 Law Enforcement Progressive Pay Plan

A. Only sworn APD Police Officers to and including the rank of Sergeant are incorporated in The Progressive Pay Plan (Plan). Pursuant to this Collective Bargaining Agreement, and by its adoption and incorporation in the City Compensation Plan by the City of Alachua Commission, the identified sworn members shall be and are, effective October 1, 2026, upon approval by the Alachua City Commission, cited in the Schedule of Compensation as reflected in Appendix B, attached to this Agreement.

B. All APD Officers hired after October 1, 2026, or later as described in Paragraph 26.1, shall be cited in the Schedule of Compensation at Level 1 and eligible to move to level 2 of the plan upon successful completion of the probation period of 12 months from date of hire or up to 18 months if probation is extended.

C. Each member shall advance to the next higher level of the Plan one year after reaching the currently held level if the member receives a "meets expectations" or greater on their annual evaluation.

1. Police Officer to Sergeant as set forth in Article 30.

D. The Pay Classification of Detective, Canine Officer and School Resource Officer are abolished. However, the following benefits are here continued and are amounts that, according to the United States Internal Revenue Code, are treated as ordinary income and subject to withholding requirements according to law:

E. Those assigned the care, custody, control and duties of working with a canine partner shall be paid as set forth in 26.1 plus be paid one additional hour per day for all days, on or off duty, as compensation for caring for the canine. The additional hour per day shall be compensated at the rate of $16.00/hour and all other expenses shall continue to be paid by the city consistent with city then existing policy.

1. Members assigned to plain clothes duty (whether referred to as detectives, investigators, etc.) will be paid and classified as set forth in 26.1 but will also receive a clothing stipend of $800.00/year, prorated and paid quarterly.

2. A Member serving as a School Resource Officer shall receive no benefit or stipend beyond wages and other benefits provided all uniform officers.

3. All sworn officer positions shall be classified as set forth in Article 26.1 and transfer between assignments shall be considered lateral and not, in and of itself, be a promotion, demotion, change of status or rank.

F. Field Training Officer

1. Each FTO, in addition to all other compensation and benefits provided for in this Collective Bargaining Agreement, will receive $20.00 per daily observation report completed on a trainee. Payment is due only when the FTO as described actually serves as an FTO and not for just holding the certification. The payment will be included as ordinary compensation (income) in the pay period reported and subject to all normal deductions.

G. Promotional Increase Upon Promotion to Sergeant

1. Members shall receive an increase to base pay of the higher rank to which promoted or five percent of their then existing pay, whichever is greater. If a member receives a five percent (5%) pay increase and it places them between steps on the Compensation Step Plan, then they shall be advanced to the next highest step. Example: An Officer is promoted to the rank of Sergeant and their pay places them between Steps 3 and 4 on the Sergeants Step Plan. The employee shall be advanced to Step 4 of the Sergeants Step Plan upon promotion.

H. Previous Experience Pay

1. Previous Experience – Previous experience is defined as any bargaining unit member hired who has previous experience as a sworn law enforcement officer. When a bargaining unit member has been hired with previous experience, the member shall be awarded one step for each two (2) years of previous experience. Credit for previous experience shall be capped at a maximum of five (5) steps or ten (10) years of previous experience.

26.2 Communication Operators

A. Communication Operators (COs) are not classified as sworn Police Officers and are not eligible for participation in the Law Enforcement Progressive Pay Plan set forth and adopted in Section 26.1 of this Collective Bargaining Agreement. Further, neither the City Classification and Compensation Plan nor this agreement are intended to and do not affect changes in established CO classification. The hourly rates for COs are as follows:

Communication Operator Trainee	$19.09/hr.
Communication Operator I	$21.01/hr. to $28.84/hr.
Communication Operator II	$23.10/hr. to $31.29/hr.

All incumbent COs shall receive the same COLA as approved for the general City employees in addition to their merit increase.

B. Time in continuous service as an APD Communications Operator Trainee, Communication Operator I and Communication Operator II, job requirements and other criteria shall include:

1. Communications Operator Trainee – Entry level position in Communications Division; work performed under direction of assigned Communications Operator trainer. Those in trainee status must demonstrate the knowledge, skills and abilities to perform the duties of a Communications Operator I prior to being released to solo status. Successful completion of FCIC/NCIC certification required within six (6) months of employment. Successful completion of Department of Health (DOH) certification required within (1) year of employment. Failure to successfully complete both FCIC/NCIC and DOH certifications within the time frames set forth is a failure by the employee to meet job qualifications and each failure is individually grounds for termination.

2. Communications Operator I – Communications Operator Trainee to Communications Operator I; successful completion of Communication Operator Trainee requirements, release to solo status, maintain and must possess FCIC/NCIC and DOH certification. Failure to successfully complete and maintain in good standing both FCIC/NCIC and DOH certifications is a failure by the employee to meet job qualifications and each failure is individually grounds for termination.

3. Communications Operator II – Communications Operator I to Communications Operator II; at least two years of continuous services as an APD Communications Operator I meeting job description criteria and being recommended for promotion by the Chief of Police. Must possess and maintain in good standing FCIC/NCIC and DOH certification.

C. Promotion Increase

1. Members shall receive an increase to base pay of the higher rank to which promoted or five percent of their then existing pay, whichever is greater.

D. In Rank Pay Increases Based on Merit

1. Increases in pay within rank shall be based on merit, as reflected in the annual evaluation, as recommended by the Chief of Police, approved by the City Manager and funded in the annual City Budget.

E. Probation Upon Promotion

1. All promotions shall be subject to a one-year period of probation (which may be extended for an additional six months upon approval of the Chief of Police).

2. Failure to satisfactorily complete any period of probation may result in demotion/reduction in pay or termination as the facts and circumstances require.

1. Each CTO, in addition to all other compensation and benefits provided for in this Collective Bargaining Agreement, will receive $20.00 per daily observation

report completed on a trainee. Payment is due only when the CTO as described actually serves as an CTO and not for just holding the certification. The payment will be included as ordinary compensation (income) in the pay period reported and subject to all normal deductions.

26.3 Merit Increase

A. CO members of the bargaining unit shall continue to become eligible for annual Merit Pay increases, if any, based on their annual performance evaluation as rated by the supervisor. The percentage of any merit increase will be applied to the current hourly rate of pay. If an employee is at or near the maximum rate of pay for the position, the percentage, if any, of an annual merit increase that exceeds the maximum pay range will be paid as a lump sum in lieu of increasing the current hourly rate of pay beyond the set maximum rate. Merit increases shall be on the following schedule:

Below or Does Not Meet Expectations 0%
Meets Expectations 2%*
Exceeds Expectations 3%*
Exceptional 4%*
*Not Cumulative

B. Implementation. Annual evaluations, using the then current City of Alachua form, criteria and process, are scheduled for completion for all employees by October 1 of each calendar year.

1. The Rating Schedule and corresponding Merit Increase are as set forth below:

Final Rating	Range	Merit Increase
Exceptional	4.51 – 5.00	4%
Exceeds Expectations	4.00 – 4.50	3%
Meets Expectations	3.00 – 3.99	2%
Needs Improvement	2.00 – 2.99	0%
Does Not Meet Expectations	1.00 – 1.99	0%

2. Merit increases, if any, awarded any employee will be implemented and paid the first pay period beginning in January of each year.

3. Merit increases, as with all increases in compensation, are subject to all required deductions.

26.4 Longevity pay will be awarded for each fiscal year based on the criteria listed below:

A. Longevity amounts will be paid in lump sum (less withholdings, etc.) no later than November 23 of each calendar year and paid based on years of service calculated as of September 30th of each calendar year.

B. Eligibility requires a rating of "meets expectations" or above for the current year and the employee must be employed by the City on the date of payment.

C. Longevity pay will be determined by the schedule below:

5 – 9 years of consecutive full-time employment	$500.00
10 – 14 years of consecutive full-time employment	$1,000.00
15 – 19 years of consecutive full-time employment	$1,500.00
20 – 24 years of consecutive full-time employment	$2,000.00
25 – 29 years of consecutive full-time employment	$2,500.00
30 or more years of consecutive full-time employment	$3,000.00

If the City is unable to pay the above longevity payments, the City shall notify the Union prior to September 30th and the City cite the cause of the inability to pay. The Union may elect to bargain subsequent to this notification.

26.5 Future Wage Increase

The parties agree that future wage increases shall be negotiated each fiscal year as outlined in Article 35 of this Agreement.

26.6 Signing Incentive

The parties agree that the City, in its sole discretion, may offer a signing incentive to recruit new bargaining unit members. In the event that a signing incentive is offered by the City, accepted by the bargaining unit member, the following provisions shall apply:

a. Payments

1. Fifty percent (50%) of the total signing incentive shall be made by the City on the bargaining unit member's first pay date after successful completion of the Field Training Program but be issued on a separate check utilizing the IRS Rules and Regulations regarding taxation.

2. The remaining fifty percent (50%) of the total signing incentive shall be made by the City on the bargaining unit member's first pay date but be issued on a separate check utilizing the IRS Rules and Regulations regarding taxation after the successful completion of their initial probationary period.

b. Since the distributions outlined in Section (a), above, occur after the bargaining unit member has completed the required service time, there shall be no repayment by the bargaining unit member to the City upon separation.

Article 27
SAVINGS CLAUSE

27.1 All job benefits hereto enjoyed by the employees which, are not specifically provided for or abridged by the collective Bargaining Agreement shall continue under conditions that they had previously been granted. The Agreement will not deprive any employee of any benefits or protection granted by the laws of the State of Florida, the ordinances and policies and procedures of the City of Alachua.

Article 28
SEVERABILITY CLAUSE

28.1 Should any provision of this collective Bargaining Agreement or any part thereof, be rendered or declared invalid by reason of any existing or subsequently enacted legislation, or by any decree of accord of competent jurisdiction, all other articles and sections of this Agreement shall remain in full force and effect for the duration of this Agreement.

28.2 Should any Article be rendered invalid, it shall be re-negotiated within sixty (60) days upon written notification by the COA or the PBA.

Article 29
STRIKES AND LOCKOUTS

29.1 There will be no strikes, work stoppages, picket lines, slowdowns, boycotts, or concerted failure or refusal to perform assigned work by the employees or the PBA and there will be no lockouts by the City for the duration of this Agreement. The PBA supports the City fully in maintaining normal operations.

29.2 Any employee who participates in or promotes a strike, work stoppage, picket line, slowdown, boycott or concerted failure or refusal to perform assigned work may be disciplined by the City and only the question of whether the employee did in fact participate in or promote such action shall be subject to grievance and arbitration procedure.

29.3 It is recognized by the parties that the City is responsible for and engaged in activities which are basis of the health and welfare of the citizens. Accordingly, it is understood and agreed that in the event of any violation(s) of this section, the City shall be entitled to seek and obtain immediate injunctive relief.

"Picketing" as used herein shall mean any action which has the effect of preventing or attempting to prevent employees from reporting to or continuing work or preventing the public from entering public facilities. Informational picketing is allowed.

Article 30
PROMOTION TO SERGEANT EXAMINATION PROCESS

30.1 Promotions to Sergeant in the Department shall be filled as established in this Article.

30.2 The City will post, on all department bulletin boards, (for all eligible officers) a date for a competitive promotional examination. The City will give forty-five (45) days' notice prior to the commencement of the examination(s) and provide a list from where the questions are to come for the written examination.

30.3 Officers, to be eligible to take the exam for Police Sergeant, shall have a minimum of three (3) years of continuous satisfactory full time service as a Police Officer with the City of Alachua or at least two years of continuous satisfactory certified sworn law enforcement service with another agency in the state of Florida the thirty-six (36) months preceding the date of hire by APD, satisfactorily completed the APD probation/training period and served one year continuously with APD after completion of probation/training.

30.4 The competitive process will consist of four (4) phases, a written multiple-choice exam, a practical exercise, role playing and an oral board. An employee will have to obtain a score of at least 70% on the written exam to continue to the next stage of the process. The written test will consists of one hundred (100) multiple choice questions and the score is valid for two (2) full years from the date of taking. However, if an officer elects to retake the written test when it is offered, only the more recent test score will be valid. The practice exercise will consist of presenting the officer with a simulated event and then requiring the officer to complete the required report(s) in order to evaluate the candidate's perception, knowledge and report writing skills. The third phase involves the candidate in a role-playing exercise. The exercise is designed to evaluate the candidate's knowledge, judgment, composure, interpersonal skills, leadership and decision making. The practice exercise and role-playing phase may be combined. The final phase consists of an oral board made up of the three (Sergeants or lieutenants or any combination) from law enforcement agencies in the state. The City will assemble and select the board and bear any associated costs during the oral board. Candidates will be asked to respond to questions concerning situations a Sergeant with APD would be expected to encounter.

Each phase (1-4) will be graded separately and weighted at twenty-five percent (25) percent of the total score of 100 (25 points each).

All candidates will be given the same written exam (phase I), and presented with the same practical exercise (phase II) and role-playing scenario (phase III). The oral board will be unscripted (phase IV).

30.5 The PBA may have one (1) proctor present during any part of the examination process (written or oral). The proctor shall act as an observer and will not interfere with the examination.

30.6 The Chief of Police will be able to pick from the top three employees on the promotional list when determining who is to be promoted. The promotional list shall be valid for twenty-four (24) months from the date of its inception. Should the City offer a new test before the expiration of

the promotional list, the officers on the current list shall have the option to re-test. The rankings shall be from highest score to lowest and will incorporate officers from any and all current testing cycles. However, officers will be deleted from the promotion list when their twenty-four (24) month eligibility expires. As officers are removed, those employees remaining on or added to the promotional list from a new testing cycle will be ranked from the highest score to the lowest.

Article 31
DRUG POLICY

31.1 The City of Alachua and the PBA recognize that the City should not accept any risk to the safety of its employees or members of the public or compromise the quality of our work, services or productivity as the result of alcohol or drug abuse which can impair one's normal mental and physical faculties. Both parties agree to the promotion of a drug free workplace pursuant to Florida State Statute 440.102 and Executive Order 12584 (Drug-Free Workplace Act).

31.2 The PBA agrees to support any policy adopted by the City and abide by all its provisions.

Article 32
NON-DISCRIMINATION

32.1 Employees of the City shall have the right to form, join, and participate in, or to refrain from forming, joining, and participating in any employee organization of their own choosing. No employee shall be intimidated, restrained, coerced, or discriminated against by either the City or the PBA, because of the exercise of these rights.

32.2 The City and the PBA shall apply the provisions of this Agreement equally to all employees without discrimination, because of age, sex, race, creed, religion, national origin or disability except where the law allows consideration of such factors.

32.3 The use of masculine or feminine gender in this Agreement shall be construed as including both genders.

Article 33
SAFETY

33.1 It shall be the joint responsibility of the City of Alachua and the PBA to work cooperatively to ensure the safest working environment possible.

33.2 The City or the Union may call a safety meeting at any convenient time to discuss safety concerns.

Article 34
CONTRACT FORMAT

The City of Alachua and the PBA Bargaining Unit have and continue to adopt the following format for Contract between the City of Alachua and Florida Police Benevolent Association as effective fiscal year 2025/2026 and thereafter:

Article #
Title

#.1. First Level
A. Second Level
1. Third Level
a. Fourth Level
(1) Fifth Level
(a) Sixth Level
i. Seventh Level
a. Eight Level
1. Ninth Level
#.2. ect…

Article 35
DURATION

35.1 Term

This Agreement shall become effective upon ratification upon both parties and shall remain in full force and effect through September 30, 2028. This Agreement shall remain in full force and be effective during the period of negotiation.

35.2 Re-Openers

The following shall be subject to renegotiation on an annual basis beginning on March 1 of each fiscal year: Wages (Article 26) and up to two (2) articles chosen by each Party.

35.3 Successor Contract

Negotiations for a successor Agreement shall begin no earlier than February 1 of the year preceding the expiration of this Agreement. In the event that the City and the PBA fail to ratify a successor Agreement prior to the expiration date of this Agreement, there will be no changes in wages or benefits until the Parties have ratified a new Agreement or until the statutory impasse procedures have been exhausted.

35.4 Notices

Notices hereunder shall be given by registered or certified mail, and if by the City shall be addressed to the Association at 300 East Brevard Street, Tallahassee, Florida 32301; and if by the Association shall be addressed to the City at P.O. Box 9, Alachua, FL 32616. Either party may, by a like written notice, change the address to which such notice shall be given. Notices shall be considered to have been given as of the date shown on the postmark.

35.5 Memorandum of Understandings

The parties recognize that during the term of this Agreement situations may arise which require that terms and conditions not specifically and clearly set forth in the Agreement must be clarified or amended. Under such circumstances, the Association is specifically authorized by bargaining unit members to enter into the settlement of grievance disputes or memorandum of understanding that clarifies or amends this Agreement, without having to be ratified by bargaining unit members.

IN WITNESS HEREOF, the parties have signed this **AGREEMENT** to be effective this _____ day of _____, 2026.

This AGREEMENT was ratified by the Alachua City Commission and the Mayor authorized and directed to affix his signature this ____ day of _____, 2026.

Attest:

_____ _____
Walter Welch Date
Mayor

_____ _____
Rodolfo Valladares Date
City Manager

_____ _____
Scott Walker Date
City Attorney

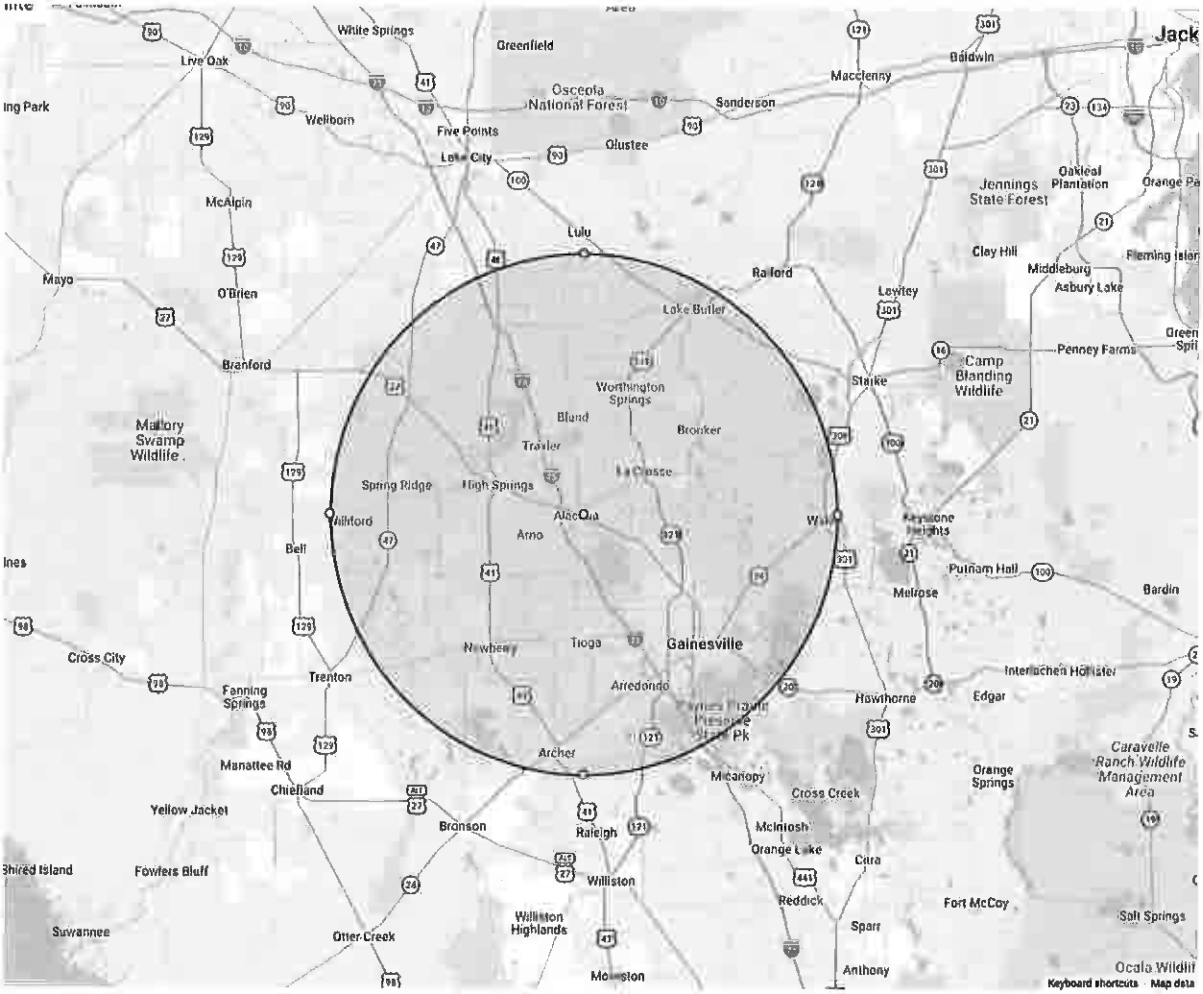
APPROVED FOR THE FLORIDA POLICE BENEVOLENT ASSOCIATION, INC.

_____ July 29, 2026
George J. Corwine Date
Chief Labor Negotiator
Florida Police Benevolent Association

_____ 7-29-26
Carlos Hunt Date
APD Representative
North Central Florida
Police Benevolent Association

Appendix A

Twenty (20) Mile Radius from 15000 NW 142nd Terr, Alachua, FL 32615



Appendix B
Pay Plan

City of Alachua Pay Step Plan (3% Increase Per Level)
Law Enforcement Step Pay Plan

Rank	1	2	3	4	5	6	7	8	9	10
Officer	$ 26.48	$ 27.28	$ 28.09	$ 28.94	$ 29.80	$ 30.70	$ 31.62	$ 32.57	$ 33.55	$ 34.55
	$ 55,079.25	$ 56,731.63	$ 58,433.58	$ 60,186.58	$ 61,992.18	$ 63,851.95	$ 65,767.50	$ 67,740.53	$ 69,772.75	$ 71,865.93
Rank	11	12	13	14	15	16	17	18	19	20
Officer	$ 35.59	$ 36.66	$ 37.76	$ 38.89	$ 40.06	$ 41.26	$ 42.49	$ 43.77	$ 45.08	$ 46.44
	$ 74,021.91	$ 76,242.56	$ 78,529.84	$ 80,885.74	$ 83,312.31	$ 85,811.68	$ 88,386.03	$ 91,037.61	$ 93,764.74	$ 96,581.80

Rank	1	2	3	4	5	6	7	8	9	10
Sergeant	$ 32.42	$ 33.40	$ 34.40	$ 35.43	$ 36.49	$ 37.59	$ 38.72	$ 39.88	$ 41.07	$ 42.31
	$ 67,439.25	$ 69,462.43	$ 71,546.30	$ 73,692.69	$ 75,903.47	$ 78,180.57	$ 80,525.99	$ 82,941.77	$ 85,430.02	$ 87,992.92
Rank	11	12	13	14	15					
Sergeant	$ 43.58	$ 44.88	$ 46.23	$ 47.62	$ 49.04					
	$ 90,632.71	$ 93,351.69	$ 96,152.24	$ 99,036.81	$ 102,007.92					

Appendix C

FLORIDA POLICE BENEVOLENT ASSOCIATION, INC.
PAYROLL DEDUCTION AUTHORIZATION

I hereby assign to the Florida Police Benevolent Association, Inc. from any wages earned or to be earned by me as your employer, my periodic dues in such amounts as are now or hereafter established by the Florida Police Benevolent Association. I authorize and direct you to deduct and withhold such amounts from my salary and to remit the same to said Association. I hereby waive all rights and claims to said monies deducted and transmitted in accordance with this assignment with this assignment and authorization shall be revocable at any time upon thirty (30) days written notification to my employer and the Association.

Department Name (please print)	Bargaining Unit (if applicable)
Name (please print)	SSN
Signature	Date

APPENDIX D
CITY OF ALACHUA
FL PBA GRIEVANCE FORM

STEP – 1 2 3
(Circle appropriate step)

Employee's Name _____

Rank _____

Unit _____

Division _____

DESCRIPTION OF GRIEVANCE: (If space is insufficient to write complete information, attach a separate sheet)

INCIDENT DATE: _____

SECTION OF AGREEMENT WHICH HAS ALLEGEDLY BEEN VIOLATED:

RELIEF REQUESTED:

IF REPRESENTATIVE DESIRED:

Name of My Representative: _____

Telephone: _____

FOR GROUP GRIEVANCES ONLY - I have been designated by the following named employees to act as spokespersonand be responsible for processing the above grievance in their behalf:

SIGNED _____

Date Submitted. _____ on behalf of _____

SUBMITTED TO: _____

Title _____

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda **Item**

MEETING DATE: August 10, 2026
SUBJECT: FY2026-27 Employee Group Health Package and All Other Related Insurances
PREPARED BY: Cap Wilson
RECOMMENDED ACTION:

to authorize and direct the City Manager to execute any and all documents necessary to renew the proposed City Group Health Insurance package with the Florida Municipal Insurance Trust (FMIT) and all other combined insurance package costs (dental, vision, Basic Life, Employee Assistance Program, Travel Assistance, Basic AD&D and HSA account contributions).

Summary

Group Health:

The City is only one (1) of two (2) members of the Florida Municipal Insurance Trust (FMIT) to receive recognition and a $25,000.00 award for maintaining a total loss ratio less than 80% and having a sufficient employee completion rate for both Tiers 1 and 2 of the Hometown Health program through WebMD. Further, the City is also one (1) of only two (2) FMIT group health members to receive a premium reduction for the coming fiscal year.

The FMIT initial renewal rate was set as a 4% increase. Negotiations took place and the ultimate rate is now set at a 0.7% decrease for Plans 14 and 5 and a 0.7% increase for Plan 18. The Medical Cost Trend for renewal was established at 8.2% and is also absorbed by FMIT, yielding a de facto City renewal rate decrease of 8.9% for Plans 14 and 5 and a 7.5% decrease for Plan 18 after absorption of the Medical Cost Trend. The overall decrease among all three (3) plans, without taking into consideration the Medical Cost Trend, is 0.55% ($9,273.60 annually).

Rate adjustments are based on two (2) basic factors: 1) the increase or decrease in the Medical Cost Trend (all cost of treatments) and 2) the total premium verses total payments made (loss ratio). The Medical Cost Trend for the billing cycle in Florida is +8.2% and the City loss ratio from February 2025 to May 2026 is **75.86%***.

*UF Health, from September 1, 2024, to May 5, 2025 (8 months), did not accept UnitedHealthcare as an in-network provider. Staff has not been able to determine what impact,

if any, this disruption may have had on the City or FMIT pool loss ratios.

The City, as implemented in FY2022-23 and FY2023-24, continues to offer one (1) plan (Plan 14) that incorporates a Flexible Spending Account (FSA) and two (2) plans that incorporate a Health Savings Account (HSA) that is administered, at no cost to the City, by American Fidelity. Plans 5 and 18 offer a Health Savings Account, with $176.20 per month (Plan 5) and $306.37 per month (Plan 18) being contributed by the City each month to the participating employee's HSA account. The HSA contribution brings the amount paid for all three (3) coverages to an equal amount. The objective is to offer equal treatment to employees while also offering plan choices.

The City renewal rate for all three (3) plans generates a total City premium to FMIT of **$1,679,619.60**. The total City cost, considering payments to HSA accounts, is **$1,736,121.12 (add $56,501.52 in deposits to American Fidelity HSA accounts).**

The City focuses on developing a culture of safety and wellness in coordination with FMIT Group Health and Risk Management specialists. The joint program is a prominent part of discussions between the City and FMIT throughout every policy year. Our recognized Safety and Wellness Program and the City Drug-Free Workplace also bring a continuing reduction in premiums.

Group Dental:

The City provides, at no cost to all full-time employees, group dental coverage. Employee paid dependent coverage is available at low group rates. Payroll deduction is provided by the City for dependent coverage. There is a $2.48 increase per employee in the dental premium. The increase is caused by the administration's proposed raising of the annual coverage amount from $1,500.00 per employee to $2,000.00. This increase amounts to a yearly increase of $4,523.52 (i.e., $2.48 * 152 = $376.96/month; $376.96 * 12 = $4,523.52). The monthly premium will be $33.56. The City yearly premium is $61,213.44 (i.e., $33.56 * 152 = $5,101.12; $5,101.12 * 12 = **$61,213.44**).

Group Vision:

The City provides, at no cost to all full-time employees, group vision coverage. Employee paid dependent coverage is available at low group rates. Payroll deduction is provided by the City for dependent coverage. There is no increase in the vision premium. The monthly premium is $5.66. The City yearly premium is $9,916.32 (i.e., $5.66 * 146 = $826.36; $826.36 * 12 = **$9,916.32**).

The Standard Group Basic Life Insurance, Employee Assistance Program, Travel Assistance, Basic AD&D Insurance, Additional Life Insurance, Spouse Dependent Life Insurance and Child Dependent Life Insurance:

The City provides, at no cost to all full-time employees, Group Life Insurance, Employee Assistance Program, Travel Assistance and Basic AD&D Insurance coverage. Employee paid dependent coverage is available at group rates. Payroll deduction is provided by the City for dependent coverage. There is no increase to the premium. The City received a rate pass until October 1, 2027. The monthly premium will be $8.40 (i.e., $6.60 ($30,000.00 life insurance) + $0.60 (Employee Assistance Program) + $0.00 (Travel Assistance (Included in Life Insurance)) + $1.20 (Basic AD&D) = $8.40; $8.40 * ~140 = $1,176.00; $1,176.00 * 12 = **$14,112.00**).

Employees have the option, at their sole expense, to elect more life insurance coverage, including coverage for their spouse and children.

Employee-Paid Supplemental Insurance Benefits:

The City, through American Fidelity, offers benefits available to employees at employee cost and City provided payroll deduction. The City Human Resources Department coordinates and announces several opportunities for all employees to meet with American Fidelity representatives to be informed about and select certain coverage(s). The benefits offered to the City through American Fidelity include, but are not limited to, short- and long-term disability insurance, accident insurance, cancer insurance, critical illness insurance, life insurance (Term, Term 100 and Whole).

Health Savings and Flexible Spending Accounts:

The City makes available to all covered employees appropriate Health Savings and Flexible Spending Accounts. The benefits are provided at no cost to the City or employees by the City's supplemental benefit provider, American Fidelity.

FINANCIAL IMPACT

Insurance Type	Monthly Premium	Yearly Premium
Health	$144,676.76	$1,736,121.12
Dental	$5,101.12	$61,213.44
Vision	$826.36	$9,916.32

The Standard Life, Employee Assistance Program, Travel Assistance and Basic AD&D	$1,176.00	$14,112.00
TOTAL	**$151,780.24**	**$1,821,362.88**

ADDITIONAL FINANCIAL INFORMATION

For FY2025-26, the total employee insurance package cost was $1,824,606.96, and the FY2026-27 total employee insurance package was reduced by $3,244.08.

ATTACHMENTS

1. $2,000 Max Dental Quote - City of Alachua
2. Alachua Coverage Agreement 10-01-26
3. Alachua Rate Sheet 10-01-26
4. 649026 Renewal Letter Life 2025
5. 2026 Humana Renewal City of Alachua (1)
6. FY2627 Group Insurance Summary
7. HealthPremiumPaidReport (4)

Benefit and Cost Summary Proposal

An Employee Benefits Proposal for:

CITY OF ALACHUA

Presented By:

AMERICAN FIDELITY GENERAL AGENCY INC

Standard Insurance Company

June 25, 2026

Count on The Standard

Over the course of a century, Standard Insurance Company has earned a reputation for personal service, financial strength and high quality insurance products. From our home office staff to the sales and service representatives in our local offices across the country, everyone at The Standard is dedicated to helping you by providing creative and effective solutions to meet your employee benefit needs.

Simple: Making it easy for you

Whether you have two eligible employees or thousands, we put all our strengths to work to help you create a cost-effective benefits package - for you and for them.

Find the benefits you want and need. We offer understandable, comprehensive products configured to meet your needs. You'll find a full range of disability, life, dental and vision insurance, individual and voluntary insurance products, and retirement plans.

Comprehensive contract pricing and no surprises. We strive to offer the best value, going beyond the formulas, using a long-term pricing philosophy.

Dedicated contacts — no outsourced call centers. Our experienced employees deliver strong, empathetic and personalized service. We pride ourselves on our expert claims-handling, accurate, fair and prompt payments, and clear, accessible appeals process.

Account support tailored for you. You'll enjoy customized administration, implementation and enrollment services. And you'll benefit from insightful reporting, industry benchmarking and program recommendations.

Local: Supporting you where you do business

We have over 40 offices across the nation to serve our customers. Our representatives are committed to their communities and have an insider's understanding of local needs.

Dependable: A track record you can trust

- **More than 100 years** of history and **five decades** of employee benefits experience
- More than **25,740** unique group insurance contracts in force with over **$2.8 billion** in force premium as of December 31, 2021 based on internal data (excludes reinsurance data and certain statistics are unaudited)
- Over **91%** of our business is employee benefits, letting us focus on what our customers really need
- Our **first group insurance customer** is still with us - after 67 years

CITY OF ALACHUA
Plan Design Summary

Dental Summary **Proposed Effective Date: 10/1/2026**

		Plan 1
Plan Benefit		
	Type 1	100%
	Type 2	80%
	Type 3	50%
Deductible		$50/Calendar Year
		Waived Type 1
		$150/family
Maximum *(per person)*		$2,000/Calendar Year
PPO		Passive PPO
Allowance	**Type 1**	90th U&C
	Type 2	90th U&C
	Type 3	90th U&C
Waiting Period		None
Annual Open Enrollment		None

Orthodontia Summary

Allowance All Plan Designs: In Network, discounted fee. Out of Network, U&C.	
Plan Benefit	50%
Coverage for Adults	No
Lifetime Maximum *(per person)*	$1,000
Waiting Period	None
Takeover Benefit	Initial Insureds Only

Monthly Rates

Employee (EE)	$33.56
EE + Spouse	$69.04
EE + Children	$93.80
EE + Spouse & Children	$129.28

Rates are guaranteed for 12 months following the effective date listed above and include Orthodontia if part of plan design.
Rates include: eServices discounts.
This benefit and cost summary expires on 10/1/2026 unless replaced, withdrawn or amended by The Standard.

Employee Participation Requirements **Eligible Employees: 152**

All eligible employees
Non-Contributory

CITY OF ALACHUA
Covered Procedure Summary

The following is a sample list of dental procedures payable under the plan. A complete list of procedures is available from your Sales Representative.

	Plan 1
Plan Design Summary	100/80/50 $50/Calendar Year Waived Type 1 $150/family $2,000
Type 1 Procedure (Frequency)	• Routine Exam (2 per benefit period) • Bitewing X-rays (2 per benefit period) • Full Mouth/Panoramic X-rays (1 in 5 years) • Periapical X-rays • Cleaning (2 per benefit period) • Fluoride for Children 14 and under (1 per benefit period) • Sealants (age 14 and under) • Space Maintainers
Type 2 Procedure (Frequency)	• Fillings for Cavities • Restorative Composites • Endodontics (nonsurgical) • Endodontics (surgical) • Periodontics (nonsurgical) • Periodontics (surgical) • Denture Repair • Simple Extractions • Complex Extractions • Anesthesia
Type 3 Procedure (Frequency)	• Onlays • Crowns (1 in 8 years per tooth) • Crown Repair • Prosthodontics (fixed bridge; removable complete/partial dentures) (1 in 5 years)

Current Dental Terminology © American Dental Association.

The Standard's Preferred Care Dental Products

- Employers achieve a balance between cost efficiency and employee choice.
- Plan participants are free to receive care from any dentist they choose. Their out-of-pocket expenses are generally lower when using network providers, who have agreed to provide dental care at discounted fees.
- Our plans give participants across the nation over 580,000 provider access points for dental care.
- Network providers must meet credentialing and quality assurance requirements.

Orthodontia – Initial Insureds Only

The Standard will provide coverage on current orthodontic treatment programs and pay up to The Standard’s orthodontic maximum minus any benefits the plan participant has received from the prior carrier. These takeover benefits only apply to initial employees and their dependents on the plan’s effective date and are not available to new enrollees who enroll after case implementation.

Usual and Customary (U&C)

We determine the Usual and Customary (U&C) allowance listed on the plan summary page using information from a nationally recognized independent data source. Plan participants are reimbursed based on the appropriate amount in the dentist's ZIP Code area, and a percentile of these submitted amounts is used to set the plan's coverage limit. We review our U&C allowances annually.

Deductibles

After the date that $150 in accumulated deductibles has been met within a family, we will waive the entire deductible or any remaining portion of the deductible amount for any other family members for the rest of that calendar year. At no time can a family member contribute more than the selected deductible amount.

- If you purchase group insurance through The Standard, your producer will receive compensation from The Standard. This compensation may include one or more of the following:
  - Commission or override commission based on customary or negotiated scales.
  - Subject to participation and eligibility requirements, contingent compensation based on performance factors, for example volume and persistency.
  - Fees for administrative or consulting services.

  If you have any questions about the amount or type of compensation, please contact your producer.

- At The Standard, we believe our performance guarantee* should be simple and straightforward. We either meet your expectations, or we don't. It's that simple. The Standard guarantees we will meet your overall service expectations during the plan year. If we don't, we will refund 5% of your previous fiscal quarter's expenses, excluding commissions and premium tax, subject to our internal review.
  **applies to dental only*

- Some states require that producers be appointed with The Standard before any presentation or solicitation of this plan design.

- This proposal is not a contract or a certificate of insurance. It contains proposed rates and benefits that are based on preliminary enrollment data. Such rates and benefits are subject to adjustment if final enrollment varies from the preliminary data.

- The rates are based on North American Industry Classification System Code 9211111.

- This proposal is based on the assumption it will be sold in conjunction with a bona fide cafeteria plan regulated by Section 125 of the Internal Revenue code, and it must meet all of the Section 125 requirements. The Standard reserves the right to request a copy of the employer's Section 125 cafeteria plan. If you select The Standard's plan and implement it through a cafeteria approach regulated by Section 125, we will require that all eligible employees and dependents requesting benefits: (a) make annual selections, and (b) remain in the plan for a minimum of one year. Changes in these selections will not be allowed except for certain "life event" or family status changes such as marriage, birth, death or termination of employment.

- This proposal assumes a Section 125 plan year of October 1, 2026 to October 1, 2027.

- Benefits could be available for all full-time, active employees working at least 30 hours per week and dependents who have completed the designated waiting period.

- This proposal is being made as a result of information provided in the request for a proposal. It is intended for informational purposes and is not an offer to contract. If CITY OF ALACHUA wishes to apply for group insurance based upon this proposal, CITY OF ALACHUA may complete a Preliminary Application for Group Insurance. The Application will be subject to review and approval by the Home Office of The Standard. If the Application is accepted, the final rates and benefits will be based on verification of this information and final enrollment.

- Dependent children are covered up to age 26 if not a full-time student and up to age 30 if a full-time student in the situs State of Florida.

- For residents of New Mexico, coverage will be administered in accordance with the minimum benefit standards required by New Mexico law. Please consult your sales representative with questions regarding these requirements.

CITY OF ALACHUA
Assumptions/Requirements

- This plan is provided as part of the Policyholder's Section 125 Plan. Each employee has the option under the Section 125 Plan of participating or not participating in this plan. If an employee does not elect to participate when initially eligible, he/she may elect to participate at the Policyholder's next Annual Election Period. An employee who elects to participate at an election period other than the initial election period or annual open enrollment period will be a Late Entrant and subject to the Late Entrant provision.
- This proposal assumes a Section 125 plan year of October 1, 2026 to October 1, 2027.
- Our proposal assumes that The Standard's dental plan is the only plan offered for acceptance or consideration. If any other dental coverage is involved, such as a self-insured, DHMO or Prepaid plan, we would gladly provide another quote, as this one is no longer valid.
- This proposal assumes 0% of the benefit eligible employees are retirees. If this percentage changes, Standard Insurance Company reserves the right to revise the rates retroactive to the effective date of the dental benefits to accommodate this change.

CITY OF ALACHUA
Dental and (if applicable) Orthodontia Exclusions

Covered Expenses will not include and no benefits will be payable for expenses incurred:

- for any procedure except exams, cleaning and fluoride applications for the first 12 months when an employee or dependent becomes classified as a late entrant. An employee or dependent who does not enroll within 31 days from the date the person qualifies for the insurance, or who elects to become covered again after canceling a premium contribution agreement, will be classified as a late entrant.
- for any treatment which is for cosmetic purposes, except as specifically listed in the Table of Dental Procedures.
- to replace any prosthetic appliance, crown, inlay or onlay restoration, or fixed partial denture within eight years of the date of the last placement of these items. However, if a replacement is required because of an accidental bodily injury sustained while the plan participant is covered under the dental expense benefit, it will be a Covered Expense.
- for initial placement of any dental prosthesis or prosthetic crown unless such placement is needed because of the extraction of one or more teeth while the plan participant is covered under the dental expense benefit. The extraction of a third molar (wisdom tooth) will not qualify under the above. Any such dental prosthesis or prosthetic crown must include the replacement of the extracted tooth or teeth.
- for any procedure begun before the plan participant was covered under the dental expense benefit.
- for any procedure begun after the participant's insurance under the dental expense benefit terminates; or for any prosthetic dental appliances installed or delivered more than 90 days after the participant's insurance under the dental expense benefit terminates.
- to replace lost or stolen appliances.
- for appliances, restorations, or procedures to:
  - alter vertical dimension;
  - restore or maintain occlusion;
  - splint or replace tooth structure lost because of abrasion or attrition
- for any procedure which is not shown on the Table of Dental Procedures.
- for orthodontic treatment (unless otherwise specified in this contract.)
- for which the plan participant is entitled to benefits under any workmen's compensation or similar law, or charges for services or supplies received as a result of any dental condition caused or contributed to by an injury or sickness arising out of or in the course of any employment for wage or profit.
- for charges for which the plan participant is not liable or which would not have been made had no insurance been in force.
- for services which are not required for necessary care and treatment or are not within the generally accepted parameters of care.
- because of war or any act of war, declared or not.
- for a Program which was begun on or after the participant's 19th birthday.
- in any quarter of a Program if the participant was not covered under the orthodontic expense benefits for the entire quarter.
- after the participant's insurance under the orthodontic expense benefits terminates.

This Coverage Agreement shall memorialize the group health plan coverage and required premiums as agreed between Florida Municipal Insurance Trust ("FMIT") and the City of Alachua ("Designated Member").
The effective date of this agreement is 10/01/2026-09/30/2027.

Coverage / Plans

Medical Coverage
UnitedHealthcare, Rx Copays $10/$35/$60; 2.5 for mail order $25/$87.50/$150

Premiums

UnitedHealthcare Choice Plus HSA Plan 5	
Employee	$864.64
Employee + Spouse	$1,729.23
Employee + Children	$1,642.80
Employee + Family	$2,769.50

UnitedHealthcare Choice Plus Plan 14	
Employee	$1,040.84
Employee + Spouse	$2,081.71
Employee + Children	$1,977.62
Employee + Family	$3,330.68

UnitedHealthcare Choice Plus HSA Plan 18	
Employee	$734.47
Employee + Spouse	$1,468.87
Employee + Children	$1,395.46
Employee + Family	$2,350.00

Other Specified Items

As a condition of the Coverage/Plans provided pursuant to this Coverage Agreement, Designated Member agrees to use UnitedHealthcare Benefit Services for all administration of benefits under the Continuation of Health Coverage requirements of the Consolidated Omnibus Budget Reconciliation Act, more commonly referred to as "COBRA" benefits.

Disclosure (new FMIT groups only)
Dependent SSN for enrollment

Signatures

Representative, Florida Municipal Insurance Trust — Date

Representative, City of Alachua — Date

Note: Termination of coverage requires a 45 day written notice.

Florida Municipal Insurance Trust
City of Alachua
Rate Quote for Medical and Prescription Drug Benefit Coverage

Current Rates - UnitedHealthcare Choice Plus HSA Plan 5

Contract Type	Enrollment	10/01/2025-09/30/2026	Monthly Premium	Annual Premium
Single	26	$870.74	$22,639.24	$271,670.88
EE + Spouse	0	$1,741.42	$0.00	$0.00
EE + Children	0	$1,654.38	$0.00	$0.00
Family	0	$2,789.02	$0.00	$0.00
Total	**26**		**$22,639.24**	**$271,670.88**

Renewal Rates - UnitedHealthcare Choice Plus HSA Plan 5

Contract Type	Enrollment	10/01/2026 - 09/30/2027	Monthly Premium	Annual Premium
Single	26	$864.64	$22,480.77	$269,769.18
EE + Spouse	0	$1,729.23	$0.00	$0.00
EE + Children	0	$1,642.80	$0.00	$0.00
Family	0	$2,769.50	$0.00	$0.00
Total	**26**		**$22,480.77**	**$269,769.18**

Percent Change	**-0.70%**

Prescription Drug Copays

Retail:	After Deductible has been met $10/$35/$60
Mail Order:	After Deductible has been met $25/$87.50/$150

Florida Municipal Insurance Trust
City of Alachua
Rate Quote for Medical and Prescription Drug Benefit Coverage

Current Rates - UnitedHealthcare Choice Plus Plan 14

Contract Type	Enrollment	10/01/2025-09/30/2026	Monthly Premium	Annual Premium
Single	93	$1,048.18	$97,480.74	$1,169,768.88
EE + Spouse	1	$2,096.38	$2,096.38	$25,156.56
EE + Children	0	$1,991.56	$0.00	$0.00
Family	1	$3,354.16	$3,354.16	$40,249.92
Total	**95**		**$102,931.28**	**$1,235,175.36**

Renewal Rates - UnitedHealthcare Choice Plus Plan 14

Contract Type	Enrollment	10/01/2026 - 09/30/2027	Monthly Premium	Annual Premium
Single	93	$1,040.84	$96,798.37	$1,161,580.50
EE + Spouse	1	$2,081.71	$2,081.71	$24,980.46
EE + Children	0	$1,977.62	$0.00	$0.00
Family	1	$3,330.68	$3,330.68	$39,968.17
Total	**95**		**$102,210.76**	**$1,226,529.13**

Percent Change	**-0.70%**

Prescription Drug Copays

Retail:	$10/$35/$60
Mail Order:	$25/$87.50/$150

Florida Municipal Insurance Trust
City of Alachua
Rate Quote for Medical and Prescription Drug Benefit Coverage

Current Rates - UnitedHealthcare Choice Plus HSA Plan 18

Contract Type	Enrollment	10/01/2025- 09/30/2026	Monthly Premium	Annual Premium
Single	15	$729.36	$10,940.40	$131,284.80
EE + Spouse	1	$1,458.66	$1,458.66	$17,503.92
EE + Children	2	$1,385.76	$2,771.52	$33,258.24
Family	0	$2,333.66	$0.00	$0.00
Total	**18**		**$15,170.58**	**$182,046.96**

Renewal Rates - UnitedHealthcare Choice Plus HSA Plan 18

Contract Type	Enrollment	10/01/2026 - 09/30/2027	Monthly Premium	Annual Premium
Single	15	$734.47	$11,016.98	$132,203.79
EE + Spouse	1	$1,468.87	$1,468.87	$17,626.45
EE + Children	2	$1,395.46	$2,790.92	$33,491.05
Family	0	$2,350.00	$0.00	$0.00
Total	**18**		**$15,276.77**	**$183,321.29**

Percent Change	**0.70%**

Prescription Drug Copays

Retail:	After Deductible has been met $10/$35/$60
Mail Order:	After Deductible has been met $25/$87.50/$150

CITY OF ALACHUA

2025 Renewal Summary

Policy 649026

Thank you for choosing Standard Insurance Company (The Standard) as your employee benefits partner since October 1, 2011. We appreciate your business and the opportunity to renew our commitment. We strive to provide CITY OF ALACHUA and your employees outstanding value, expertise and personal service.

As always, our goal is to help you take care of your business and your employees. Our team remains committed to helping you achieve strategic goals for your benefits program, streamline administration and increase employee satisfaction. In short — better results with less noise. Thank you again for your continued business.

Our Approach to Renewals — Continued Partnership

The renewal rates for your Group Life insurance will be effective October 1, 2025.

For your renewal, we utilized manual rates to determine the appropriate rate for renewal. Our manual rates use the demographics of your employees to determine the appropriate rates. Factors such as gender, age, salary, occupation and plan design contribute to determining the manual rate.

Please consider this renewal package the next step in our ongoing conversation about how we can best meet your needs. We may be able to work together to help you get more value out of your benefits program or reduce overall costs. We'd be happy to re-evaluate your plan design and benefits usage and discuss your options.

Your Basic Life Renewal

We understand that handling a Life insurance claim takes a special touch. Our Life benefits analysts complete annual grief training. This program helps them empathize with beneficiaries and recognize when they need special attention. We strive to help you make a tough time easier. Our goal is to provide support with easy claim filing, timely decisions, and prompt payment of approved claims.

Census Demographics for Basic Life

Categories	Prior Calculation	Current Calculation	Change
Female Lives	40	46	6
Male Lives	89	95	6
Benefit Volume	$3,775,500	$4,119,000	$343,500
% Benefit Volume Age 50 +	36%	40%	4%

Based on our thorough analysis, we're offering the renewal rate[s] listed below.

Renewal Date	Current Rate *	Renewal Rate *	Monthly Premium Change **
October 1, 2025	$0.149	$0.220	$292

* Rate mode is Per $1000 of Benefit

** Final premium change will be determined based on your group's composition at billing time

Rate will be guaranteed for 2 years until October 1, 2027.

The Standard is committed to helping you provide employees and their beneficiaries with the support they need. Below is a reminder of the additional services and tools offered with your Life plan.

The Life Services Toolkit

For employees, online services include estate planning and state-specific will preparation, identity theft prevention, financial calculators, wellness resources and more. For beneficiaries, the Life Services Toolkit offers grief and loss support by phone, online and face-to-face. They can also take advantage of access to financial counselors, legal consultation and other support services. This service is offered through a vendor that is not affiliated with The Standard.

Travel Assistance

Travel Assistance can provide a sense of security for your employees and their eligible family members anytime they travel with minimal restrictions. Available 24 hours a day — with access online or through a single phone call — Travel Assistance offers a full range of trip planning and travel support, including emergency evacuation services and medical, legal, and translation service referrals. This service is offered through a vendor that is not affiliated with The Standard.

Employee Assistance Program

The Employee Assistance Program (EAP) can help employees and managers resolve personal and workplace issues. The EAP provides 24/7 support from masters-degreed clinicians by phone, online, live chat, email and text. Employees and family members can receive referrals to support groups, a network counselor, community resources and face-to-face counseling sessions. EAP services can help with depression, family issues, life improvement, addictions, financial concerns, workplace conflicts and more. The EAP can also be connected to your health plan and other benefits you offer. This service is offered through a vendor not affiliated with The Standard.

Your Additional Life Renewal

Your Additional Life insurance from The Standard allows you to expand the benefit options you offer your employees. Your Additional Life plan can offer choice, flexibility, convenience and greater peace of mind for employees.

Census Demographics for Additional Life

Categories	Prior Calculation	Current Calculation	Change
Female Lives	9	6	-3
Male Lives	16	12	-4
Benefit Volume	$1,989,500	$1,339,500	$-650,000
% Benefit Volume Age 50 +	42%	58%	16%

Based on our thorough analysis, we're offering the renewal rate[s] listed below.

Age Graded Rates for Additional Life:

Age Band	Current Rate *	Renewal Rate *	Volume	Monthly Premium Change **
0 – 29	$0.100	$0.100	$0	$0
30 – 34	$0.110	$0.110	$0	$0
35 – 39	$0.150	$0.150	$100,000	$0
40 – 44	$0.240	$0.240	$110,000	$0
45 – 49	$0.400	$0.400	$350,000	$0
50 – 54	$0.610	$0.610	$620,000	$0
55 – 59	$1.000	$1.000	$120,000	$0
60 – 64	$1.150	$1.150	$20,000	$0
65 – 69	$2.120	$2.120	$19,500	$0
70 – 74	$3.490	$3.490	$0	$0
75 and over	$11.480	$11.480	$0	$0
		Total Monthly Premium Change:		$0

* Rate mode is Per $1000 of Benefit

Age Graded Rates for Spouse Life:

Age Band	Current Rate *	Renewal Rate *	Volume	Monthly Premium Change **
0 - 29	$0.100	$0.100	$0	$0
30 - 34	$0.110	$0.110	$0	$0
35 - 39	$0.150	$0.150	$0	$0
40 - 44	$0.240	$0.240	$0	$0
45 - 49	$0.400	$0.400	$50,000	$0
50 - 54	$0.610	$0.610	$0	$0
55 - 59	$1.000	$1.000	$50,000	$0
60 - 64	$1.150	$1.150	$0	$0
65 - 69	$2.120	$2.120	$0	$0
70 - 74	$3.490	$3.490	$0	$0
75 and over	$11.480	$11.480	$0	$0
			Total Monthly Premium Change:	$0

* Rate mode is Per $1000, Elective

** Final premium change will be determined based on your group's composition at billing time

Rate will be guaranteed for 2 years until October 1, 2027.

Thank You and Next Steps

We appreciate the opportunity to continue our partnership with CITY OF ALACHUA.

A summary of our Renewal Offer is in the chart below. Thank you for allowing Standard Insurance Company the opportunity to support your insurance needs.

Product & Services *	Through 09/30/25	Effective 10/01/25
Basic Life	$0.149 Per $1000 of Benefit	$0.220 Per $1000 of Benefit
Employee Assistance Program	$0.35 per member	$0.60 per member
Travel Assistance	Included in Rates for Life	Included in Rates for Life
Basic AD&D	$0.040 Per $1000 of Benefit	$0.040 Per $1000 of Benefit
Additional Life	Rate Varies	No Change
Spouse Dependent Life	Rate Varies	No Change
Child Dependent Life	$0.200 Per $1000, Elective	$0.200 Per $1000, Elective

*The above shown rates are monthly.

You can count on us to help you retain and attract employees by providing the benefits and services they value – now and for years to come. We're always available to address any questions you have about this renewal or for any service needs. Please reach out to the Dallas group office at (800) 727-7112 and we'll be happy to help.

Vision fully-insured renewal summary

City of Alachua

Group 733653

Renewal date: October 1, 2026

Your current and renewal vision rates

Renewal rates guaranteed through: September 30, 2028

Plan description	Coverage type	Enrollment	Current rate	Monthly premium	Renewal rate	Monthly premium
Plan 1						
Humana Vision Plan Employer Sponsored, $10/$15 In Network Exam/Material Copay, $130 In Network Frame Allowance, $130 In Network Contact Lens Allowance, 12/12/24 Exam/Lens or Contact Lens/Frame Frequency Limitation	Employee	116	$5.66	$657	$5.66	$657
	Emp + 1	18	$11.34	$204	$11.34	$204
	Family	12	$15.05	$181	$15.05	$181
	Total	146		$1,041		$1,041

Humana Vision

It needs to be easy for your employees to get the vision care they need. At home or on the road, your employees will find a provider with convenient hours and locations. And they'll receive substantial savings on eye wear and exams when they visit network providers.

It's important your employees keep their eyes healthy and get routine care. Exams can help prevent vision loss, but also detect more serious diseases in the body such as diabetes, hypertension, multiple sclerosis, and brain tumors.

Humana Vision plans encourage prevention, early diagnosis, and treatment, helping employees stay healthy and possibly prevent permanent vision loss.

Humana group vision plans are offered by Humana Insurance Company, Humana Insurance Company of New York, CompBenefits Insurance Company, CompBenefits Company, or The Dental Concern, Inc.

Humana

FY25/26-26/27 Premium Comparison (Health, Dental, Vision and Life)

	FY 25/26				FY 26/27				
					-0.7% Rate Decrease (Plans 14 & 5), +0.7% Rate Increase (Plan 18) | +8.2% Medical Trend:				
Health - Plan 14	**Total Monthly Premium UHC - Plan 14**	**City Monthly Contribution UHC- Plan 14**	**Employee Contribution UHC-Plan 14**	**COA Contribution PEPM to HSA-Plan 14**	**Total Monthly Premium UHC - Plan 14**	**City Monthly Contribution UHC-Plan 14**	**Employee Contribution UHC-Plan 14**		**Change to Employee Monthly Contribution**
Employee Only	$ 1,048.18	$ 1,048.18	$ -	$ -	$ 1,040.84	$ 1,040.84	$ -	$ -	$ -
Employee / Spouse	$ 2,096.36	$ 1,048.18	$ 1,048.18	$ -	$ 2,081.71	$ 1,040.84	$ 1,040.87	$ -	$ (7.31)
Employee / Children	$ 1,991.56	$ 1,048.18	$ 943.38	$ -	$ 1,977.62	$ 1,040.84	$ 936.78	$ -	$ (6.60)
Family	$ 3,354.16	$ 1,048.18	$ 2,305.98	$ -	$ 3,330.68	$ 1,040.84	$ 2,289.84	$ -	$ (16.14)

Dedcutible

14	$1,000 Employee	$2,000 Family	Copay
18	$5,000 Employee	$10,000 Family	HSA
5	$1,650 Employee	$3,500 Family	HSA

Health - HSA Plan 5	**Total Monthly Premium UHC - HSA Plan 5**	**City Monthly Contribution UHC- HSA Plan 5**	**Employee Contribution UHC-HSA Plan 5**	**COA Contribution PEPM to HSA-Plan 5**	**Total Monthly Premium UHC - HSA Plan 5**	**City Monthly Contribution UHC-HSA Plan 5**	**Employee Contribution UHC-HSA Plan 5**	**COA Contribution PEPM to HSA Account -Plan 5**	**Change to Employee Monthly Contribution**
Employee Only	$ 870.74	$ 870.74	$ -	$ 177.44	$ 864.64	$ 864.64	$ -	$ 176.20	$ -
Employee / Spouse	$ 1,741.36	$ 870.74	$ 870.62	$ 177.44	$ 1,729.23	$ 864.64	$ 864.59	$ 176.20	$ (6.03)
Employee / Children	$ 1,654.38	$ 870.74	$ 783.64	$ 177.44	$ 1,642.80	$ 864.64	$ 778.16	$ 176.20	$ (5.48)
Family	$ 2,786.02	$ 870.74	$ 1,915.28	$ 177.44	$ 2,769.50	$ 864.64	$ 1,904.86	$ 176.20	$ (10.42)

Out of Pocket Maximum

14	$4,000 Employee	$8,000 Family	Copay
18	$6,550 Employee	$13,100 Family	HSA
5	$3,750 Employee	$7,500 Family	HSA

Health - HSA Plan 18	**Total Monthly Premium UHC - HSA Plan 18**	**City Monthly Contribution UHC- HSA Plan 18**	**Employee Contribution UHC-HSA Plan 18**	**COA Contribution PEPM to HSA Account -Plan 18**	**Total Monthly Premium UHC - HSA Plan 18**	**City Monthly Contribution UHC-HSA Plan 18**	**Employee Contribution UHC-HSA Plan 18**	**COA Contribution PEPM to HSA Account -Plan**	**Change to Employee Monthly Contribution**
Employee Only	$ 729.36	$ 729.36	$ -	$ 318.82	$ 734.47	$ 734.47	$ -	$ 306.37	$ -
Employee / Spouse	$ 1,458.66	$ 729.36	$ 729.30	$ 318.82	$ 1,468.87	$ 734.47	$ 734.40	$ 306.37	$ 5.10
Employee / Children	$ 1,385.76	$ 729.36	$ 656.40	$ 318.82	$ 1,395.46	$ 734.47	$ 660.99	$ 306.37	$ 4.59
Family	$ 2,333.66	$ 729.36	$ 1,604.30	$ 318.82	$ 2,350.00	$ 734.47	$ 1,615.53	$ 306.37	$ 11.23

Increase
Decrease

Dental	**Monthly Premium**	**City Monthly Contribution**	**Employee Contribution**		**Monthly Premium**	**City Monthly Contribution**	**Employee Contribution**	**Change to Employee Monthly Contribution**
Employee Only	$ 31.08	$ 31.08	$ -		$ 33.56	$ 33.56	$ -	$ -
Employee / Spouse	$ 85.92	$ 31.08	$ 54.84		$ 69.04	$ 33.56	$ 35.48	$ (19.36)
Employee / Children	$ 73.56	$ 31.08	$ 42.48		$ 93.80	$ 33.56	$ 60.24	$ 17.76
Family	$ 124.28	$ 31.08	$ 93.20		$ 129.28	$ 33.56	$ 95.72	$ 2.52

Vision	**Monthly Premium**	**City Monthly Contribution**	**Employee Contribution**		**Monthly Premium**	**City Monthly Contribution**	**Employee Contribution**	**Change to Employee Monthly Contribution**
Employee Only	$ 5.66	$ 5.66	$ -		$ 5.66	$ 5.66	$ -	$ -
Employee + 1	$ 11.34	$ (5.66)	$ 5.68		$ 11.34	$ 5.66	$ 5.68	$ -
Family	$ 15.05	$ (5.66)	$ 9.39		$ 15.05	$ 5.66	$ 9.39	$ -

Life Insurance, AD&D, EAP, etc.	**Monthly Premium**	**City Monthly Contribution**	**Employee Contribution**		**Monthly Premium**	**City Monthly Contribution**	**Employee Contribution**
$30,000.00 Life Insurance	$ 6.60	$ 6.60	$ -		$ 6.60	$ 6.60	$ -
Employee Assistance Program	$ 0.60	$ 0.60	$ -		$ 0.60	$ 0.60	$ -
Travel Assistance	Included in Life	Included in Life	$ -		Included in Life	$ -	$ -
Basic AD&D	$ 1.20	$ 1.20	$ -		$ 1.20	$ 1.20	$ -
Additional Life	$ -	$ -	$ -		$ -	$ -	$ -
Spouse Dependent Life Insurance	$ -	$ -	$ -		$ -	$ -	$ -
Child Dependent Life Insurance	$ -	$ -	$ -		$ -	$ -	$ -
AD&D (The Hartford/FMIT)							
Total	$ 8.40	$ 8.40	$ -		$ 8.40	$ 8.40	$ -

FLC
FLORIDA LEAGUE OF CITIES

Health Premium Paid Report

Date 2/1/2025 5/31/2026

ClientNumber	ReportDate	Employer	Adjustment	Premium	TotalPremium	ManagedPharmacyPayments	MedicalPayments	TotalPaidAmount	Loss Ratio
0002									
2026									
May	05/01/2026	City of Alachua	-2,096.38	141,292.54	139,196.16	13,898.56	48,869.86	62,768.42	45.09%
April	04/01/2026	City of Alachua	-1,048.18	144,259.66	143,211.48	17,884.07	32,436.01	50,320.08	35.14%
March	03/01/2026	City of Alachua	-2,096.36	146,037.14	143,940.78	10,764.76	45,552.32	56,317.08	39.13%
February	02/01/2026	City of Alachua	141.38	145,804.10	145,945.48	12,657.31	46,893.80	59,551.11	40.80%
January	01/01/2026	City of Alachua	-2,096.36	145,662.72	143,566.36	20,642.74	46,693.57	67,336.31	46.90%
Total	05/01/2026	City of Alachua	-7,195.90	723,056.16	715,860.26	75,847.44	220,445.56	296,293.00	41.39%
2025									
December	12/01/2025	City of Alachua	0.00	144,259.64	144,259.64	14,450.20	76,135.63	90,585.83	62.79%
November	11/01/2025	City of Alachua	0.00	140,244.36	140,244.36	15,600.22	56,604.72	72,204.94	51.49%
October	10/01/2025	City of Alachua	-966.96	138,148.00	137,181.04	8,487.81	110,069.15	118,556.96	86.42%
September	09/01/2025	City of Alachua	-1,770.22	128,573.66	126,803.44	16,611.17	68,981.73	85,592.90	67.50%
August	08/01/2025	City of Alachua	357.06	128,573.66	128,930.72	17,711.23	133,698.76	151,409.99	117.44%
July	07/01/2025	City of Alachua	-1,770.22	124,642.88	122,872.66	18,448.57	64,976.15	83,424.72	67.90%
June	06/01/2025	City of Alachua	1,933.92	128,540.38	130,474.30	22,917.56	109,875.78	132,793.34	101.78%
May	05/01/2025	City of Alachua	-966.96	121,098.82	120,131.86	24,124.71	67,607.66	91,732.37	76.36%
April	04/01/2025	City of Alachua	-966.96	121,098.82	120,131.86	22,095.10	97,906.89	120,001.99	99.89%
March	03/01/2025	City of Alachua	-163.70	123,999.70	123,836.00	40,025.50	195,949.16	235,974.66	190.55%
February	02/01/2025	City of Alachua	0.00	127,703.84	127,703.84	44,489.03	99,185.60	143,674.63	112.51%
Total	12/01/2025	City of Alachua	-4,314.04	1,426,883.76	1,422,569.72	244,961.10	1,080,991.23	1,325,952.33	93.21%
Total for Client	05/01/2026	City of Alachua	-11,509.94	2,149,939.92	2,138,429.98	320,808.54	1,301,436.79	1,622,245.33	75.86%
Total	**05/01/2026**		**-11,509.94**	**2,149,939.92**	**2,138,429.98**	**320,808.54**	**1,301,436.79**	**1,622,245.33**	**75.86%**

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: August 10, 2026

SUBJECT: Approval of the July 27, 2006, to July 28, 2026, City Commission Meeting Minutes.

PREPARED BY: LeAnne Williams

RECOMMENDED ACTION:

Approve the July 27, 2006, to July 28, 2026, City Commission Meeting Minutes.

Summary

Approval of the July 27, 2006, to July 28, 2026, City Commission Meeting Minutes.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 26.07.27.M.CCM

Regular City Commission Meeting Minutes
July 27, 2026 at 12:00 PM

Mayor Walter Welch
Vice Mayor Jennifer Ringersen
Commissioner Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jackson Youmas

City Manager Rodolfo Valladares
City Attorney Scott Walker

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

CITIZENS PRESENT: Kristin Rubin, Harry Patterson, Donna Backen, Judy Mangelsdorf, Janice Forguson, Stephen Boyes, Julia Marcotte, Charles Meneses, Teresa Lanier, Mathew Root, Barbara Cloud-Weisman, Brent Weisman, Keith Butts, Steve Lane, Laura Rice, Nancy Gillespie, Dana Noyes, Diane Saunders, Nelson Stride, Carol Stride, Jim Curington, Nancy Mitchell, Genevia Osborne, Jodi Boas, Rick Lanese, Rosemary Welch, Sam Berry, Mariana Beckman, Tom Hubbard, Terrell Arline, Connie Meyer, Charity Jackson, Soorya Lindberg, Daniel Luban, Linda Powell, Zoe King, Dakota King, Abbey Hessey, Sandra Elsey, Tim Burnett, Sherry Burnett, Astrid R, Catherine R, Sherri McCormick, Marcy Porter, Fintan Vargas, Julie Barrios, Brian Snyder, Cindy Allen, Gloria Gould, Gus Obros, Kaderian Hunter, Jamie MackIntosh, Celine Benedict, Sylvia Sanctions, Natalie Martinez, Pamela Smalbein, Tamara Robbins, L. Allen, Bhishma Benedict.
STAFF ATTENDING: Katelynn Bales, Heather Carter, Daniel Chalker, Carson Crockett, Kenyata Curtis, Jack Hansen, Lynn Hayes, Carlos Hunt, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Megan Parker, John Paul Perez, Donna Smith, Parker Stevens, Bryan Thomas, LeAnne Williams, Tyler Williams, Cap Wilson.

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made. In accordance with Section 286.26, Florida Statutes, persons with disabilities

needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

Walter Welch, Mayor

INVOCATION

Alan Norton, Alachua Church of Christ

PLEDGE TO THE FLAG

Walter Welch, Mayor

Jackson Youmas, Commissioner, excused from the continuation on July 28, 2026, at 8:30 a.m.

APPROVAL OF THE AGENDA

City Manager Rodolfo Valladares requested that Public Hearings and Ordinances Item A be moved to the beginning of the agenda so as to complete the meeting from June 22, 2026.

Commissioner Shirley Green Brown moved to approve the amended agenda; seconded by Vice Mayor Jennifer Ringersen.

Citizens Commented:
Soorya Lindberg
Genevia Osborne
Fintan Vargas
Celine Benedict

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Jacob Fletcher moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Jackson Youmas.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) NATIONAL PARKS AND RECREATION MONTH PROCLAMATION

The meeting was continued to July 28, 2026, and began at 8:36 a.m. with Special Presentation, Item A.

LeAnne Williams, Deputy City Clerk, National Parks and Recreation Month Proclamation — filed.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) APPOINTMENT TO THE EDUCATION TASK FORCE (ETF)

LeAnne Williams, Deputy City Clerk, Appointment to the Education Task Force (ETF) - filed.

Commissioner Fletcher moved to appoint Travis White to the Education Task Force for a three-year term expiring July 24, 2029; seconded by Vice Mayor Ringersen.

Passed 4-0 by roll call.

B) 2026-2027 CITY COMMISSION BOARD AND COMMITTEE ASSIGNMENTS

LeAnne Williams, Deputy City Clerk, 2026-2027 City Commission Board and Committee Assignments, staff report - filed.

Commissioner Fletcher moved to approve the Commission Committee Assignments; seconded by Commissioner Brown.

Passed 4-0 by roll call.

IV. PUBLIC HEARINGS AND ORDINANCES

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

A) ORDINANCE 26-10: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF 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; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (QUASI-JUDICIAL HEARING; FIRST READING).

This item was moved to the beginning of the agenda, which began at 12:00 p.m.

Patrice Boyes, Land Use Attorney, Ordinance 26-10, overview - submitted.

Affected Parties:
Gary Pappas
Keith Butts
McGregor Love
Sergio Reyes
Clay Sweger
Carson Crockett
Gerry Dedenbach
Gus Obros
Celine Benedict
Sam Berry

Commissioner Ringersen moved to recess the meeting and to continue the meeting once the budget workshop is completed; seconded by Commissioner Fletcher.

Passed by unanimous consent.

Meeting paused at 4:24 p.m.

Meeting resumed at 5:45 p.m.

Affected Parties:
Janice Forguson
Fintan Vargas

Carson Crockett, Principal Planner, Ordinance 26-10, staff report - filed, and staff report from Ordinance 26-09 incorporated into the record.

Citizens Commented:
Samantha King
Gloria Gould
Dakota King
Janice Forguson
Soorya Lindberg
Michael Bertucci
Michele Bertucci
Kaderian Hunter
Sarah Younger

Julia Marcotte
Rick Lanese
Tamara Robbins
Shirley Knighten

Commissioner Fletcher moved to extend the meeting to midnight; seconded by Commissioner Youmas.

Passed 4-1 by roll call, with Commissioner Brown dissenting.

Commissioner Fletcher moved that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this commission 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 Comprehenisve Plan and in compliance with the City's Land Development Regulations and (1) adopt Ordinance 26-10, along with the Commission stipulations, upon first reading and (2) schedule second and final reading of Ordinance 26-10 for August 24, 2016; seconded by Vice Mayor Ringersen.

Passed 3-2 by roll call, with Commissioner Fletcher and Commissioner Youmas dissenting.

Commissioner Fletcher moved to continue the meeting at 8:30 on July 28, 2026, and to extend the current meeting to 12:30 a.m.

Passed 3-2 by roll call, with Mayor Welch and Commissioner Brown dissenting.

Commissioner Fletcher moved to continue the meeting on July 28, 2026, at 8:30 a.m., allowing Public Hearings, Item B to be heard in the remaining time.

Passed by unanimous consent.

B)

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).

Bryan Thomas, Planning & Community Development Director, PPP25-0003 – Convergence Research Park Residential Phase 4, staff report - filed.

Holly Irish, Vice President of Engineering at Concept Companies, PPP25-0003 – Convergence Research Park Residential Phase 4, applicant report - filed.

Commissioner Fletcher moved that, based upon the competent substantial evidence presented at this hearing, the presentation before the City Commission, the recommendation of the Planning and Zoning Board, and Staff's recommendation, the City Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Preliminary Plat of Canopy Trace/Convergence Phase 4, subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the Staff Report; seconded by Commissioner Youmas.

Passed 5-0 by roll call.

Commissioner Fletcher moved to adjourn; seconded by Vice Mayor Ringersen.

Passed by unanimous consent.

The meeting adjourned at 12:26 a.m.

C) ORDINANCE 26-11: 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 (LEGISLATIVE HEARING; FIRST READING).

Note: This item was heard on July 28, 2026, which began at 8:30 a.m.

Parker Stevens, Planner, Ordinance 26-11, staff report - filed.

Vice Mayor Ringersen moved that, based upon the presentation before this Commission and Staff's recommendation, this Commission 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 (1) approve

Ordinance 26-11 upon first reading and (2) schedule second reading for August 10, 2026; seconded by Commissioner Fletcher.

Passed 4-0 by roll call.

D) ORDINANCE 26-12: 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 (QUASI-JUDICIAL HEARING; FIRST READING).

Parker Stevens, Planner, Ordinance 26-12, staff report - filed, and staff report from Ordinance 26-11 to be incorporated into the item.

Commissioner Fletcher moved that, based upon the presentation before this Commission and Staff's recommendation, this Commission 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 (1) adopt Ordinance 26-12 upon first reading and (2) schedule second and final reading of Ordinance 26-12 for August 10, 2026; seconded by Vice Mayor Ringersen.

Passed 4-0 by roll call.

E) ORDINANCE 26-13: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE, FIRST READING).
COMMUNITY ENHANCEMENT

John-Paul Perez, Principal Planner, Ordinance 26-13, staff report - filed.

Commissioner Fletcher moved that this Commission (1) approve Ordinance 26-13

upon first reading and (2) schedule the second reading for final adoption of Ordinance 26-13 on August 10, 2026; seconded by Commissioner Brown,

Passed 4-0 by roll call.

V. AGENDA ITEMS

A) RESOLUTION 26-08 ESTABLISHING 6.2500 AS THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2026-2027 WHICH IS 5.42% MORE THAN THE ROLLED-BACK RATE OF 5.9286; SETTING SEPTEMBER 14, 2026, AS THE DATE FOR THE FIRST PUBLIC HEARING.

Tyler Williams, Finance and Administrative Services Director, Resolution 26-08, staff report - filed.

Commissioner Brown moved to adopt Resolution 26-08; seconded by Commissioner Fletcher.

Passed 4-0 by roll call.

B) RESOLUTION 26-09 TK BASIN PRELIMINARY RATE RESOLUTION

Tyler Williams, Finance and Administrative Services Director, Resolution 26-09, staff report - filed.

Commissioner Fletcher moved to adopt Resolution 26-09; seconded by Vice Mayor Ringersen.

Passed 4-0 by roll call.

C) EXTENDING INTERLOCAL AGREEMENT WITH CAREERSOURCE

Rodolfo Valladares, City Manager, extending the Interlocal Agreement with CareerSource, staff report - filed.

Commissioner Fletcher moved to authorize the Mayor and City Manager to sign and execute the interlocal agreement with CareerSource North Central Florida; seconded by Vice Mayor Ringersen.

Passed 4-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen

Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Fletcher moved to adjourn; seconded by Vice Mayor Ringersen.

Passed by unanimous consent.

The meeting adjourned at 10:13 a.m.

CONSENT AGENDA

Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

A) APPROVAL OF THE JUNE 1, 2026, JOINT CITY COMMISSION - EDUCATION TASK FORCE MEETING MINUTES

B) APPROVAL OF THE JUNE 22, 2026, CITY COMMISSION MEETING MINUTES

C) APPROVAL OF THE JULY 9, 2026, SPECIAL CITY COMMISSION MEETING MINUTES

D) PURCHASE OF ELECTRIC MATERIALS

E) PURCHASE OF ELECTRIC MATERIALS

ATTEST:

_____

Rodolfo Valladares, City Manager/Clerk

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

_____

Walter Welch, Mayor

City of ALACHUA

THE GOOD LIFE COMMUNITY

Education Task Force Ballot

Please vote yes or no.

✓ Travis White

Jacob Fletcher July 27, 2026

Signature

City of ALACHUA

THE GOOD LIFE COMMUNITY

Education Task Force Ballot

Please vote yes or no.

✓ Travis White

July 27, 2026

Signature

City of ALACHUA

THE GOOD LIFE COMMUNITY

Education Task Force Ballot

Please vote yes or no.

✓ Travis White

July 27, 2026

Signature

City of ALACHUA

THE GOOD LIFE COMMUNITY

Education Task Force Ballot

Please vote yes or no.

Yes Travis White

July 27, 2026

Signature

City of ALACHUA

THE GOOD LIFE COMMUNITY

Education Task Force Ballot

Please vote yes or no.

_____ Travis White

_____July 27, 2026

Signature

City of ALACHUA

THE GOOD LIFE COMMUNITY

Education Task Force Ballot

Please vote yes or no.

_____ Travis White

_____July 27, 2026

Signature

July 24, 2026

Ms. Michele Lieberman, ICMA-CM, CPM
County Manager
Alachua County
12 SE 1st Street
Gainesville, FL 32601

Re: The Farmlands – Response to County Affected Party Correspondence

Dear Ms. Lieberman:

As agents representing the applicant for The Farmlands Planned Development (PD) application, we appreciate and acknowledge Alachua County's review of the proposed project and your interest in ensuring the continued protection of the County's adjacent property and consideration for environmental resources.

The applicant has reviewed the County's July 22, 2026 correspondence requesting that a condition of PD zoning approval be added requiring:

"submittal of an appropriate engineering and environmental study demonstrating that the proposed development activities, including the proposed stormwater management facilities, will not adversely affect the integrity of the adjacent landfill or the extent, movement, or management of the existing groundwater contamination plume."

The applicant is agreeable to the inclusion of the County's recommended condition of approval as part of the project's PD zoning approval. The scope and timing of the study will be coordinated between the developer and County staff as part of the subsequent development review process.

We appreciate the County's thoughtful comments and look forward to continuing to work cooperatively with both Alachua County staff and the City of Alachua throughout the development review process to ensure the project is designed and constructed in a manner that protects surrounding properties and environmental resources.

Thank you again for your review of the application and continued interest in the project.

Sincerely,

Clay Sweger, AICP, LEED AP
eda

Gerry Dedenbach, AICP, LEED AP
NV5

cc: Corbin Hanson, Alachua County Attorney
Gus Olmos, Alachua County Environmental Protection Department
Rodolfo Valladares, P.E., City of Alachua Manager
Bryan Thomas, AICP, City of Alachua Planning Director

Carson J. Crockett

From: SSJ SierraClub <ssjsierra@gmail.com>
Sent: Friday, July 24, 2026 4:38 PM
To: Planning Division
Subject: Postpone Farmlands Rezoning—Investigate the Risks Before Approving Irreversible Development

Dear Mayor Welch and Commissioners:

On behalf of the Sierra Club Suwannee–St. Johns Group, we respectfully request that the City Commission postpone consideration of the Farmlands rezoning and conduct a properly noticed second reading of the associated Future Land Use Map amendment before taking any further action on the Planned Development.

The FLUM amendment and rezoning are inseparably connected. The rezoning depends upon the expanded commercial land-use designation approved by a narrow 3–2 vote on June 22. Before considering a rezoning that could authorize up to 454,000 square feet of commercial development and 203 residences, the Commission should ensure that the underlying land-use amendment has completed every required procedural step and received the fullest possible public examination.

The applicant should also be required to explain what material circumstances have changed since the property's earlier modification from Agricultural to Community Commercial. The applicant recently obtained that commercial designation but did not develop the property under the approved modification. Instead, it returned seeking a far larger commercial entitlement with substantially greater impacts.

Before this increased request is even considered, the applicant should demonstrate why the existing commercial designation is inadequate, what new need or changed condition justifies this escalation, and why the previously approved development opportunity was not pursued. Without such an explanation, this sequence creates the appearance that the earlier modification served merely as a foothold for obtaining a much larger and more consequential commercial entitlement.

This is not a minor procedural matter. The FLUM amendment fundamentally changes the intensity and character of development permitted along this portion of U.S. 441. A second reading would allow the Commission to consider the significant information and unresolved concerns that have emerged since the June 22 vote.

Sierra Club remains opposed to the Farmlands proposal for the following reasons:

The increased commercial entitlement has not been justified. The applicant did not act upon the property's recent modification from Agricultural to Community Commercial before seeking a substantially larger commercial designation. The record should explain what has materially changed, why the existing entitlement is insufficient, and what demonstrated community need justifies this escalation. Incremental approvals should not be used to establish a foothold and then leverage it into a development of far greater scale and impact.

The site investigation was preliminary, limited, and incomplete. Based on information presented in the record, the entire property does not appear to have been comprehensively evaluated. The test borings, wells, excavations, or other methods used to characterize site conditions also appear to have been limited in number, location, and depth. If testimony indicated that some investigations extended only approximately 20 feet, the applicant should be required to clarify exactly which investigations reached that depth and distinguish those test depths from the separate estimate of approximately 20 feet between the proposed stormwater-basin bottom and limestone. Limited sampling cannot reliably characterize conditions across a property of this size or

rule out deeper karst features, buried sinkholes, landfill materials, groundwater concerns, or contaminant pathways.

Karst and sinkhole risks remain unresolved. The applicant's investigation was preliminary, groundwater conditions were largely undetermined, and no geophysical survey was conducted to identify buried karst features. The City's engineering reviewer warned that excavation of a proposed stormwater basin could leave only about 20 feet above limestone and noted that sinkholes have developed beneath other stormwater facilities with similar separation. The absence of an identified sinkhole is not evidence that none exists when the investigation capable of detecting buried karst has not been performed.

Material site conditions were not adequately disclosed or analyzed. The nearby decommissioned landfill, EDB contamination history, groundwater-monitoring wells, reported sinkhole features, plume information, and other environmental constraints were not meaningfully addressed in the applicant's materials or staff report. These are not peripheral details. They bear directly on whether the proposed development pattern, excavation, and concentrated stormwater infiltration are safe.

The City appears to have relied substantially on the applicant's information without adequate independent verification. The applicant has a direct financial interest in obtaining approval, yet the record does not demonstrate that the applicant's environmental conclusions, site characterization, utility projections, or omissions were subjected to a comprehensive, property-wide, independent technical review. Where the submitted information is incomplete, unverified, or contradicted by other records, it cannot reasonably support definitive findings that the site is suitable and significant adverse effects are unlikely.

The proposal lacks adequate groundwater and stormwater analysis. No site-specific seasonal-high groundwater level, groundwater-flow direction, baseline water-quality assessment, complete stormwater-capacity analysis, or contaminant-transport evaluation has been provided. The record also lacks runoff calculations, required storage volumes, water-quality treatment analysis, emergency-overflow routes, and a karst-collapse contingency. Critical investigations have been deferred until after the land-use and rezoning decisions.

Wastewater capacity has not been demonstrated for the full range of permitted uses. Staff's estimated 96,150 gallons per day relies on a generic commercial-flow assumption that does not account for potentially intensive uses such as restaurants, hotels, assisted-living facilities, schools, or medical uses. The analysis also does not demonstrate downstream lift-station, force-main, collection-system, peak-flow, or treatment capacity.

The commercial development authorized is not sufficiently limited. Descriptions of a particular retailer or conceptual site plan are not binding protections. Once approved, the PD could allow a much larger or substantially different combination of commercial uses than residents have been led to expect.

Traffic impacts have not been credibly resolved. The proposal relies on questionable internal-capture assumptions and characterizes U.S. 441, a major state highway, as susceptible to "traffic calming." Residents who regularly travel this corridor understand that development of this scale could substantially worsen congestion and safety conditions.

The proposal is incompatible with the community's character and long-term vision. Expanding approximately seven acres of commercial future land use to roughly 40 acres would encourage highway-oriented sprawl and establish a damaging precedent for this largely rural gateway between Alachua and High Springs.

The burden belongs to the applicant to establish—before approval—that the substantially increased commercial intensity is justified, safe, serviceable, and consistent with the Comprehensive Plan. Promises to investigate the decisive questions later do not constitute competent, substantial evidence that the land can support the development now being authorized.

We therefore respectfully request that the Commission:

- Postpone the Farmlands rezoning hearing;
- Direct the City Attorney to explain publicly whether all required readings, notices, transmittals, and adoption procedures for the FLUM amendment have been completed;
- Schedule a properly noticed second reading of the FLUM amendment before considering the dependent rezoning;
- Allow the public to submit evidence and comment on the complete land-use record;
- Require the applicant to identify precisely which portions of the property were investigated, the number and location of all borings, wells, excavations, and other test sites, the methods used, the depths reached, and the basis for concluding that this limited investigation adequately characterizes the entire property;
- Require comprehensive, property-wide karst and hydrogeologic evaluation, including mandatory geophysical screening of proposed stormwater facilities, targeted investigation of identified anomalies, and seasonal-high groundwater measurements;
- Require independent review of the decommissioned landfill, EDB contamination, monitoring-well records, groundwater-plume information, groundwater-flow direction, and potential contaminant-migration pathways;
- Require a complete stormwater-capacity and water-quality analysis and a use-specific, maximum-demand wastewater analysis, including verification of lift-station, force-main, collection-system, treatment, and peak-flow capacity;
- Require substantive independent technical review by qualified professionals retained by or answerable to the City, rather than relying primarily upon the applicant's representations;
- Require the applicant to provide a documented explanation of what has materially changed since the earlier Agricultural-to-Community Commercial modification, why that approved opportunity was not pursued, and what demonstrated public need justifies the increased commercial acreage and intensity now requested; and
- Deny, or substantially reduce, the proposed commercial intensity unless the applicant establishes through competent, substantial evidence that the increased entitlement is justified, compatible with the surrounding community, within the City's water, wastewater, stormwater, and transportation capacity, and protective of groundwater and public safety.

What competent, independently verified evidence permits the City to approve this rezoning when the entire property has not been comprehensively investigated, the testing appears limited in scope and depth, material site conditions were not fully disclosed, no geophysical karst survey was performed, and essential environmental and utility studies remain unfinished?

A decision of this consequence deserves the most thorough examination possible. Once the expanded land-use entitlement and rezoning are granted, the City may have limited ability to correct mistakes revealed by later investigations. Alachua's residents, water resources, infrastructure, and rural character deserve careful planning—not unanswered questions followed by irreversible approvals.

The Commission should not allow a recently granted commercial modification to become merely a foot in the door for a much larger entitlement that was neither contemplated nor justified when the property first transitioned away from agricultural use. Nor should it approve the development intensity first and investigate whether the property can safely support it later.

Respectfully,

Sierra Club Suwannee–St. Johns Group
Executive Committee

Carson J. Crockett

From: Haripriya Benedict <realtorbenedict@gmail.com>
Sent: Sunday, July 26, 2026 12:14 PM
To: Planning Division
Subject: URGENT—Affected Party Registration for July 27 Farmlands Hearing.
Attachments: plume.jpg

Good morning,
I would like to apply for affected party status for this Monday July 27th hearing at noon. My name is Celine A. Benedict. My address and tax parcel numbers are provided below. I own and reside on 15 acres on NW 188th Street near the proposed development, including 10 acres purchased for agricultural use.

I request Affected Party status because this application may directly and adversely affect my property interests, including my access, groundwater, agricultural use, expenses, health and safety.

NW 188th Street provides my regular access to U.S. 441. I use this route to travel to and from my home, agricultural property, work, my child's school and other daily destinations. The additional traffic and the proposed traffic signals and project access points described in the application would directly affect my ingress and egress. Because of my property's location and reliance on this particular access route, these impacts are more direct and particularized than traffic impacts experienced by the public generally.

In addition, the contaminated-groundwater plume map attached shows that part of my property lies within the documented plume area. I rely on groundwater and use the property for agricultural purposes. Any development-related effects on groundwater movement or contamination could therefore directly affect my water supply, agricultural work and income, and my expenses—including the potential cost of obtaining City water for agricultural use.

I am therefore not affected merely as a member of the general public. I possess specific property interests that may suffer particularized traffic, environmental, agricultural, financial, health and safety impacts from this application. I respectfully request Affected Party status so that I may present evidence and testimony, cross-examine the applicant and City staff, and offer rebuttal as permitted by the City's quasi-judicial procedures.

Please confirm receipt of this registration and its supporting materials and advise me immediately if anything further is required.

Legal name: Celine S. Assouline Benedict
Address: 14828 nw 188th st, we also own the 10 acres next to us.

Tax parcel numbers: 03883-010-003, 03883-004-000, and 03883-001-000
Contact: Realtorbenedict@gmail.com, 305-394-4772
Applying for: Affected party status for the Farmlands Commercial/Rise rezoning application.

Thank you so much,
Mrs Benedict

City of
ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 6, 2026

Submitted electronically to sayed@moukhtara.com

Sayed Moukhtara
Tara Forest LLC
7717 NW 20th Lane
Gainesville, FL 32605

Application #: PSE22-0002

RE: Geophysical Evaluation

Dear Mr. Moukhtara,

Staff is forwarding to you the attached signed and sealed recommendations of the City of Alachua's expert geologist, Michael Alfieri, P.G. of Apex Companies, LLC for the purpose of informing you that staff is in accord with these recommendations and will require completion of this recommended work prior to scheduling hearings on the pending applications for Tara April Infrastructure Plan, Tara Phoenicia Infrastructure Plan, and Tara Forrest West Phase 1 Construction Plans. The City requires this information to determine whether the proposed infrastructure plans and construction plan comply with Section 6.9 of the Land Development Code and Policy 5.1.a of the Community Facilities Element of the Comprehensive Plan.

The work consists of geophysical evaluation, geologic testing, and preparation of a Technical Memorandum. The City will require that the work be performed, signed and sealed by a Professional Geologist competent in geophysics and geologic testing, as those tasks are outlined in the attached Apex Companies, LLC recommendations. The City is willing to recommend a qualified geophysical firm and geologic drilling company should you need that assistance.

At this time, the Special Exception for Tara April is scheduled for hearing by the City of Alachua Planning & Zoning Board on January 13, 2026, commencing at 6:00 p.m. The nature of the hearing will be quasi-judicial. Please be advised that the Special Exception, if granted, will be subject to Conditions that (1) require completion of the work outlined in the Apex recommendations before the special exception development order takes effect, and (2) require potential re-engineering of the stormwater management facilities on Tara April should the results of the geophysical evaluation and geologic testing necessitate it, in the interest of public health, safety and welfare.

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

Bryan S. Thomas, AICP
Director of Planning & Community Development

Attachments: Recommendations by APEX Companies, LLC

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Sergio Reyes, P.E., eda consultants, inc. *(by electronic mail)*
Clay Sweger, AICP, eda consultants, inc. *(by electronic mail)*
Jay Brown, P.E., JBPro *(by electronic mail)*
Patrice Boyes, Esq., Holtzman Vogel *(by electronic mail)*
Scott Walker, Esq., Folds & Walker *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*

APEX

December 23, 2025

Holtzman Vogel Baran Torchinsky & Josefiak PLLC
Attn: Ms. Patrice Boyes, Esq.
119 South Monroe Street, Suite 500
Tallahassee, Florida 32301

RE: Geologic File Review for City of Alachua
Tara April, Tara Phoenicia, and Tara West Properties

Dear Ms. Boyes,

The following outlines the essential work tasks required to develop a professional geologic opinion regarding the proposed stormwater management systems and development on the Tara April, Tara Phoenicia, and Tara West properties, with specific consideration of their interaction with the karst system and compliance with City of Alachua Land Development Codes, relevant provisions of the City of Alachua Comprehensive Plan as well as regulatory standards established by the Suwannee River Water Management District.

Work Task 1. Data Compilation and Review

Project data has been provided by Holtzman Vogel. In addition to incorporating the data provided by Holtzman Vogel, Apex will undertake a comprehensive compilation and evaluation of readily available karst, hydrogeologic, and hydrologic datasets from authoritative sources, including the U.S. Geological Survey, Florida Geological Survey, Suwannee River Water Management District, Alachua County, and relevant peer-reviewed literature. This effort will include a systematic review of all files specifically associated with the proposed stormwater system project to ensure completeness and accuracy. Where existing datasets lack spatial referencing, Apex will georeference the information to enable integration into a robust Geographic Information System (GIS) platform. This GIS will serve as a foundational tool for spatial analysis, data visualization, and informed decision-making throughout the assessment process.

> ***NOTE**: As of December 19, 2025, all data provided by Holtzman Vogel has been reviewed and a GIS has been constructed. While Apex concurs with the methodology for shallow stormwater ponds as emphasized in Alachua County Land Development Codes (i.e. stormwater management) for properties situated in the unincorporated County and the Suwannee River Water Management District's Environmental Resource Permit (ERP) approved design for the subject sites, significant hydrogeologic information limitations must be resolved to provide a sound professional geologic opinion. Specifically, there is insufficient geologic data for the project area to render a defensible professional geologic opinion regarding:*
>
> - *Potential interaction between the proposed stormwater systems, development, and underlying karst geology or adjacent karst features;*
> - *The risk of contamination to the underlying aquifer, the upper Floridan aquifer, which serves as a potable water source for the region—representing a potential critical health, welfare, and safety concern; and*
> - *The long-term stability of the stormwater systems from a geotechnical perspective, including potential risks that could compromise health, welfare, and safety during maintenance activities.*

To address these uncertainties and safeguard public health and environmental integrity, Apex recommends comprehensive geophysical and geologic testing within the Tara April, Tara West, and Tara Phoenicia property boundaries. This additional investigation is essential to complete the geologic review, ensure regulatory compliance, protect groundwater resources, and mitigate potential hazards associated with the underlying karst terrain.

Work Task 2. Photolinear Evaluation

Apex will acquire and analyze historical aerial photography from the Florida Department of Transportation (FDOT), spanning multiple decades, to conduct a comprehensive photolinear interpretation. This process involves systematically examining aerial imagery to identify linear features, such as alignments in vegetation, soil tone variations, drainage patterns, and subtle topographic expressions, that may indicate underlying geologic structural controls, fractures, or zones of enhanced karst development. These photolineaments often serve as proxies for subsurface discontinuities, fault traces, or preferential groundwater flow paths, which are critical for understanding the interaction between the stormwater systems and the underlying karst system. All identified photolineaments will be digitized, compiled into a geospatial shapefile, and integrated into the project's GIS for advanced spatial analysis, correlation with hydrogeologic data, and subsequent interpretation to inform engineering and regulatory considerations.

***NOTE**: This work task will be completed by Apex before January 1, 2026.*

Work Task 3. Site Visit

Apex will conduct an on-site visit to thoroughly photodocument the project area and assess surface conditions at the proposed stormwater system site. This field reconnaissance is a critical component of karst evaluations, as it provides direct observation of site-specific features that cannot be fully captured through remote sensing or desktop analysis. The visit will allow Apex to identify indicators of karst activity, such as sinkholes, depressions, irregular drainage patterns, exposed solution features, and variations in soil and vegetation, that may influence the proposed stormwater system's performance and underlying structural stability. Additionally, the site visit enables verification of mapped data, assessment of land use impacts, and identification of potential areas of concern that warrant further investigation. Photographic documentation will support the GIS database and serve as a visual reference for subsequent interpretation and regulatory review.

***NOTE**: This work task could be completed the first week of January 2026, pending access to the applicant's property.*

Work Task 4. Geophysical Evaluation

Apex will review all available geophysical data for the project site to identify potential subsurface anomalies indicative of karst activity. Ground penetrating radar (GPR) surveys should be conducted over a precisely established, georeferenced grid to ensure spatial accuracy and comprehensive coverage. The primary objective of GPR testing is to delineate the upper surface of clay-rich sediments overlying the limestone, as these sediments often influence infiltration and structural stability at stormwater systems. It is important to note that GPR signal penetration is significantly attenuated in clay-rich zones, which can obscure deeper features; therefore, interpretation will focus on identifying depressional patterns, discontinuities, or void signatures within the radar profiles. To complement GPR, electrical resistivity imaging (ERI) should be employed in targeted areas where anomalies or depressional features are detected. ERI provides a deeper and more detailed characterization of subsurface conditions, enabling identification of zones of low resistivity that may correspond to solution cavities, conduits, or saturated voids within the limestone. This integrated geophysical approach enhances confidence in detecting potential karst hazards that could impact stormwater retention performance.
Estimate Apex Review Cost Range: $6,000.00 to $7,500.00

***NOTE**: This work task should be completed by others and reports and associated AutoCAD or shapefiles provided to Apex for review.*

Work Task 5. Geologic Testing

Apex recommends a focused, strategic approach to subsurface investigation rather than a uniform grid-based testing method. This targeted methodology prioritizes areas most likely to exhibit karst-related features, ensuring efficiency and accuracy. At a minimum, all depressional features and geophysical anomalies identified through GPR and/or ERI will be validated using invasive testing techniques such as Standard Penetration Tests (SPT) and Cone Penetrometer Tests (CPT). SPT provides critical blow-count data that correlates with relative soil density and bearing capacity, while CPT offers continuous measurements of tip resistance, sleeve friction, and pore pressure, delivering precise characterization of weak zones and anomalous subsurface conditions. These confirmatory tests are indispensable because they yield direct, high-resolution data on relative soil strength, stratigraphy, and the presence of voids or solution cavities within the limestone matrix. This level of detail is essential for identifying areas vulnerable to collapse or subsidence, which could compromise stormwater infrastructure and overall site stability. By integrating invasive testing with prior geophysical interpretations, Apex ensures that conclusions are based on empirical evidence rather than inference alone. This multi-tiered approach (i.e., combining remote sensing, electrical imaging, and physical verification) provides a robust, defensible framework for assessing karst risk, informing engineering design, and achieving regulatory compliance. **Estimate Apex Review Cost Range: $6,000.00 to $10,500.00**

> ***NOTE**: This work task should be completed by others and reports provided to Apex for review; however, Apex is able to recommend appropriate professionals to complete this work.*

Work Task 6. Technical Memorandum

At the completion of aforementioned work tasks, Apex will provide a signed and sealed technical memorandum of findings, which will include a professional geologic opinion pertaining to the proposed stormwater system. **Estimate Apex Review Cost Range: $7,500.00 to $10,000.00**

> ***NOTE**: To be completed following the completion of geophysical and geological testing.*

We appreciate the opportunity to assist with this important evaluation and remain committed to delivering a thorough, defensible geologic review that safeguards public health, environmental integrity, and regulatory compliance. Please let us know if you have any questions or require additional clarification regarding the recommended work tasks. We look forward to collaborating with the City to ensure the successful completion of this evaluation.

Sincerely,

Apex Companies, LLC

Digitally signed by Michael C. Alfieri, P.G., P.Hg., CGWP
DN: cn=Michael C. Alfieri, P.G., P.Hg., CGWP, o=Apex Companies, LLC, ou=Principal, email=michael.alfieri@apexcos.com, c=US
Date: 2025.12.23 10:05:02 -05'00'

Michael Alfieri, PG
Principal
P: (813) 896-4509
E: Michael.Alfieri@apexcos.com

GSE *Engineering & Consulting, Inc.*

April 1, 2026

Carson J. Crockett, Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

Review of Geotechnical Information
Farmlands Commercial PD Rezoning
Alachua, Alachua County, Florida
GSE Project No. 17335

GSE Engineering & Consulting, Inc. (GSE) has performed a review of geotechnical information/reports that was submitted as part of the rezoning application for the Farmlands Commercial PD located in Alachua, Florida. The remainder of this report summarizes our review.

Background Information

The site is located on the south side of U.S. Highway 441 approximately 0.5 miles west of the NW CR 235A intersection in Alachua, Florida. The site includes portions or all of Tax Parcels 03046-003-002, 03042-050-004, 03042-050-005, 03042-050-003, 03042-050-010 and 03042-051-001.

The site is proposed for commercial and residential development. You provided two geotechnical site exploration reports prepared by UES Professional Solutions (UES) that were included as part of the project application. You requested we review the reports to determine if the evaluations demonstrate the sites are suitable for single-story commercial buildings and single-family residential development, or if additional evaluation is appropriate/necessary.

Data Review

We were provided the following geotechnical engineering reports prepared by UES:

1. Preliminary Geotechnical Exploration Services, Proposed Alachua Commercial Center, US Hwy 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2160889 dated December 18, 2025 (Report 1).
2. Preliminary Geotechnical Exploration Services, Tax Parcels 03042-005/003 – US 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2162758 dated March 6, 2026 (Report 2).

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
352-377-3233 Phone ♦ 352-377-0335 Fax
www.gseengineering.com

The reports included soil borings and laboratory testing of soil samples considering typical commercial development. Report 1 included twenty-nine (29) Standard Penetration Test (SPT) soil borings advanced to depths ranging from 10 to 40 feet below existing land surface (bls) and accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, hydraulic conductivity (permeability) tests, and Limerock Bearing Ratio tests. Report 2 included twenty-five (25) SPT borings advanced to depths of 20 to 25 feet bls along with accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, organic content tests, hydraulic conductivity (permeability) tests, corrosion series tests, and Limerock Bearing Ratio tests. Test were also performed on topsoil type materials to evaluate their suitability for reuse and determine fertilizer recommendations.

Both geotechnical explorations encountered sandy soil overlying clayey sand, sandy clay, and clay to the explored depths. Laboratory testing on representative soils indicates that some of the clays have a high risk for expansive characteristics. Limestone was encountered in one soil boring at a depth of 39.5 feet bls. Groundwater was generally not encountered within the depths explored or not determined due to the mud rotary method of advancing the boreholes.

Technical Analysis

The geotechnical explorations performed for this project indicate that generally soil conditions are suitable for the development of commercial and residential projects. The soil borings encountered expansive clays in some areas, but this is common in this area of Alachua County and the geotechnical engineer discusses methods for considering and mitigating the effects of the expansive soils on development and building elements.

The geotechnical engineer qualifies both reports as "*preliminary*" and states "***Due to the preliminary design stage of this project, building locations, structural loads, and grading information were unavailable. Therefore, it may be necessary to perform additional geotechnical services including additional test borings once the structure locations, stormwater management system, proposed grades, and structural loadings are available***". Preliminary geotechnical explorations are generally intended to screen the site for suitability of the proposed development. Preliminary geotechnical explorations are not intended to be used for final design. The number of soil borings performed for the projects are not adequate for final design and additional soil borings should be performed.

The preliminary explorations did not include geophysical screening of the site for karst geological conditions. Sinkhole risk in Alachua County is mostly related to site elevation. Lower elevation sites in the Gulf Coastal Lowlands and Cody Scarp geological regions have a higher risk for sinkhole development than high elevation sites in the Northern Highlands geological region, and this is due to the separation between land surface and the limestone formation. Sinkholes most commonly develop in stormwater management facilities due to stormwater infiltration eroding soil into fractures and cavities in the limestone formation. Sinkhole risk is reduced in impervious areas, due to the absence of stormwater infiltration.

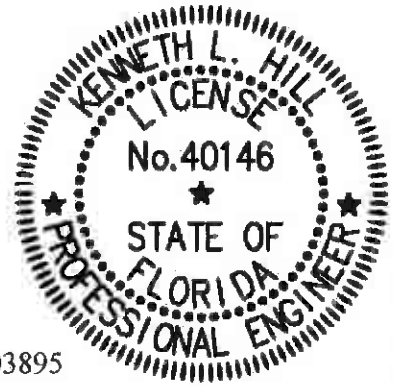
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies from about elevations 90 to 100 feet. If the basin is excavated 10 feet deep, the separation between the bottom of the basin and the limestone formation is expected to be on the order of 20 feet. We have observed multiple sinkholes develop in stormwater management facilities where the separation between the basin bottom and the limestone formation is on the order of 20 feet.

The City of Alachua has policies that allow for the requirement of geophysical screening in its sole discretion and has required this screening on some projects. GSE considers it prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design. The intent is to evaluate, determine, and consider the actual sinkhole potential risk in these areas. This information would then be considered and incorporated into the final design.

Closure

GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,
GSE Engineering & Consulting, Inc.



This item has been digitally signed and sealed by

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.

Kevin P. Fisher, P.E.
Staff Engineer
Florida Registration No. 103895

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

KPF/KLH:tlf
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Distribution: Addressee (1)
File (1)

Lowndes

MCGREGOR T. LOVE

Senior Associate
mcgregor.love@lowndes-law.com
215 North Eola Drive, Orlando, FL 32801-2028
T: 407-418-6311 | F: 407-843-4444
MAIN NUMBER: 407-843-4600

MERITAS® LAW FIRMS WORLDWIDE

July 17, 2026

The Honorable Walter Welch, Mayor
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Request for Reasonable Hearing Procedures for Pending Land Use and Zoning Applications

Dear Mayor Welch:

Our firm is assisting the applicant team in connection with PR26-0002, the Farmlands Commercial Land Use and Rezoning applications, concerning the property generally located at 16650 NW US Highway 441. We write respectfully to request that, in your role as Mayor and presiding officer, you impose reasonable time parameters for presentations during City Commission public hearings, including affected-party presentations in quasi-judicial proceedings.

At the most recent hearing for this Project, the affected-party presentation lasted approximately 1 hour and 45 minutes, nearly four times the applicant. We recognize the City's interest in providing affected parties with more speaking time than is allowed during public comment. However, allowing an affected-party *unlimited* speaking time risks doing so at the expense of the public, the applicant, and the City. Reasonable time parameters help preserve the purpose of a public hearing: to create a fair, orderly, and meaningful opportunity for the decision-maker to receive relevant information from all participants, rather than allowing the process to be overtaken by any single speaker or presentation.

The City Charter supports your authority, as Mayor and presiding officer, to impose such hearing-management measures. Section 3.05 provides that the Mayor "shall preside at meetings of the City Commission," and Section 3.08 provides that the City Commission determines its own rules and order of business. Read together, those provisions authorize the Mayor, as presiding officer, to manage the conduct of meetings, maintain order, and establish reasonable procedural limits, provided those limits are content-neutral and applied evenhandedly.

Accordingly, we respectfully request that you impose reasonable time limits for affected-party presentations. We believe a limit in the range of 10 to 15 minutes maximum would be reasonable in

most circumstances, subject to your discretion to allow additional time where necessary to preserve a meaningful opportunity to be heard.

We appreciate your attention to this issue and your efforts to ensure that City Commission hearings are conducted in a fair, orderly, and effective manner for the benefit of all participants and attendees.

Sincerely,

McGregor T. Love
Senior Associate

MTL/MTL

Alachua County
Board of County Commissioners

Michele Lieberman, ICMA-CM, CPM
County Manager

July 22, 2026

Rodolfo Valladares, City Manager
City of Alachua
15100 NW 142 Terrace
Alachua, FL 32615

via email: ro-valladares@cityofalachua.org

Re: Affected Party Status at the City's July 27, 2026, City Commission Public Meeting for an application known as The Hammock

Dear Manager Valladares,

The Alachua County Board of County Commissioners appreciates the City of Alachua's continued dedication to sound planning and protection of our community's shared water resources. In furtherance of these shared interests, and pursuant to Section 2.3.1 of the City's Land Development Regulations, the County hereby requests affected party status and the opportunity to present testimony and evidence for the Public Hearing to consider Ordinance 26-10, the Amendment to the Zoning Atlas and Planned Development and Preliminary Plat application for properties located at 16650 NW US 441, on the City Commission's July 27, 2026, meeting agenda. The project is also known as The Hammock.

The County is a substantially affected party due to our ownership of our adjacent property, parcel number 03876-100-000, also known as the Northwest County Landfill. This property is directly south of the proposed project. Given the proximity of the proposed development to the County landfill and associated groundwater contamination plume, the County requests that a condition be added that requires submittal of an appropriate engineering and environmental study demonstrating that the proposed development activities, specifically the proposed stormwater management facilities, will not adversely affect the integrity of the landfill or the extent, movement, or management of the existing contamination plume.

Please advise on any submittal timelines or requirements regarding affected parties for submitting proposed evidence or additional information needed prior to the hearing on Ordinance 26-10, a Zoning and Planned Development application.

If you have any questions, please contact me or Gus Olmos, County Solid Waste & Resource Recovery Department Director.

Sincerely,

Michele Lieberman,
County Manager

cc: Sylvia Torres, County Attorney
Gus Olmos, County Solid Waste & Resource Recovery Department Director
Bryan Thomas, City Planning & Community Development Director
Patrice Boyes, City Attorney

Terrell K. Arline's Resume.

Work Experience:

Terrell K. Arline, Attorney at Law. Statewide focus on local government, land use, administrative, and environmental law. Of counsel with Ansbacher, Law.

Theriaque & Spain. Tallahassee, Florida. Focus on land use, administrative, and environmental law. 2016-2018.

Bay County Attorney. Panama City, Florida. Represent the Bay County Board of County Commissioners in all aspects of local government law. Supervised 2 attorneys and staff. 2006-2016.

Mediator. Concentration in local government, land use, utilities, environmental, and administrative law. 2013-present.

Terrell K. Arline, Attorney at Law. Tallahassee, Florida. Operated a statewide solo practice with concentration in land use, environmental, and administrative law. Represented private and governmental clients. Appeared before all trial and appellate courts, various state and local agencies, the Division of Administrative Hearings, and local governments. 2000-2006.

1000 Friends of Florida, Inc. Tallahassee, Florida. General Counsel. Represented 1000 Friends of Florida on land use, environmental, and administrative law matters before state trial and appellate courts and the Division of Administrative Hearings. Assisted local governments and private clients on a variety of land use and environmental issues. Occasional lobbying. 1996-2000.

Department of Community Affairs. Tallahassee, Florida. Represented the Department of Community Affairs and the Administration Commission on issues regarding planning, developments of regional impact and the areas of critical state concern program. 1992-1996.

Terrell K. Arline, P.A. Palm Beach County, Florida. Represented private clients on a variety of matters, including environmental permitting, land use, zoning, professional regulation, elections, consumer, real property, construction defects, mechanics' lien, contracts and general commercial practice. 1983-1992.

Adjunct Professor. Florida State University, Urban & Regional Planning Department. Taught graduate level courses on property rights, environmental law, private property rights, and land use law. 1996 -2006. Guest lecturer, University of Florida, Urban and Regional Planning Department, and Center for Governmental Responsibility.

Education:

Legal Education: University of Florida, Holland Law Center, Gainesville, Florida. Juris Doctor. 6/80. Dean's list, Environmental Law Society, First Graduate of the Joint Degree Program in Law and Urban and Regional Planning.

Graduate Education: University of Florida, Department of Urban and Regional Planning, Gainesville, Florida. Masters of Arts in Urban and Regional Planning. 12/80. Dean's list.

Undergraduate Education. University of Georgia, Athens, Georgia (72-76). Florida Atlantic University, Boca Raton, Florida. Bachelors of Arts in History. 6/76. Dean's list, Member Historical Society

Bar Membership:

Environmental and Land Use Law Section; Local Government Law Section; Federal Trial Bar, Southern District Florida and Northern District of Florida; United States Supreme Court.

Organizations:

Board Member, Center for Governmental Responsibility, University of Florida, Levin College of Law.

Awards:

Professionalism for Local Government Attorneys, Florida Association of County Attorneys (2016).

Florida Legal Elite: Government & Non-Profit Lawyers, Florida Trend (2014).

America's Best Lawyers, U.S. News & World Report (2020).

Publications:

Energy Conservation Through Regulation: A Manual For Local Governments, Center for Governmental Responsibility (1980). Energy Law in Florida, Center for Governmental Responsibility (1980). "The consistency mandate of the Local Government Comprehensive Planning Act," Florida Bar Journal, (10/81). "Zoning for Energy Conservation," Florida Environmental and Urban Issues, FAU-FIU, Joint Center (1982). "Zoning for Energy Conservation: The Legal Issues," Florida Environmental and Urban Issues, FAU-FIU, Joint Center (1982). "A Citizen's Standing to Sue in Environmental and Land Use Cases," Florida Bar Journal (1981). "Local Government Plan Consistency and Citizen Standing," Journal of Land Use and Environmental Law, Florida State University, Vol.1, No.2 (1985). "Exceptions to Recommended Orders," Florida Bar Journal (10/94). Contributing author to Community Planning, Department of Community Affairs and the Environmental and Land Use Law Reporter, The Florida Bar. "A New Type of Leadership: Empowering Citizens to Shape Their Own Communities," 1000 Friends of Florida (1997). "The Link Between Comprehensive Planning and Environmental Permitting," The Florida Bar. (1998). "Land Use Law Case Update," The Florida Bar (2000). "Standing, Comprehensive Planning and DRIs," The Florida Bar (2000). "Legislative Update," The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section (8/01). "Legislative Update," The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section (8/02). "Judicial Review of Land Use Decisions," Florida Environmental and Land Use Law Treatise (2002-2003). "Environmental and Land Use Considerations in Real Estate Transactions," The Florida Bar Continuing Legal Education and Real Estate, Wills and Probate Section (1/07 and 1/08). "The Dissolution of the Town of Cedar Grove," Florida Bar Journal, (05/2013).

Guest Lecturer:

Environmental Enforcement Litigation, State Statutory Private Remedies: The use of Section 120.69. The Florida Bar Continuing Legal Education Committee and Environmental and Land Use Law Section, (12/85). Land Use: Boom or Bust, The Florida Bar Continuing Legal Education Committee and Environmental and Land Use Law Section, (4/88). Handling Cases Before Local Governments: A Formula for Success, Hybrid Decisions: Developer Agreements, Annexation, DRIs, Governmental Projects, The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section, (3/91). Florida's

Environmental Problems in a Conch Shell, Florida Bar Continuing Legal Education and Environmental and Land Use Law Section, (5/93). Program coordinator. Ecosystem Management in Florida: New Directions for Planning and Regulation, The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section, (3/94). The Interrelationship of Chapters 380 and 163 in the Green Swamp Area of Critical State Concern, University of Florida, College of Law, Professor Jon Mills, (11/94). Living Within Our Means: The Process and Substance of Sustainable Development, The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section, (3/96). Public Interest Group Representation in Administrative Law Cases, The Florida Bar Continuing Legal Education and Administrative Law Section, (4/96). Integrating Local Land Use, Water Management, and Environmental Protection, 1996 FLERA Annual Conference, June 20, 1996. Legal Update, 1996 Florida Planning & Zoning Association Annual Conference, November 14, 1996. Workshop on Florida Bay, Center for Governmental Responsibility, October 2-3, 1996. Florida 2020: New Directions for Environmental and Land Use Law, The Florida Bar Environmental and Land Use Law Section, (3/97). Nuts and Bolts of Citizen Enforcement of Growth Management Act. The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section, (3/98). Land Use Law Update, The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section (4/97). Urban Sprawl: Is Smart Growth the Answer? Urban Land Institute. (11/99). A Potpourri of Legal Issues for the Local Government Attorney: Special Exceptions, Conditional Uses, Use Variances and Contract Zoning. The Florida Bar Continuing Legal Education and Environmental and Land Use Law (5/02). Legislative Update. Florida Bar Continuing Legal Education and Environmental and Land Use Law Section (8/01). 7th Annual Public Interest Environmental Conference, Environmental and Land Use Law Section, The Florida Bar (3/01). 8th Annual Public Interest Environmental Conference, Environmental and Land Use Law Section, The Florida Bar (2/02). 9th Annual Public Interest Environmental Conference, Environmental and Land Use Law Section, The Florida Bar (2/02). Legislative Update, The Florida Bar Continuing Legal Education and Environmental and Land Use Law Section (8/02). Environmental and Land Use Considerations in Real Estate Transactions. Environmental and Land Use Law Section and Real Estate Section, The Florida Bar. (1/07 and 1/08), West Bay Area Sector Plan, Florida's Largest Sector Planning Effort (04/08). Local Governments and Energy. Law and Sustainability Symposium (02/10). The Deep Horizon Oil Spill: The State's Response and the Impacts to Florida's Environment (6/11). Large Scale Planning with Sector Plans and Hybrids (07/11). Medicaid Cost Shift: Legislative, Judicial, and

Administrative Issues, FACA (06/12). Municipal Dissolution and Impact on Counties. FACA (06/13). Advanced Topics in Administrative, Environmental and Governmental Law Seminar (04/15). Risks and Solutions in Planning for Sea Level Rise: The Local Government Perspective; Background Legal Issues, CLE International (8/16). The Fable of the Blind Men and the Elephant: Substantive Due Process at the Local Level. CLE International (8/17). Planning in the Courts, FAPA (2/18). Did the 2023 Legislature Resolve the Conflict in the District Courts on the Consistency Mandate? CLE International (8/23).

References:

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tkarlinelaw@gmail.com
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Major Reported Cases Appearing as Council of Record

Comprehensive Planning:

Martin County v. Yusem, 690 So. 2d 1288 (Fla. 1997). Core issues: denial of a comprehensive plan amendment was legislative action subject to the fairly debatable standard of review.

Minnaugh v. Broward County, 783 So. 2d 1054 (Fla. 2001). Core issues: denial of a small scale plan amendment was legislative action subject to fairly debatable standard of review.

Pinecrest Lakes, Inc. v. Shidel, 795 So. 2d 191 (Fla. 4th DCA 2001). Core issues: injunction properly issued where development order found to be inconsistent with comprehensive plan. Affirmed by Florida Supreme Court

Buck Lake Alliance v. Leon County, 765 So. 2d 124 (Fla. 1st DCA 2000). Core issues: comprehensive plan controlled over land development regulations.

Putnam County Environmental Council v. Putnam County, 757 So. 2d 590 (Fla. 5th DCA 2000). Core issues: group had standing to challenge development order for school.

Martin County v. Department of Community Affairs, 771 So. 2d 1268 (Fla. 4th DCA 2000). Core issues: annexation, data and analysis lacking for Future Area Annexation Map.

Polous v. Martin County, 700 So. 2d 163 (Fla. 4th DCA 1997). Core issues: citizens challenging development order were entitled to de novo review.

Imhof v. Walton County, 328 So. 3d 32 (Fla. 1st DCA 2022). Core issues: Development orders must be consistent with all portions of the comprehensive plan, expressing conflict with Heine v. Lee County, 221 So. 3d 1254 (Fla. 2d DCA 2017). Chapter 163 liberalizes standing requirements for actions under it and establishes a broad legislative grant of standing which the courts are not at liberty to reject.

1000 Friends of Florida, Inc. v. Department of Community Affairs, et al., DOAH Case No. 00-3041GM, January 11, 2001, Recommended Order. Core issues: annexation, intergovernmental coordination.

Department of Community Affairs, et al., v. Hamilton County, DOAH CASE NO. 91-6038GM, April 21, 1995, Recommended Order. Core issues: bio-medical waste incineration.

Environmental Permitting:

Florida Bay Initiative Inc., et al., v. Department of Transportation, et al., DOAH CASE NO: 95-5525; April 11, 1997, Recommended Order. Core issues: wetlands, secondary impacts.

Barringer, et al., v. E. Speer and Associates, Inc. et al., DOAH CASE NO. 91-2900, July 27, 1992, Agency Final Order. Core issues: marina, manatees, dredging, water quality.

Florida Wildlife Federation et al., v. Department of Environmental Regulation, et al., DOAH CASE NO. 82-1602; February 11, 1983, Agency Final Order. Core issues: dredge and fill, hydrology, estuaries.

Developments of Regional Impact:

Grand Dunes, Ltd. v. Walton County, 714 So. 2d 473 (Fla. 1st DCA 1998). Core issue: whether homeowners association had standing to object to DRI development order.

Resolution Trust Corp. v. South Miami, 633 So. 2d 1119 (Fla. 1st DCA 1994). Core issues: build-out dates, notice of proposed change, substantial deviation.

Areas of Critical State Concern:

Abbott et al., v. Administration Commission, et al., DOAH CASE NO. 96-2027RGM, final order May 21, 1997. Core issues: Florida Keys, surface water, secondary and cumulative impacts, endangered species.

Department of Community Affairs, v. Crowder, DOAH CASE NO. 92-2959DRI, March 10, 1993, Recommended Order. Core issues: Green Swamp development order and flood protection.

Power Plant Siting:

In Re: Palm Beach County Resource Recovery Project, etc., DOAH CASE NO. 85-2032; April 25, 1986, Agency Final Order. Core issues: resource recovery system, land use, power plant, air pollution.

City of Riviera Beach, et al., v. Department of Environmental Regulation, 502 So. 2d 1337 (Fla. 1st DCA 1987). Core issues: proposed resource recovery facility was a utility and not inconsistent with County's comprehensive plan.

Takings Issue:

Advisory Opinion to the Attorney General, 699 So. 2d 1304 (Fla. 1997). Core issues: Initiatives requiring that compensation for restricting real property use rejected for violating the single-subject requirement.

Palm Beach County v. Wright, 641 So. 2d 50 (Fla. 1994). Core issues: future traffic planning map was not a taking.

Martin County v. Section 28 Partnership, 772 So. 2d 616 (Fla. 4th DCA 2000). Core issues: denial of plan amendment to contain urban sprawl was not a taking.

Teitelbaum v. South Florida Water Management District, 40 Fla. L. Weekly D 1484 (June 24, 2015). Core issue: condemnation blight is not actionable under the takings clause.

Administrative Proceedings:

Royal Palm Beach Colony, L.P, v. South Florida Water Management District, et al., DOAH Case No. 98-4163RX, March 9, 1999, Agency Final Order. Core issues: secondary impacts rule was valid.

St. Johns River Water Management District v. Consolidated Tomoka Co. 717 So. 2d 72 (Fla. 1st DCA 1998). Core issues: whether rule was valid exercise of legislative authority.

City of Sarasota et al., v. Department of Transportation, 783 So. 2d 1186 (Fla. 1st DCA 2001). Core issues: PDE decision for fixed span bridge was agency action. City had standing.

Palm Beach et al., v. Department of Natural Resources, et al., 577 So. 2d 1383 (Fla. 4th DCA 1991). Core issues: agency decision that activity was exempt from permitting was agency action under Chapter 120.

Okaloosa County v. Department of Juvenile Justice, 131 So. 3d 818 (1st DCA 2014). Core issue: agency rules are invalid.

Declaratory Statements:

1000 Friends of Florida, et al., v. Department of Community Affairs, et al., 760 So. 2d 154 (Fla. 1st DCA 2000). Core issues: petitioners entitled to seek declaratory statement from agency on issue of whether water and sewer facilities need to be addressed in comprehensive plan.

Tampa Electric Company v. Department of Community Affairs, 654 So. 2d 998 (Fla. 1st DCA 1995). Core issues: whether local government could regulate location of power lines, declaratory statement not available to test this issue.

Local Government:

Bay County v. Cedar Grove, Parker v. Bay County, 992 So. 2d 171 (Fla. 2008). Core issues: issue before the Supreme Court of Florida: whether tax increment financing was constitutional.

July 24, 2026

Ms. Michele Lieberman, ICMA-CM, CPM
County Manager
Alachua County
12 SE 1st Street
Gainesville, FL 32601

Re: The Farmlands – Response to County Affected Party Correspondence

Dear Ms. Lieberman:

As agents representing the applicant for The Farmlands Planned Development (PD) application, we appreciate and acknowledge Alachua County's review of the proposed project and your interest in ensuring the continued protection of the County's adjacent property and consideration for environmental resources.

The applicant has reviewed the County's July 22, 2026 correspondence requesting that a condition of PD zoning approval be added requiring:

"submittal of an appropriate engineering and environmental study demonstrating that the proposed development activities, including the proposed stormwater management facilities, will not adversely affect the integrity of the adjacent landfill or the extent, movement, or management of the existing groundwater contamination plume."

The applicant is agreeable to the inclusion of the County's recommended condition of approval as part of the project's PD zoning approval. The scope and timing of the study will be coordinated between the developer and County staff as part of the subsequent development review process.

We appreciate the County's thoughtful comments and look forward to continuing to work cooperatively with both Alachua County staff and the City of Alachua throughout the development review process to ensure the project is designed and constructed in a manner that protects surrounding properties and environmental resources.

Thank you again for your review of the application and continued interest in the project.

Sincerely,

Clay Sweger, AICP, LEED AP
eda

Gerry Dedenbach, AICP, LEED AP
NV5

cc: Corbin Hanson, Alachua County Attorney
Gus Olmos, Alachua County Environmental Protection Department
Rodolfo Valladares, P.E., City of Alachua Manager
Bryan Thomas, AICP, City of Alachua Planning Director

Carson J. Crockett

From: SSJ SierraClub <ssjsierra@gmail.com>
Sent: Friday, July 24, 2026 4:38 PM
To: Planning Division
Subject: Postpone Farmlands Rezoning—Investigate the Risks Before Approving Irreversible Development

Dear Mayor Welch and Commissioners:

On behalf of the Sierra Club Suwannee–St. Johns Group, we respectfully request that the City Commission postpone consideration of the Farmlands rezoning and conduct a properly noticed second reading of the associated Future Land Use Map amendment before taking any further action on the Planned Development.

The FLUM amendment and rezoning are inseparably connected. The rezoning depends upon the expanded commercial land-use designation approved by a narrow 3–2 vote on June 22. Before considering a rezoning that could authorize up to 454,000 square feet of commercial development and 203 residences, the Commission should ensure that the underlying land-use amendment has completed every required procedural step and received the fullest possible public examination.

The applicant should also be required to explain what material circumstances have changed since the property's earlier modification from Agricultural to Community Commercial. The applicant recently obtained that commercial designation but did not develop the property under the approved modification. Instead, it returned seeking a far larger commercial entitlement with substantially greater impacts.

Before this increased request is even considered, the applicant should demonstrate why the existing commercial designation is inadequate, what new need or changed condition justifies this escalation, and why the previously approved development opportunity was not pursued. Without such an explanation, this sequence creates the appearance that the earlier modification served merely as a foothold for obtaining a much larger and more consequential commercial entitlement.

This is not a minor procedural matter. The FLUM amendment fundamentally changes the intensity and character of development permitted along this portion of U.S. 441. A second reading would allow the Commission to consider the significant information and unresolved concerns that have emerged since the June 22 vote.

Sierra Club remains opposed to the Farmlands proposal for the following reasons:

The increased commercial entitlement has not been justified. The applicant did not act upon the property's recent modification from Agricultural to Community Commercial before seeking a substantially larger commercial designation. The record should explain what has materially changed, why the existing entitlement is insufficient, and what demonstrated community need justifies this escalation. Incremental approvals should not be used to establish a foothold and then leverage it into a development of far greater scale and impact.

The site investigation was preliminary, limited, and incomplete. Based on information presented in the record, the entire property does not appear to have been comprehensively evaluated. The test borings, wells, excavations, or other methods used to characterize site conditions also appear to have been limited in number, location, and depth. If testimony indicated that some investigations extended only approximately 20 feet, the applicant should be required to clarify exactly which investigations reached that depth and distinguish those test depths from the separate estimate of approximately 20 feet between the proposed stormwater-basin bottom and limestone. Limited sampling cannot reliably characterize conditions across a property of this size or

rule out deeper karst features, buried sinkholes, landfill materials, groundwater concerns, or contaminant pathways.

Karst and sinkhole risks remain unresolved. The applicant's investigation was preliminary, groundwater conditions were largely undetermined, and no geophysical survey was conducted to identify buried karst features. The City's engineering reviewer warned that excavation of a proposed stormwater basin could leave only about 20 feet above limestone and noted that sinkholes have developed beneath other stormwater facilities with similar separation. The absence of an identified sinkhole is not evidence that none exists when the investigation capable of detecting buried karst has not been performed.

Material site conditions were not adequately disclosed or analyzed. The nearby decommissioned landfill, EDB contamination history, groundwater-monitoring wells, reported sinkhole features, plume information, and other environmental constraints were not meaningfully addressed in the applicant's materials or staff report. These are not peripheral details. They bear directly on whether the proposed development pattern, excavation, and concentrated stormwater infiltration are safe.

The City appears to have relied substantially on the applicant's information without adequate independent verification. The applicant has a direct financial interest in obtaining approval, yet the record does not demonstrate that the applicant's environmental conclusions, site characterization, utility projections, or omissions were subjected to a comprehensive, property-wide, independent technical review. Where the submitted information is incomplete, unverified, or contradicted by other records, it cannot reasonably support definitive findings that the site is suitable and significant adverse effects are unlikely.

The proposal lacks adequate groundwater and stormwater analysis. No site-specific seasonal-high groundwater level, groundwater-flow direction, baseline water-quality assessment, complete stormwater-capacity analysis, or contaminant-transport evaluation has been provided. The record also lacks runoff calculations, required storage volumes, water-quality treatment analysis, emergency-overflow routes, and a karst-collapse contingency. Critical investigations have been deferred until after the land-use and rezoning decisions.

Wastewater capacity has not been demonstrated for the full range of permitted uses. Staff's estimated 96,150 gallons per day relies on a generic commercial-flow assumption that does not account for potentially intensive uses such as restaurants, hotels, assisted-living facilities, schools, or medical uses. The analysis also does not demonstrate downstream lift-station, force-main, collection-system, peak-flow, or treatment capacity.

The commercial development authorized is not sufficiently limited. Descriptions of a particular retailer or conceptual site plan are not binding protections. Once approved, the PD could allow a much larger or substantially different combination of commercial uses than residents have been led to expect.

Traffic impacts have not been credibly resolved. The proposal relies on questionable internal-capture assumptions and characterizes U.S. 441, a major state highway, as susceptible to "traffic calming." Residents who regularly travel this corridor understand that development of this scale could substantially worsen congestion and safety conditions.

The proposal is incompatible with the community's character and long-term vision. Expanding approximately seven acres of commercial future land use to roughly 40 acres would encourage highway-oriented sprawl and establish a damaging precedent for this largely rural gateway between Alachua and High Springs.

The burden belongs to the applicant to establish—before approval—that the substantially increased commercial intensity is justified, safe, serviceable, and consistent with the Comprehensive Plan. Promises to investigate the decisive questions later do not constitute competent, substantial evidence that the land can support the development now being authorized.

We therefore respectfully request that the Commission:

- Postpone the Farmlands rezoning hearing;
- Direct the City Attorney to explain publicly whether all required readings, notices, transmittals, and adoption procedures for the FLUM amendment have been completed;
- Schedule a properly noticed second reading of the FLUM amendment before considering the dependent rezoning;
- Allow the public to submit evidence and comment on the complete land-use record;
- Require the applicant to identify precisely which portions of the property were investigated, the number and location of all borings, wells, excavations, and other test sites, the methods used, the depths reached, and the basis for concluding that this limited investigation adequately characterizes the entire property;
- Require comprehensive, property-wide karst and hydrogeologic evaluation, including mandatory geophysical screening of proposed stormwater facilities, targeted investigation of identified anomalies, and seasonal-high groundwater measurements;
- Require independent review of the decommissioned landfill, EDB contamination, monitoring-well records, groundwater-plume information, groundwater-flow direction, and potential contaminant-migration pathways;
- Require a complete stormwater-capacity and water-quality analysis and a use-specific, maximum-demand wastewater analysis, including verification of lift-station, force-main, collection-system, treatment, and peak-flow capacity;
- Require substantive independent technical review by qualified professionals retained by or answerable to the City, rather than relying primarily upon the applicant's representations;
- Require the applicant to provide a documented explanation of what has materially changed since the earlier Agricultural-to-Community Commercial modification, why that approved opportunity was not pursued, and what demonstrated public need justifies the increased commercial acreage and intensity now requested; and
- Deny, or substantially reduce, the proposed commercial intensity unless the applicant establishes through competent, substantial evidence that the increased entitlement is justified, compatible with the surrounding community, within the City's water, wastewater, stormwater, and transportation capacity, and protective of groundwater and public safety.

What competent, independently verified evidence permits the City to approve this rezoning when the entire property has not been comprehensively investigated, the testing appears limited in scope and depth, material site conditions were not fully disclosed, no geophysical karst survey was performed, and essential environmental and utility studies remain unfinished?

A decision of this consequence deserves the most thorough examination possible. Once the expanded land-use entitlement and rezoning are granted, the City may have limited ability to correct mistakes revealed by later investigations. Alachua's residents, water resources, infrastructure, and rural character deserve careful planning—not unanswered questions followed by irreversible approvals.

The Commission should not allow a recently granted commercial modification to become merely a foot in the door for a much larger entitlement that was neither contemplated nor justified when the property first transitioned away from agricultural use. Nor should it approve the development intensity first and investigate whether the property can safely support it later.

Respectfully,

Sierra Club Suwannee–St. Johns Group
Executive Committee

Carson J. Crockett

From:	Haripriya Benedict <realtorbenedict@gmail.com>
Sent:	Sunday, July 26, 2026 12:14 PM
To:	Planning Division
Subject:	URGENT—Affected Party Registration for July 27 Farmlands Hearing.
Attachments:	plume.jpg

Good morning,
I would like to apply for affected party status for this Monday July 27th hearing at noon. My name is Celine A. Benedict. My address and tax parcel numbers are provided below. I own and reside on 15 acres on NW 188th Street near the proposed development, including 10 acres purchased for agricultural use.

I request Affected Party status because this application may directly and adversely affect my property interests, including my access, groundwater, agricultural use, expenses, health and safety.

NW 188th Street provides my regular access to U.S. 441. I use this route to travel to and from my home, agricultural property, work, my child's school and other daily destinations. The additional traffic and the proposed traffic signals and project access points described in the application would directly affect my ingress and egress. Because of my property's location and reliance on this particular access route, these impacts are more direct and particularized than traffic impacts experienced by the public generally.

In addition, the contaminated-groundwater plume map attached shows that part of my property lies within the documented plume area. I rely on groundwater and use the property for agricultural purposes. Any development-related effects on groundwater movement or contamination could therefore directly affect my water supply, agricultural work and income, and my expenses—including the potential cost of obtaining City water for agricultural use.

I am therefore not affected merely as a member of the general public. I possess specific property interests that may suffer particularized traffic, environmental, agricultural, financial, health and safety impacts from this application. I respectfully request Affected Party status so that I may present evidence and testimony, cross-examine the applicant and City staff, and offer rebuttal as permitted by the City's quasi-judicial procedures.

Please confirm receipt of this registration and its supporting materials and advise me immediately if anything further is required.

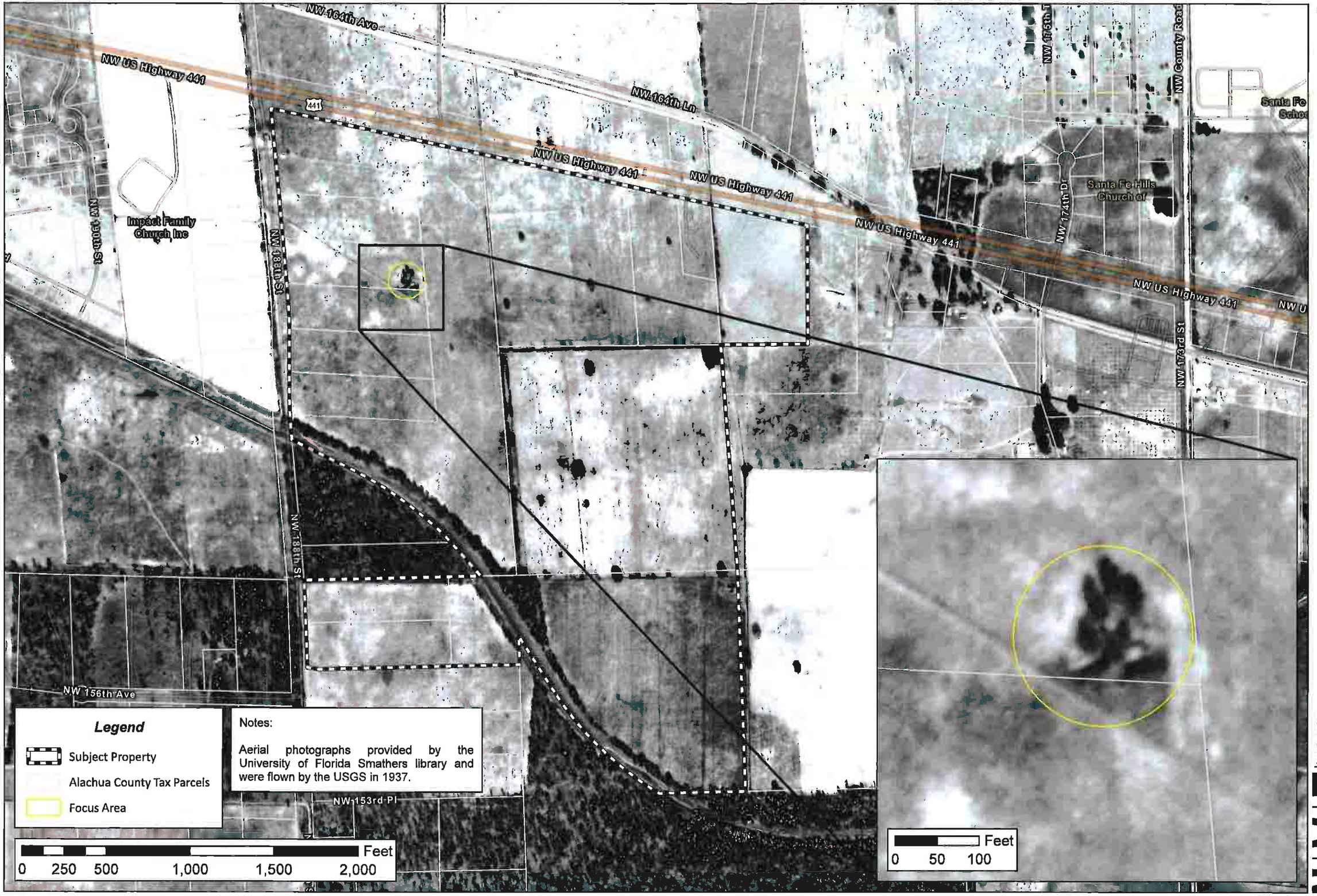
Legal name: Celine S. Assouline Benedict
Address: 14828 nw 188th st, we also own the 10 acres next to us.

Tax parcel numbers: 03883-010-003, 03883-004-000, and 03883-001-000
Contact: Realtorbenedict@gmail.com, 305-394-4772
Applying for: Affected party status for the Farmlands Commercial/Rise rezoning application.

Thank you so much,
Mrs Benedict

ILLUSTRATION 1B:
AERIAL MAP

1937 Aerial



NORTH

Projected Coordinate System
NAD 1983 (2011) StatePlane
Florida NW FIPS 0902 Feet
Projection: Transverse Mercator

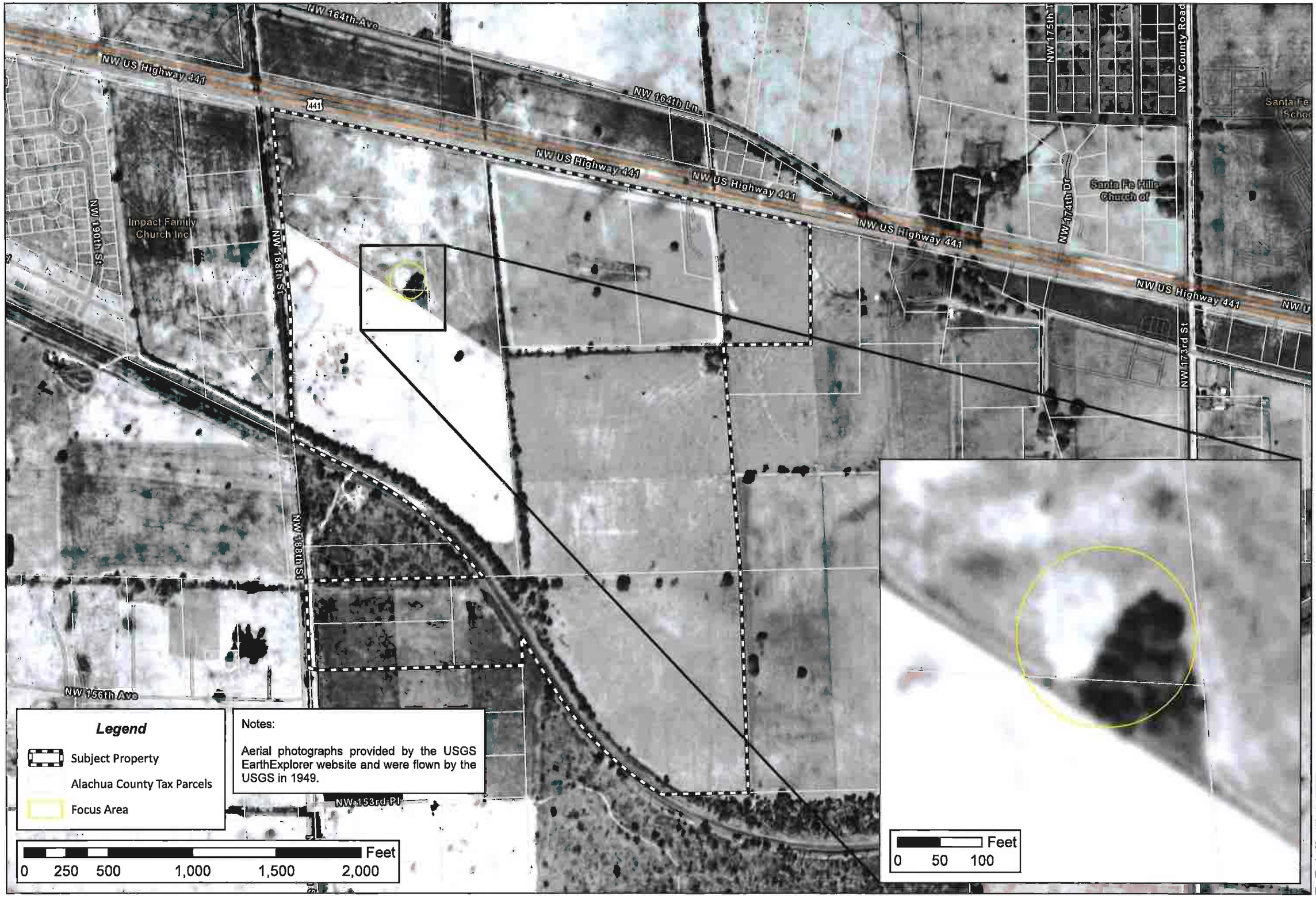
Prepared by: Employee ###
Date: 6/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lerner.aprx

NV5

ILLUSTRATION 1B:
AERIAL MAP

1949 Aerial



Projection Coordinate System
NAD 1983 (2011) StatePlane
Florida North FIPS 0901 (Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 9/26/2025

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lemer.aprx

ILLUSTRATION 1B:
AERIAL MAP

1955 Aerial

NORTH

Projected Coordinate System:
NAD 1983 (2011) StatePlane
Florida North FIPS 0902 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2025

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lemmians.aprx

ILLUSTRATION 1B:
AERIAL MAP

1961 Aerial

NORTH

Prepared by: Employee ###
Date: 6/26/2025

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lemer.aprx

ILLUSTRATION 1B:
AERIAL MAP

1968 Aerial

NORTH

Prepared by: Employee ###
Date: 6/26/2026
Document Path: N:\2025\25-0577\Admin & Information\07_Maps\Projects\Planning\Keith Lam\Illustrator

ILLUSTRATION 1B:
AERIAL MAP

1971 Aerial

NORTH

Projected Coordinate System:
NAD 1983 (2011) StatePlane
Florida North (FIPS 0902) (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2025

Document Path: N:\2025\25-0877\Admin & Information\07_Maps\Projects\Planning\Keith Lemar.aprx

ILLUSTRATION 1B:
AERIAL MAP

1974 Aerial

NORTH

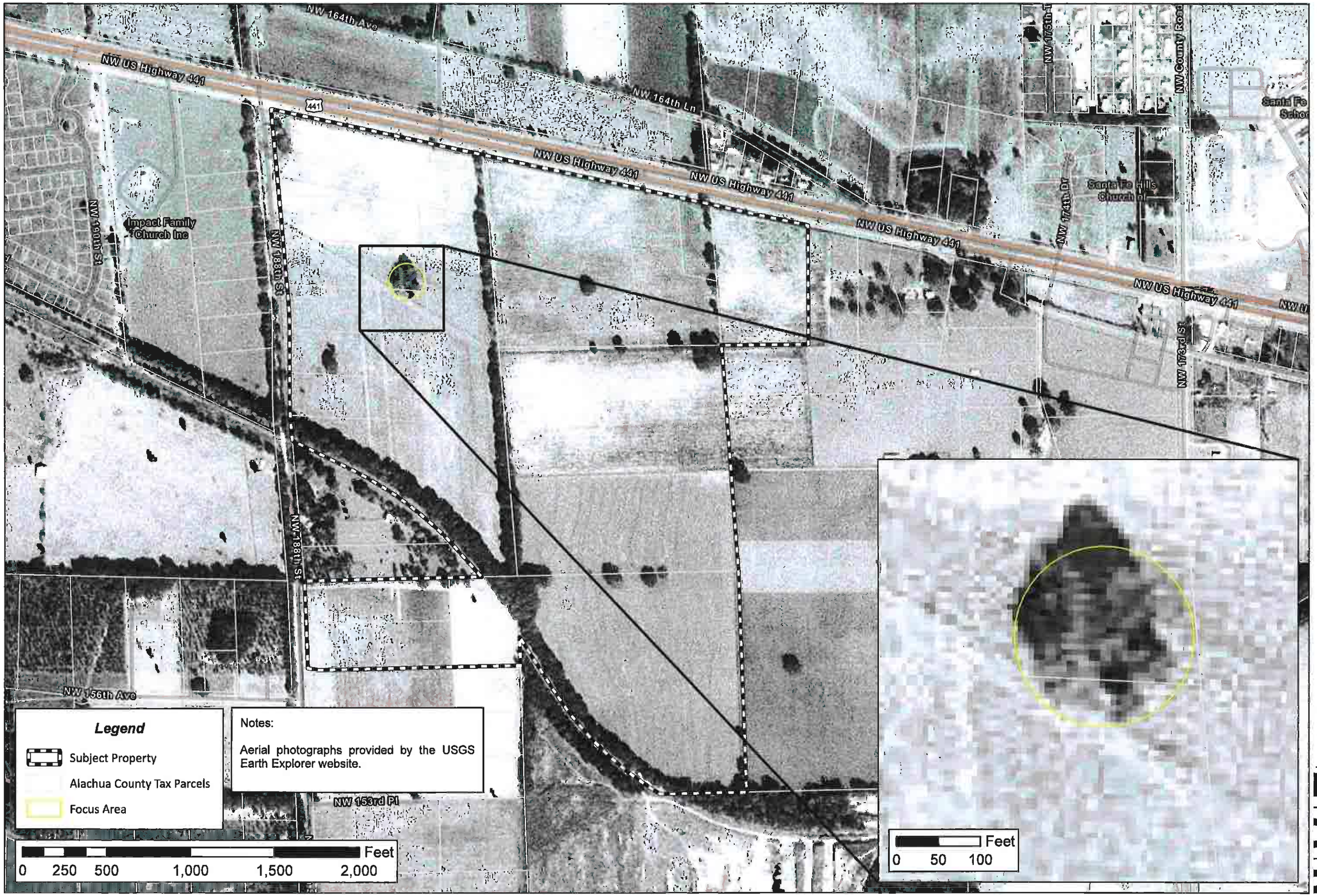
Projected Coordinate System:
NAD 1983 (2011) StatePlane
Florida North FIPS 0201 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 9/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lamar.aprx

ILLUSTRATION 1B:
AERIAL MAP

1977 Aerial



NORTH

Projected Coordinate System:
NAD 1983 (2011) (Back)Pure
Projection: Transverse Mercator

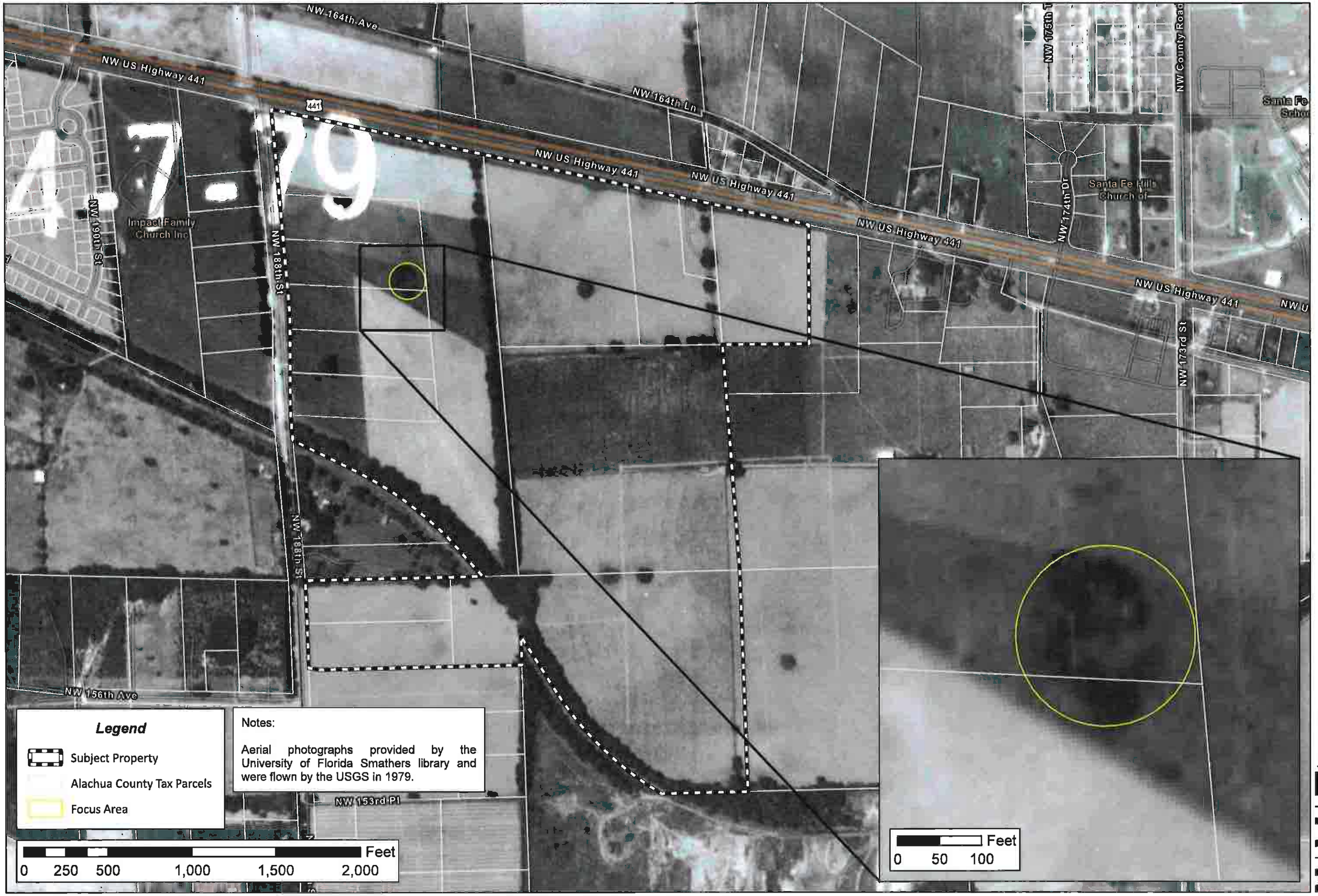
Prepared by: Employee ###
Date: 6/26/2026

Document Path: K:\2025\25-067704\Admin & Information\07_Maps\Projects\Planning\Keith Lamer.aprx

NV5

ILLUSTRATION 1B:
AERIAL MAP

1979 Aerial



NORTH

Projected Coordinate System:
NAD 1983 (2011) StatePlane
Florida North FIPS 0901 (Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 8/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lerner.aprx

ILLUSTRATION 1B:
AERIAL MAP

1982 Aerial

ILLUSTRATION 1B:
AERIAL MAP

1994 Aerial

NORTH

Projected Coordinate System:
NAD 1983 (2011) StatePlane
Florida North FIPS 0903 (US Feet)
Projection: Transverse Mercator

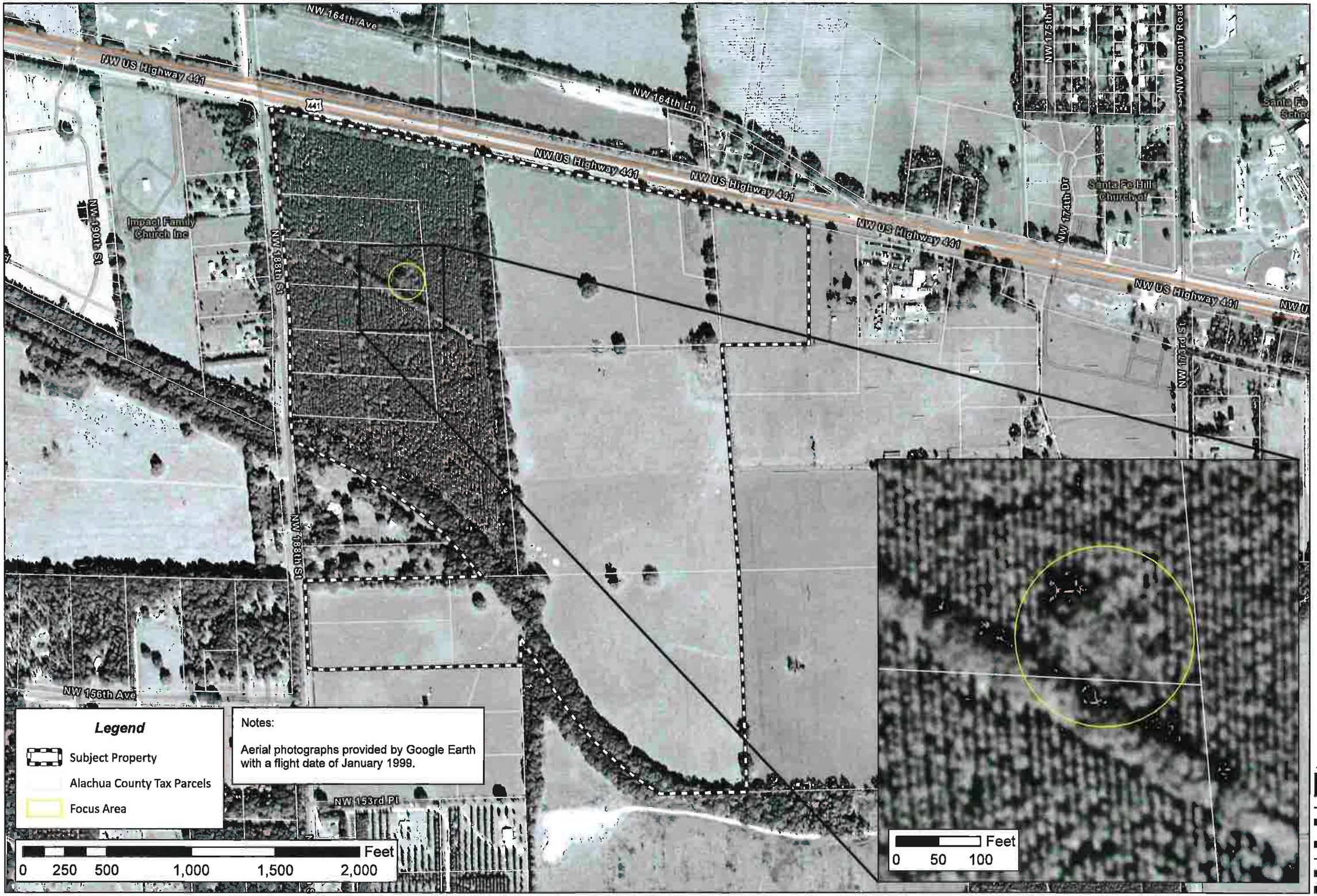
Prepared by: Employee ###
Date: 6/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lerner.aprx

NV5

ILLUSTRATION 1B:
AERIAL MAP

1999 Aerial



NORTH

Projected Coordinate System
NAD 1983 (2011) StatePlane
Florida North FIPS 0901 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lerner.aprx

ILLUSTRATION 1B:
AERIAL MAP

2004 Aerial

NORTH

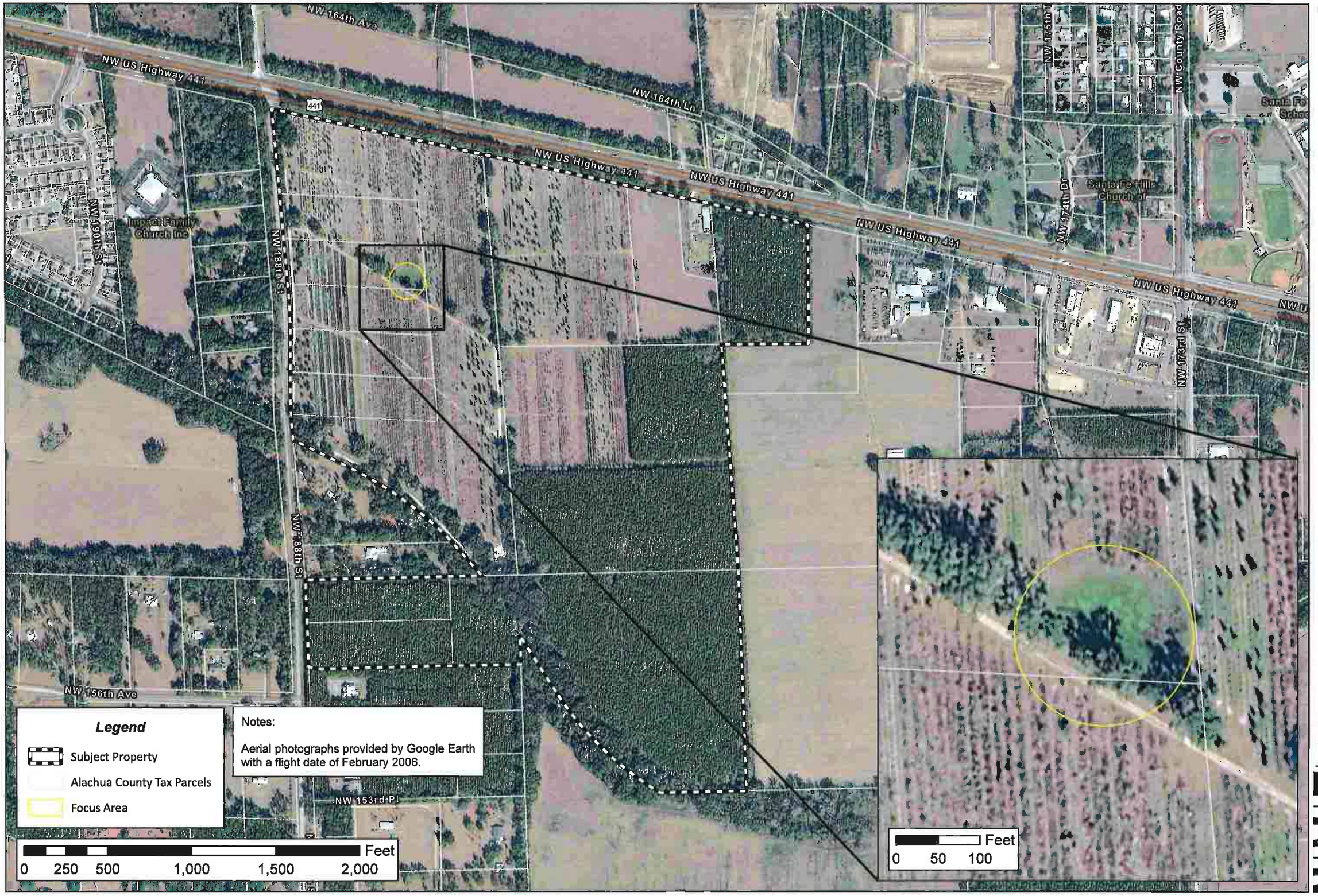
Projected Coordinate System:
NAD 1983 (2011) StatePlane
Florida North FIPS 0901 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2026

Document Path: N:\2025\25-0577\Admin & Information\07_Maps\Projects\Planning\Keith Lemer.aprx

ILLUSTRATION 1B:
AERIAL MAP

2006 Aerial



NORTH

Projected Coordinate System
NAD 1983 (2011) State Plane
Florida North FIPS 0901 (Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2025

Document Path: N:\2025\25-0577\Admin & Information\07_Maps\Projects\Planning\Keith Lemer.aprx

NV5

ILLUSTRATION 1B:
AERIAL MAP

2008 Aerial

NORTH

Prepared by: Employee ###
Date: 6/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lemes.aprx

ILLUSTRATION 1B:
AERIAL MAP

2011 Aerial

Projected Coordinate System
NAD 1983 (2011) StatePlane
Florida North FIPS 0901 Feet
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2026

Document Path: N:\2026\525-5677\Admin & Information\07_Maps\Projects\Planning\Keith Lerner.aprx

NV5

ILLUSTRATION 1B:
AERIAL MAP

2014 Aerial

NORTH

Projection Coordinate System:
NAD 1983 (2011) StatePlane
Florida North FIPS 0901 Feet
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 8/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lemer.aprx

ILLUSTRATION 1B:
AERIAL MAP

2017 Aerial

Projected Coordinate System:
NAD 1983 (2011) StatePlane
Florida North FIPS 0903 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lerner.aprx

ILLUSTRATION 1B:
AERIAL MAP

2020 Aerial

NORTH

Projection: Transverse Mercator
Datum: NAD 1983 (2011) / StatePlane Florida North FIPS 0902 (Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 5/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lemer.aprx

NV5

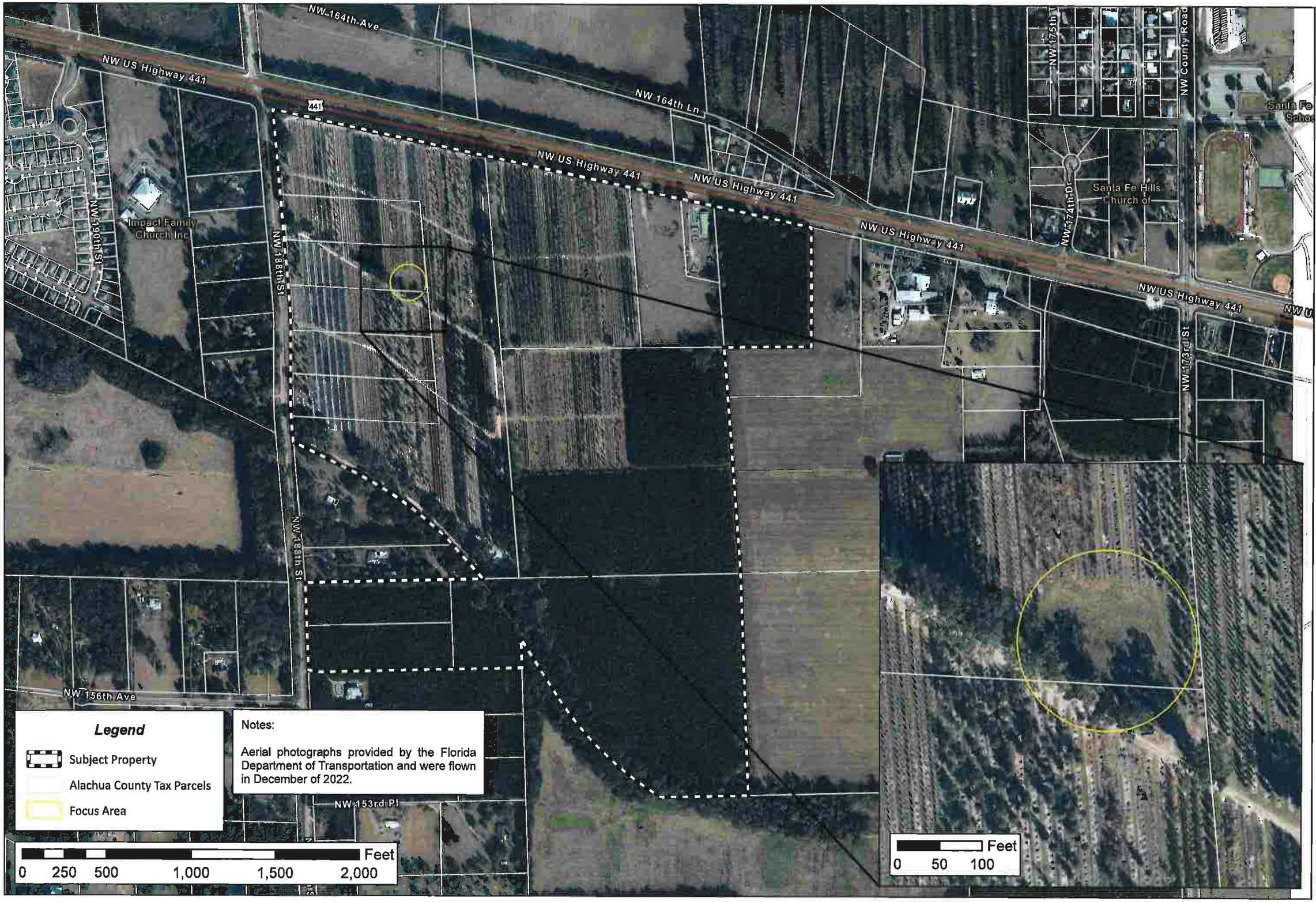


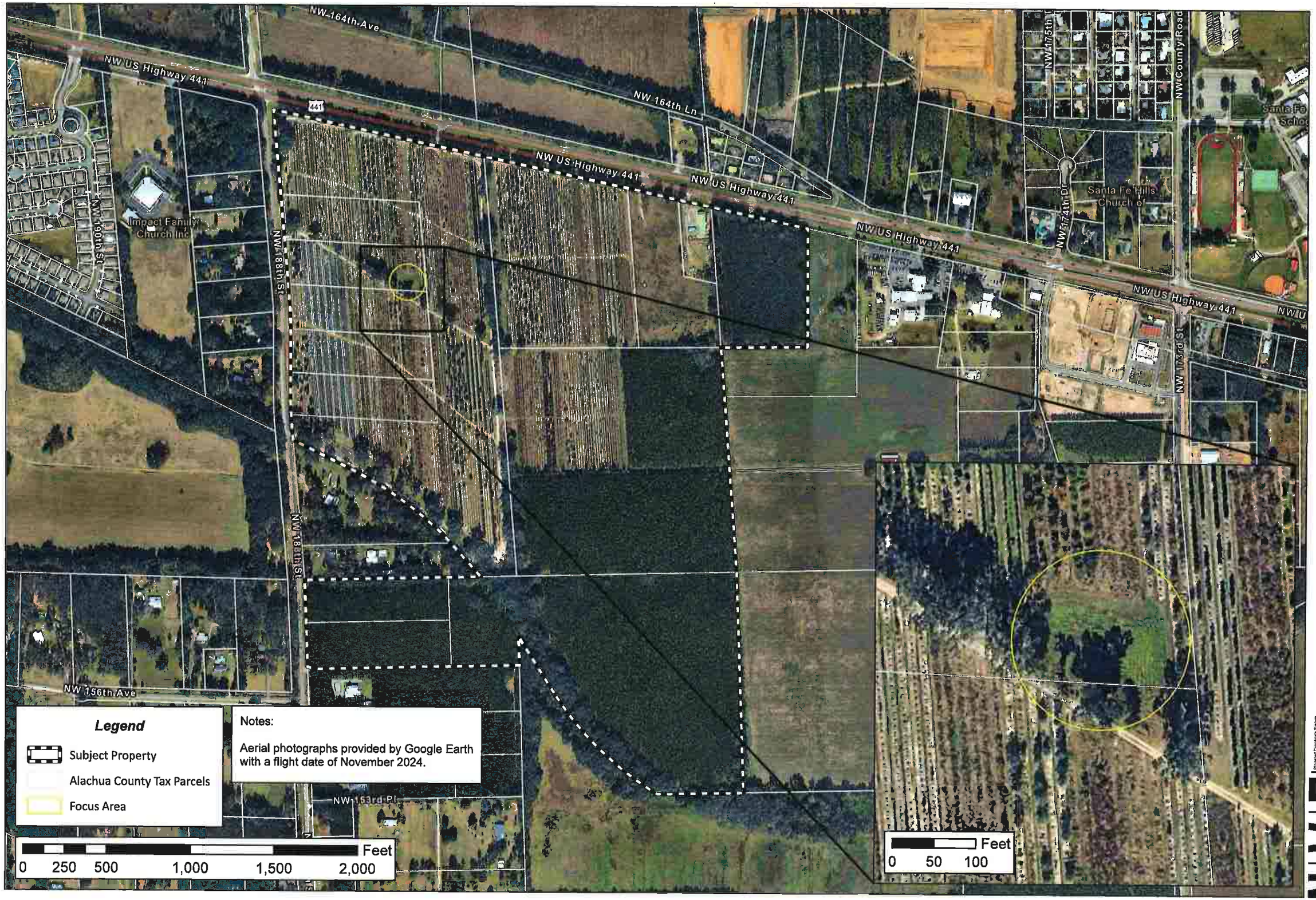
ILLUSTRATION 1B:
AERIAL MAP

2022 Aerial

NORTH

Prepared by: Employee ###
Date: 6/26/2026
Document Path: N:\2025\25-0577\Admin & Information\07_Maps\Projects\Planning\Keith Lemer.aprx

ILLUSTRATION 1B:
AERIAL MAP



2024 Aerial

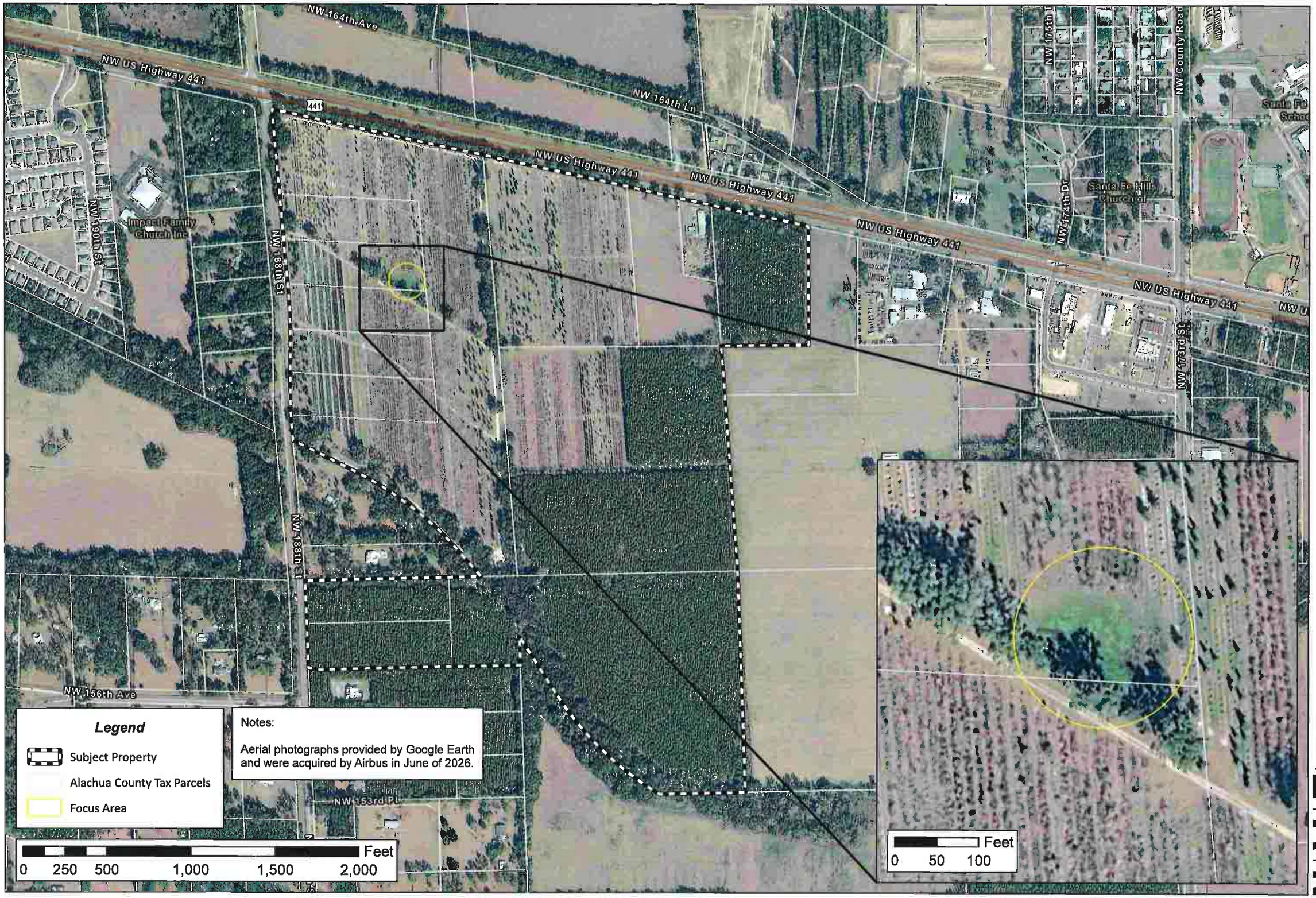
NORTH

Prepared by: Employee ###
Date: 6/25/2025

Document Path: N:\2025\25-0577\Admin & Information\07_Maps\Projects\Planning\Keith Lamar.aprx

ILLUSTRATION 1B:
AERIAL MAP

2026 Aerial



NORTH

NV5

Prepared by: Employee ###
Date: 6/26/2026
Document Path: N:\2026\525-06774\Admin & Information\07_Maps\Projects\Planning\Keith Lemer.aprx

UES

Materials Testing
Geotechnical Engineering
Environmental
Building Sciences & Safety
Inspections & Code Compliance
Virtual Design Consulting

Randy K Wacha

Project Manager

Expertise Environmental Due Diligence for Real Estate Transactions

Academic Background A.A. Degree, General Education, Santa Fe Community College, Gainesville, 1999

Registrations N/A

Certifications EPA Accredited Asbestos Building Inspector

Experience Mr. Wacha has over 23 years of experience in the environmental, geotechnical, and construction materials testing fields. Mr. Wacha's primary responsibilities are managing and performing Phase I and Phase II Environmental Site Assessments (ESAs), asbestos demolition and renovation surveys, contamination assessments, remediations, hydrogeologic investigations, geotechnical drilling, developing and maintaining direct client contact, and/or environmental/geotechnical aspects of other activities as a project coordinator. He is currently coordinating environmental due diligence as well as work on other commercial, institutional and municipal projects. Mr. Wacha has also successfully completed the Troxler Nuclear Density Gauge Safety Training class, the American Concrete Institute (ACI) Concrete Field Testing Technical – Grade I class, the Florida Department of Transportation (FDOT) Earthwork Construction Inspection – Level I class, the Environmental Protection Agency (EPA) Asbestos Inspector Class (and yearly refresher classes), and the Occupational Safety and Health Administration (OSHA) 10-Hour Construction class and 40-Hour Hazwoper class.

Related Projects

- **Wal-Mart Site Assessments, Alachua County, FL.** Mr. Wacha served as Environmental Scientist for Wal-Mart site assessments. Duties included performing Phase I Environmental Site Assessments and monitoring well sampling activities.
- **Lowe's Site Assessment, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this Lowes Retail facility. Duties included on-site Organic Vapor Analyzer (OVA) monitoring and monitoring well development.
- **All Pro Imports, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this commercial development project. Duties included performing a Phase I ESA and Phase II activities (OVA monitoring, soil sampling, monitoring well sampling).
- **University Corners, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this commercial/residential development project located in downtown Gainesville. Duties included monitoring well sampling, monitoring well injections and a demolition/renovation asbestos survey.
- **Hatchet Creek Country Club, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this residential development project. Duties included performing a Phase I and Phase II activities (soil sampling, monitoring well sampling). Groundwater and surface water elevation monitoring activities were also performed as part of this assessment.

- **Dollar General Store, Summerfield, FL.** Mr. Wacha served as Environmental Scientist for this commercial development project. Duties included performing a Phase I ESA.
- **Enterprise Processing Center Assessments, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this commercial development project. Duties included performing Phase I ESA's.
- **Trenton Dry Cleaners, Trenton, FL.** Mr. Wacha served as Environmental Scientist for this commercial project. Duties included performing Emflux passive soil gas sampling.

Universal Office	Gainesville, Florida
Years with Universal	23 (2003)
Years with Other Firms	N/A

JonesEdmunds

ALACHUA COUNTY NORTHWEST LANDFILL
COMPLIANCE MONITORING REPORT
FIRST SEMIANNUAL 2026

Alachua County Solid Waste & Resource Recovery | June 2026

ALACHUA COUNTY
NORTHWEST LANDFILL
COMPLIANCE MONITORING REPORT
FIRST SEMIANNUAL 2026

FDEP Permit No. 64602-010-SO

WACS Facility ID 29653

FDEP Due Date: June 23, 2026

Prepared for:

ALACHUA COUNTY SOLID WASTE & RESOURCE RECOVERY

5620 NW 120th Lane

Gainesville, Florida 32653

Prepared by:

JONES EDMUNDS & ASSOCIATES, INC.

13545 Progress Boulevard, Suite 100

Alachua, FL 32615

June 2026

Scott E. Purcifull, PG
Florida License # 2328

JonesEdmunds

June 17, 2026

Anna McClure
Environmental Specialist I – Compliance Assurance Program
Florida Department of Environmental Protection - Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

RE: Alachua County Northwest Landfill
Compliance Monitoring Report – First Semiannual 2026
FDEP Permit No. 64602-010-SO
Jones Edmunds Project No.: 01560-179-01

Dear Ms. McClure:

This report presents data from the First Semiannual 2026 sampling event at the Alachua County Northwest Landfill, conducted on January 6, 7, 8, 19, and 20 and February 5, 2026. Groundwater elevation data used to prepare the groundwater contour map were recorded on January 6, 2026. Provided in Attachment 1 are the Groundwater Elevation Data Table, Groundwater Contour Map, and Well Inspection Report.

The on-site groundwater monitoring wells were sampled and analyzed for the parameters listed in Appendix 3.4(a) of Permit No. 64602-010-SO. Off-site assessment monitoring wells were sampled and analyzed for the parameters listed in Appendix 3.4(b). The private wells were sampled and analyzed for the parameters listed in Appendix 3.4(c). Data from additional private wells not required by the permit but sampled at the County's discretion are also included in this report.

Parameters reported at or outside groundwater standards include pH, TDS, Iron, Manganese, 1,2-Dibromoethene, 1,2-Dichloropropane, Trichloroethene, and Vinyl Chloride. A summary table of these parameters is provided in Attachment 2 of this report.

Attachment 3 is a summary table of all groundwater parameters reported at or above the laboratory detection limit for this sampling event. Quality Assurance/Quality Control samples were collected and are discussed in Attachment 4. Parameter Monitoring Report forms (PMRs) are provided in Attachment 5. The original Laboratory Data including Chain-of-Custody forms and Field Data Sheets are included in Attachments 6 and 7, respectively. Attachment 8 is a historical data summary. Attachment 9 provides long-term trend graphs for selected parameters during this sampling event.

A comparison of current groundwater data to long-term concentration trends can be observed by reviewing the graphs in Attachment 9. A review of groundwater data from this sampling event and long-term trends shows that the current parameter values are generally consistent with historical ranges and trends.

Water-Quality Results

Analytical results of note from the First Semiannual 2026 sampling event include the following:

- NW-1D (Background well)
  - Manganese (92 µg/L) and Iron (8500 µg/L) were reported above their respective groundwater standards in NW-1D during this sampling event. Elevated Turbidity has been noted in this well during 6 of the last 8 sampling events (>25 NTU). The elevated Metals concentrations reported in NW-1D are likely related to the high Turbidity values.
- NW-7D
  - Manganese (62 µg/L) and Iron (5100 µg/L) were reported above their respective groundwater standards in NW-7D during this sampling event. The elevated Iron and Manganese are likely related to elevated Turbidity (206 NTU) in this well during this sampling event. Elevated Turbidity (304 NTU) and elevated Metals were also reported during the First Semiannual 2025 sampling event.
- NW-9D
  - TDS and pH were slightly outside of SDWS during this sampling event.
  - 1,2 Dibromoethane was reported just above PDWS of 0.02 µg/L at 0.035 µg/L. The value is within recent historical concentrations for the well.
- NW-10D
  - Conductivity, Chloride, and Total Dissolved Solids have increased historically in MW-10D and continued to increase during this sampling event.
  - Cis-1,2-Dichloroethene has increased historically, but appears to be stabilizing at concentrations around 40 µg/L, below the PDWS of 70 µg/L.
  - 1,2-Dichloropropane concentrations remain above the PDWS of 5 µg/L but appear to have stabilized at around 6 µg/L.
  - Trichloroethene remains above the PDWS of 3 µg/L but appears to be stabilizing at concentrations around 5 µg/L.
  - Vinyl Chloride concentrations are generally increasing, with concentrations consistently above the PDWS of 1 µg/L since 2017. The concentration during this sampling event was 3.4 µg/L.
- NW-11D
  - Manganese was reported above the SDWS of 50 µg/L in NW-11D, at a concentration of 78 µg/L during this sampling event. Manganese concentrations have been slowly increasing since 2017; however, the current value is within the historical range for this well.

ADaPT files

Final ADaPT EDD files were received from the laboratory on April 24, 2026, generating a 60-day reporting deadline of June 23, 2026. The ADaPT files were processed by Jones Edmunds and are provided as a separate .zip file with this report as required by Rule 62-701.730(8)(a), F.A.C. and the landfill permit.

Conclusions and Recommendations

Due to continuing elevated Turbidities in wells NW-1D and NW-7D, Jones Edmunds will evaluate and redevelop these wells (if necessary) prior to the Second Semiannual 2026 sampling event.

Continued semiannual monitoring according to Permit No. 64602-010-SO is recommended. If you have any questions regarding this report, please contact me at (352) 377-5821.

Sincerely,

Elizabeth D Kennelley
Department Manager
13545 Progress Boulevard, Suite 100
Alachua, FL 32615

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Attachment 1: Groundwater Elevation Data Table, Groundwater Contour Map, and Well Inspection Report
Attachment 2: Analysis Results Compared to Groundwater Standards
Attachment 3: Groundwater Parameters At or Above the Laboratory Detection Limit
Attachment 4: Quality Assurance/Quality Control Summary
Attachment 5: Parameter Monitoring Report Forms
Attachment 6: Original Laboratory Data Including Chain-Of-Custody Forms
Attachment 7: Field Data Sheets
Attachment 8: Historical Data Summary
Attachment 9: Long-Term Trend Graphs

XC: Gus Olmos, Director, Alachua County Solid Waste and Resources Recovery
Anthony Dennis, Alachua County Public Health
Stephen Hofstetter, Alachua County EPD

Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

DEP Form #: 62-701.900(31), F.A.C
Form Title: Water Quality Monitoring Certification
Effective Date: January 6, 2010
Incorporated in Rule 62-701.510(9), F.A.C.

WATER QUALITY MONITORING CERTIFICATION

PART I GENERAL INFORMATION

(1) Facility Name Alachua County Northwest Landfill

Address 3.2 miles west of Alachua, FL on CR 235A

City Alachua, FL Zip _____ County Alachua

Telephone Number (352) 374-5213 (David Wood)

(2) WACS Facility ID 29653

(3) DEP Permit Number 64602-009-SO

(4) Authorized Representative's Name Elizabeth D Kennelley - Jones Edmunds Title Department Manager

Address 13545 Progress Boulevard, Suite 100

City Alachua, FL Zip 32615 County Alachua

Telephone Number (352) 377-5821

Email address (if available) ekennelley@jonesedmunds.com

CERTIFICATION

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submission of false information including the possibility of fine and imprisonment.

June 17, 2026 Elizabeth Kennelley
(Date) (Owner or Authorized Representative's Signature)

PART II QUALITY ASSURANCE REQUIREMENTS

Sampling Organization Jones Edmunds and Associates, Inc.

Analytical Lab NELAC / HRS Certification # E83182

Lab Name Environmental Conservation Laboratories, Inc.

Address 10775 Central Port Drive, Orlando, FL 32824

Phone Number (407) 826-5314

Email address (if available) dcamacho@encolabs.com

ATTACHMENT 1

GROUNDWATER ELEVATION DATA, GROUNDWATER CONTOUR MAP, AND WELL INSPECTION REPORT

GROUNDWATER ELEVATION DATA
ALACHUA COUNTY NORTHWEST LANDFILL
FIRST SEMIANNUAL 2026

WELL NAME	TOP OF CASING	CONTOUR MAP			TIME OF SAMPLING		
		MAP DATE	DEPTH TO WATER	GROUNDWATER ELEVATION	SAMPLE DATE	DEPTH TO WATER	GROUNDWATER ELEVATION
	(NGVD,FT)		(FT)	(NGVD,FT)		(FT)	(NGVD,FT)
NW-1D	123.27	1/6/2026	89.03	34.24	1/7/2026	89.12	34.15
NW-3D	97.91	1/6/2026	67.71	30.20	NS	NS	NS
NW-4D	108.50	1/6/2026	77.23	31.27	NS	NS	NS
NW-5D	100.75	1/6/2026	68.21	32.54	1/7/2026	68.27	32.48
NW-6D	108.03	1/6/2026	75.62	32.41	1/6/2026	75.60	32.43
NW-7D	116.43	1/6/2026	83.96	32.47	1/7/2026	83.97	32.46
NW-8D	122.08	1/6/2026	89.49	32.59	1/7/2026	89.50	32.58
NW-9D	107.55	1/6/2026	75.15	32.40	1/6/2026	75.11	32.44
NW-10D	107.70	1/6/2026	75.26	32.44	1/6/2026	75.27	32.43
NW-11D	109.19	1/6/2026	76.68	32.51	1/6/2026	76.68	32.51
NW-12D	82.82	1/6/2026	50.49	32.33	NS	NS	NS
NW-13D	87.86	1/6/2026	55.45	32.41	NS	NS	NS
NW-14D	88.42	1/6/2026	56.10	32.32	1/8/2026	56.12	32.30
NW-15D	89.43	1/6/2026	56.61	32.82	1/8/2026	56.63	32.80
NW-16D	82.79	1/6/2026	50.51	32.28	1/19/2026	50.61	32.18
NW-17D	87.82	1/6/2026	55.48	32.34	1/19/2026	55.56	32.26
NW-18D	88.48	1/6/2026	56.20	32.28	1/8/2026	56.22	32.26
NW-19D	89.48	1/6/2026	56.70	32.78	1/8/2026	56.71	32.77
NW-20D	95.93	1/6/2026	62.79	33.14	NS	NS	NS
NW-21D	108.16	1/6/2026	75.71	32.45	1/6/2026	75.71	32.45
NW-P18	84.42	NM	NM	NM	NS	NS	NS
NW-P27	107.29	1/6/2026	74.63	32.66	1/20/2026	75.04	32.25
NW-P28	128.90	NM	NM	NM	1/20/2026	NM	NM
NW-P29	91.00	NM	NM	NM	NS	NS	NS
NW-P30	111.07	1/6/2026	78.22	32.85	1/20/2026	NM	NM

NGVD - National Geodetic Vertical Datum
NAVD - North American Vertical Datum
NS - Not Sampled
NM - Not Measured or Dry; refer to letter for details
NA - Not Available

NOTES:
* NW-8D GROUNDWATER ELEVATION USED FOR THE WELL CLUSTER IN THAT AREA.

ALACHUA COUNTY NORTHWEST LANDFILL
GROUNDWATER CONTOUR MAP
JANUARY 6, 2026

JonesEdmunds

SAVED: 4/21/2026 11:19 AM RMARTIN V:\GAINESVILLE\JONES EDMUNDS\ALACHUA COUNTY\NW LANDFILL\2026\2951\MXD\NWLF_2951.MXD
PLOTTED: 4/21/2026 11:19 AM RAEANN MARTIN, PE

VISUAL WELL INSPECTION REPORT
ALACHUA COUNTY NORTHWEST LANDFILL

Sampling Event: First Semiannual 2026

Inspection Date: 1/6/2026

Inspector: Royce Gamble

Well ID	Inspection Date	Well Labeled		Well Damaged / Sampling Impaired		Protective Cover Intact		Well Locked		Comments
		Yes	No	Yes	No	Yes	No	Yes	No	
ON-SITE MONITORING WELLS										
BACKGROUND WELL										
NW-1D	1/6/2026	X			X	X		X		
INTERMEDIATE WELL										
NW-11D	1/6/2026	X			X	X			X	Well needs new lock.
COMPLIANCE WELLS										
NW-5D	1/6/2026	X			X	X		X		
NW-6D	1/6/2026	X			X		X	X		Protective Cover hinge broken.
NW-7D	1/6/2026	X			X	X		X		
NW-8D	1/6/2026	X			X	X		X		
NW-9D	1/6/2026	X			X	X		X		
NW-10D	1/6/2026	X			X	X		X		
NW-21D	1/6/2026	X			X	X		X		
OFF-SITE MONITORING WELLS										
ASSESSMENT WELLS										
NW-14D	1/6/2026	X			X	X		X		
NW-15D	1/6/2026	X			X	X		X		
NW-16D	1/6/2026	X			X	X		X		
NW-17D	1/6/2026	X			X	X		X		
NW-18D	1/6/2026	X			X	X		X		
NW-19D	1/6/2026	X			X	X		X		
WATER SUPPLY WELLS (PRIVATE WELLS)										
NW-P26	1/6/2026		X		X	NA		NA		
NW-P27	1/6/2026	X			X	NA		NA		
NW-P28	1/6/2026		X		X	NA		NA		
NW-P30	1/6/2026		X		X	NA		NA		
NW-P38	1/6/2026	Not sampled this event. Well not usable.								
NW-P40	1/6/2026		X		X	NA		NA		
NW-P56	1/6/2026	Not sampled this event. No site access.								
BRUCK	1/6/2026		X		X	NA		NA		
GORRICK	1/6/2026		X		X	NA		NA		
WATSON	1/6/2026	X			X	NA		NA		
MATILSKY HOUSE	1/6/2026		X		X	NA		NA		

VISUAL WELL INSPECTION REPORT
ALACHUA COUNTY NORTHWEST LANDFILL

Sampling Event: First Semiannual 2026
Inspection Date: 1/6/2026
Inspector: Royce Gamble

Well ID	Inspection Date	Well Labeled		Well Damaged / Sampling Impaired		Protective Cover Intact		Well Locked		Comments
		Yes	No	Yes	No	Yes	No	Yes	No	
MATILSKY BARN	1/6/2026	Not sampled this event. Pump not operational.								
WATER LEVEL ONLY WELLS										
NW-3D	1/6/2026	X			X	X			X	
NW-4D	1/6/2026	X			X	X			X	
NW-12D	1/6/2026	X			X	X			X	
NW-13D	1/6/2026	X			X	X			X	
NW-20D	1/6/2026	X			X	X			X	
NW-P18	1/6/2026	No water-level measured this event. No site access.								
NW-P29	1/6/2026	No water-level measured this event. No site access.								

NA = Not applicable due to well configuration.

ATTACHMENT 2

ANALYSIS RESULTS COMPARED TO GROUNDWATER STANDARDS

.S RESULTS COMPARED TO GROUNDWATER STANDARDS AND/OR GUIDANCE CONCENTRATIONS
.HUA COUNTY NORTHWEST LANDFILL
.RST SEMIANNUAL 2026

PARAMETER		pH (FIELD)	TOTAL DISSOLVED SOLIDS	IRON	MANGANESE	1,2-DIBROMO-ETHANE (EDB)	1,2-DICHLORO-PROPANE	TRICHLORO-ETHENE	VINYL CHLORIDE
STANDARD UNITS		6.5-8.5 S.U.** S.U.	500 mg/L** mg/L	300 µg/L** µg/L	50 µg/L** µg/L	0.02 µg/L* µg/L	5 µg/L* µg/L	3 µg/L* µg/L	1 µg/L* µg/L
Background									
NW-1D	01/07/2026	-	-	8500	92	-	-	-	-
Intermediate									
NW-11D	01/06/2026	6.48	-	-	78	-	-	-	-
Compliance									
NW-5D	01/07/2026	-	-	-	NM	-	-	-	-
NW-6D	01/06/2026	-	-	-	-	-	-	-	-
NW-7D	01/07/2026	-	-	5100	62	-	-	-	-
NW-8D	01/07/2026	-	-	-	NM	-	-	-	-
NW-9D	01/06/2026	6.47	510	-	NM	0.035	-	-	-
NW-10D	01/06/2026	6.49	500 @	-	NM	-	5.9	4.4	3.4
NW-21D	01/06/2026	6.48	-	-	NM	-	-	-	-
Assessment									
NW-14D	01/08/2026	-	-	-	NM	-	-	-	-
NW-15D	01/08/2026	-	-	-	NM	-	-	-	-
NW-16D	01/19/2026	-	-	-	NM	-	-	-	-
NW-17D	01/19/2026	-	-	-	NM	-	-	-	-
NW-18D	01/08/2026	-	-	-	NM	-	-	-	-
NW-19D	01/08/2026	-	-	-	NM	-	-	-	-
Water Supply									
NW-P26	01/20/2026	6.50 @	-	-	NM	-	-	-	-
NW-P27	01/20/2026	-	-	790	NM	-	-	-	-
NW-P28	01/20/2026	-	-	-	NM	-	-	-	-
NW-P30	01/20/2026	-	-	-	NM	-	-	-	-
NW-P40	01/20/2026	-	NM	NM	NM	-	-	-	-
Gorrick	01/20/2026	-	-	-	NM	-	-	-	-
Watson	01/20/2026	-	NM	NM	NM	-	-	-	-
Bruck	02/05/2026	-	NM	NM	NM	-	-	-	-
QAQC									
EQUBLK1	01/06/2026	NM	-	-	-	-	-	-	-
EQUBLK2	01/08/2026	NM	-	-	NM	-	-	-	-
EQUBLK3	01/20/2026	NM	-	-	NM	-	-	-	-
TRIP1	01/06/2026	NM	NM	NM	NM	-	-	-	-
TRIP2	01/07/2026	NM	NM	NM	NM	-	-	-	-
TRIP3	01/08/2026	NM	NM	NM	NM	-	-	-	-
TRIP4	01/19/2026	NM	NM	NM	NM	-	-	-	-
TRIP5	01/20/2026	NM	NM	NM	NM	-	-	-	-
TRIP6	02/05/2026	NM	NM	NM	NM	-	-	-	-

.S RESULTS COMPARED TO GROUNDWATER STANDARDS AND/OR GUIDANCE CONCENTRATIONS
.HUA COUNTY NORTHWEST LANDFILL
.RST SEMIANNUAL 2026

PARAMETER	pH (FIELD)	TOTAL DISSOLVED SOLIDS	IRON	MANGANESE	1,2-DIBROMO-ETHANE (EDB)	1,2-DICHLORO-PROPANE	TRICHLORO-ETHENE	VINYL CHLORIDE
STANDARD UNITS	6.5-8.5 S.U.** S.U.	500 mg/L** mg/L	300 µg/L** µg/L	50 µg/L** µg/L	0.02 µg/L* µg/L	5 µg/L* µg/L	3 µg/L* µg/L	1 µg/L* µg/L

LEGEND

* =Primary Drinking Water Standard
** =Secondary Drinking Water Standard
*** =Chapter 62-777 Groundwater Cleanup Target Levels (GCTL)
@ =Analysis Result is at Groundwater Standard or GCTL
\- =Analysis Result is not at or outside Groundwater Standard or GCTL
NS =Not Sampled
NM =Not Measured

Note:

This table displays analysis results which were reported at or outside Groundwater Standards or GCTL.
Analysis results notated with "@" indicate that the analysis result was reported at the Groundwater Standard or GCTL.
Analysis results which were reported above the laboratory detection limit (reporting limit), but not at or above the Groundwater Standard or GCTL concentration are not displayed in this table.

ATTACHMENT 3

GROUNDWATER PARAMETERS AT OR ABOVE THE LABORATORY DETECTION LIMIT

PARAMETERS AT OR ABOVE THE LABORATORY DETECTION LIMIT
ALACHUA COUNTY NORTHWEST LANDFILL
FIRST SEMIANNUAL 2026

PARAMETER		CONDUC-TIVITY (FIELD)	DEPTH TO WATER FROM MEASURE PT	DISSOLVED OXYGEN (FIELD)	GROUND-WATER ELEVATION	pH (FIELD)	REDOX POTENTIAL	TEMPER-ATURE (FIELD)	TURBIDITY (FIELD)	CHLORIDE	NITRATE NITROGEN	TOTAL DISSOLVED SOLIDS	IRON
STANDARD UNITS		(1) uS/cm	(1) ft	(1) ppm	(1) ft, NGVD	6.5-8.5 S.U.** S.U.	(1) mV	(1) deg C	(1) NTU	250 mg/L** mg/L	10 mg/L* mg/L	500 mg/L** mg/L	300 µg/L** µg/L
Background													
NW-1D	01/07/2026	438	89.12	2.76	-	7.21	209.5	22.5	73.4	7.6	0.32	270	8500
Intermediate													
NW-11D	01/06/2026	764	76.68	0.24	-	6.48	203.3	21.9	8.71	24	-	450	210
Compliance													
NW-5D	01/07/2026	372	68.27	3.10	32.54	7.09	201.8	22.8	2.74	8.6	-	230	<110
NW-6D	01/06/2026	800	75.60	0.44	32.41	6.54	207.8	23.0	12.6	9.2	-	470	<110
NW-7D	01/07/2026	720	83.97	2.18	32.47	7.09	208.8	22.7	206	22	-	420	5100
NW-8D	01/07/2026	777	89.50	4.21	32.59	6.70	208.5	22.9	14.1	9.1	-	470	230
NW-9D	01/06/2026	923	75.11	4.06	-	6.47	210.0	22.7	0.34	14	-	510	<110
NW-10D	01/06/2026	829	75.27	3.41	32.44	6.49	204.6	23.4	0.44	18	-	500	<110
NW-21D	01/06/2026	302	75.71	4.50	32.45	6.48	203.3	23.2	1.68	5.4	-	170	<110
Assessment													
NW-14D	01/08/2026	278	56.12	6.89	-	7.46	125.1	22.4	0.31	7.5	-	160	<110
NW-15D	01/08/2026	298	56.63	6.70	-	7.38	97.8	22.9	0.15	5.2	-	170	<110
NW-16D	01/19/2026	362	50.61	6.34	32.28	7.35	127.7	21.9	0.81	4.5	-	220	<110
NW-17D	01/19/2026	333	55.54	0.06	32.34	7.40	-43.5	22.1	0.84	3.7	-	190	140 I
NW-18D	01/08/2026	324	56.22	3.42	32.28	7.35	76.1	22.7	0.32	9.3	-	190	<110
NW-19D	01/08/2026	361	56.71	6.71	-	7.22	105.2	22.8	0.28	5.0	-	220	<110
Water Supply													
NW-P26	01/20/2026	545	-	6.27	-	6.50	116.5	22.0	1.08	13	5.8	350	<110
NW-P27	01/20/2026	316	75.04	1.91	32.56	7.03	-82.3	22.1	4.83	8.1	3.7	240	790
NW-P28	01/20/2026	445	-	8.43	-	6.82	121.2	21.8	1.04	5.7	3.6	300	<110
NW-P30	01/20/2026	580	-	3.29	-	6.64	118.8	20.4	2.67	7.0	4.4	360	<110
NW-P40	01/20/2026	681	-	6.03	-	7.25	103.1	21.5	0.16	89	-	-	-
Gorrick	01/20/2026	478	-	6.40	-	6.63	106.6	21.6	0.60	9.9	4.8	300	<110
Watson	01/20/2026	469	-	6.14	-	6.63	81.2	21.3	0.85	7.6	-	-	-
-k	02/05/2026	412	-	7.18	-	7.38	206.4	22.6	0.90	5.7	-	-	-

PARAMETERS AT OR ABOVE THE LABORATORY DETECTION LIMIT

ALACHUA COUNTY NORTHWEST LANDFILL

FIRST SEMIANNUAL 2026

PARAMETER		CONDUC-TIVITY (FIELD)	DEPTH TO WATER FROM MEASURE PT	DISSOLVED OXYGEN (FIELD)	GROUND-WATER ELEVATION	pH (FIELD)	REDOX POTENTIAL	TEMPER-ATURE (FIELD)	TURBIDITY (FIELD)	CHLORIDE	NITRATE NITROGEN	TOTAL DISSOLVED SOLIDS	IRON
STANDARD UNITS		(1) uS/cm	(1) ft	(1) ppm	(1) ft, NGVD	6.5-8.5 S.U.** S.U.	(1) mV	(1) deg C	(1) NTU	250 mg/L** mg/L	10 mg/L* mg/L	500 mg/L** mg/L	300 µg/L** µg/L
QAQC													
EQUBLK1	01/06/2026	-	-	-	-	-	-	-	-	0.22 I	<0.10	<5.0	<110
EQUBLK2	01/08/2026	-	-	-	-	-	-	-	-	0.35 I	-	40	<110
EQUBLK3	01/20/2026	-	-	-	-	-	-	-	-	<0.20	<0.10	12	<110
TRIP1	01/06/2026	-	-	-	-	-	-	-	-	-	-	-	-
TRIP2	01/07/2026	-	-	-	-	-	-	-	-	-	-	-	-
TRIP3	01/08/2026	-	-	-	-	-	-	-	-	-	-	-	-
TRIP4	01/19/2026	-	-	-	-	-	-	-	-	-	-	-	-
TRIP5	01/20/2026	-	-	-	-	-	-	-	-	-	-	-	-
TRIP6	02/05/2026	-	-	-	-	-	-	-	-	-	-	-	-

LEGEND

*	=Primary Drinking Water Standard	I	= Value is between the Method Detection Level (MDL) and the Reporting Detection Level (RDL)
**	=Secondary Drinking Water Standard	J	= Estimated value
***	=Chapter 62-777 - Groundwater Cleanup Target Level (GCTL)	V	= Analyte found in associated method blank
(1)	=No Standard	Q	= Estimated value; analyte analyzed after acceptable holding time
-	=Not Analyzed		

PARAMETERS AT OR ABOVE THE LABORATORY DETECTION LIMIT
ALACHUA COUNTY NORTHWEST LANDFILL
FIRST SEMIANNUAL 2026

PARAMETER		MANGANESE	1,1-DICHLORO-ETHANE	1,2-DIBROMO-ETHANE (EDB)	1,2-DICHLORO-PROPANE	CIS-1,2-DICHLORO-ETHENE	TETRA-CHLORO-ETHENE	TRICHLORO-ETHENE	TRICHLORO-FLUORO-METHANE	VINYL CHLORIDE	DICHLORO-DIFLUORO-METHANE	TOTAL VOCS
STANDARD UNITS		50 µg/L** µg/L	70 µg/L*** µg/L	0.02 µg/L* µg/L	5 µg/L* µg/L	70 µg/L* µg/L	3 µg/L* µg/L	3 µg/L* µg/L	2100 µg/L*** µg/L	1 µg/L* µg/L	1400 µg/L*** µg/L	(1) µg/L
Background												
NW-1D	01/07/2026	92	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
Intermediate												
NW-11D	01/06/2026	78	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
Compliance												
NW-5D	01/07/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-6D	01/06/2026	8.6 I	<0.62	0.013 I	1.5	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	1.513
NW-7D	01/07/2026	62	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-8D	01/07/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-9D	01/06/2026	-	<0.62	0.035	3.1	<0.53	<0.76	<0.74	<0.45	0.55 I	<0.61	3.685
NW-10D	01/06/2026	-	2.8	<0.010	5.9	38	0.95 I	4.4	0.58 I	3.4	2.6	56.03
NW-21D	01/06/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
Assessment												
NW-14D	01/08/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-15D	01/08/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-16D	01/19/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-17D	01/19/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-18D	01/08/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-19D	01/08/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
Water Supply												
NW-P26	01/20/2026	-	2.2	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	2.2
NW-P27	01/20/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-P28	01/20/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-P30	01/20/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-P40	01/20/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
Gorrick	01/20/2026	-	1.5	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	1.5
Watson	01/20/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
-k	02/05/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-

PARAMETERS AT OR ABOVE THE LABORATORY DETECTION LIMIT

ALACHUA COUNTY NORTHWEST LANDFILL

FIRST SEMIANNUAL 2026

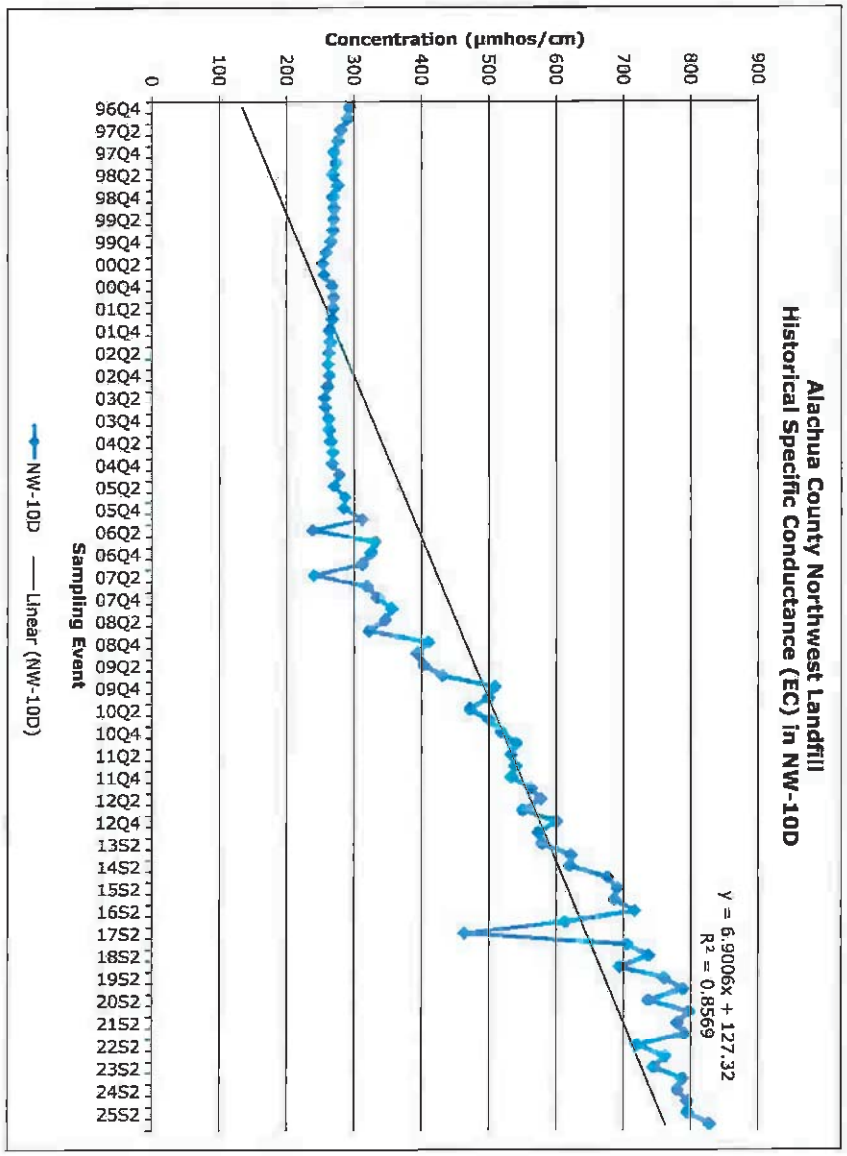
PARAMETER		MANGANESE	1,1-DICHLORO-ETHANE	1,2-DIBROMO-ETHANE (EDB)	1,2-DICHLORO-PROPANE	CIS-1,2-DICHLORO-ETHENE	TETRA-CHLORO-ETHENE	TRICHLORO-ETHENE	TRICHLORO-FLUORO-METHANE	VINYL CHLORIDE	DICHLORO-DIFLUORO-METHANE	TOTAL VOCS
STANDARD UNITS		50 µg/L**	70 µg/L***	0.02 µg/L*	5 µg/L*	70 µg/L*	3 µg/L*	3 µg/L*	2100 µg/L***	1 µg/L*	1400 µg/L***	(1)
		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
QAQC												
EQUBLK1	01/06/2026	<8.4	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
EQUBLK2	01/08/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
EQUBLK3	01/20/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
TRIP1	01/06/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
TRIP2	01/07/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
TRIP3	01/08/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
TRIP4	01/19/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
TRIP5	01/20/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
TRIP6	02/05/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-

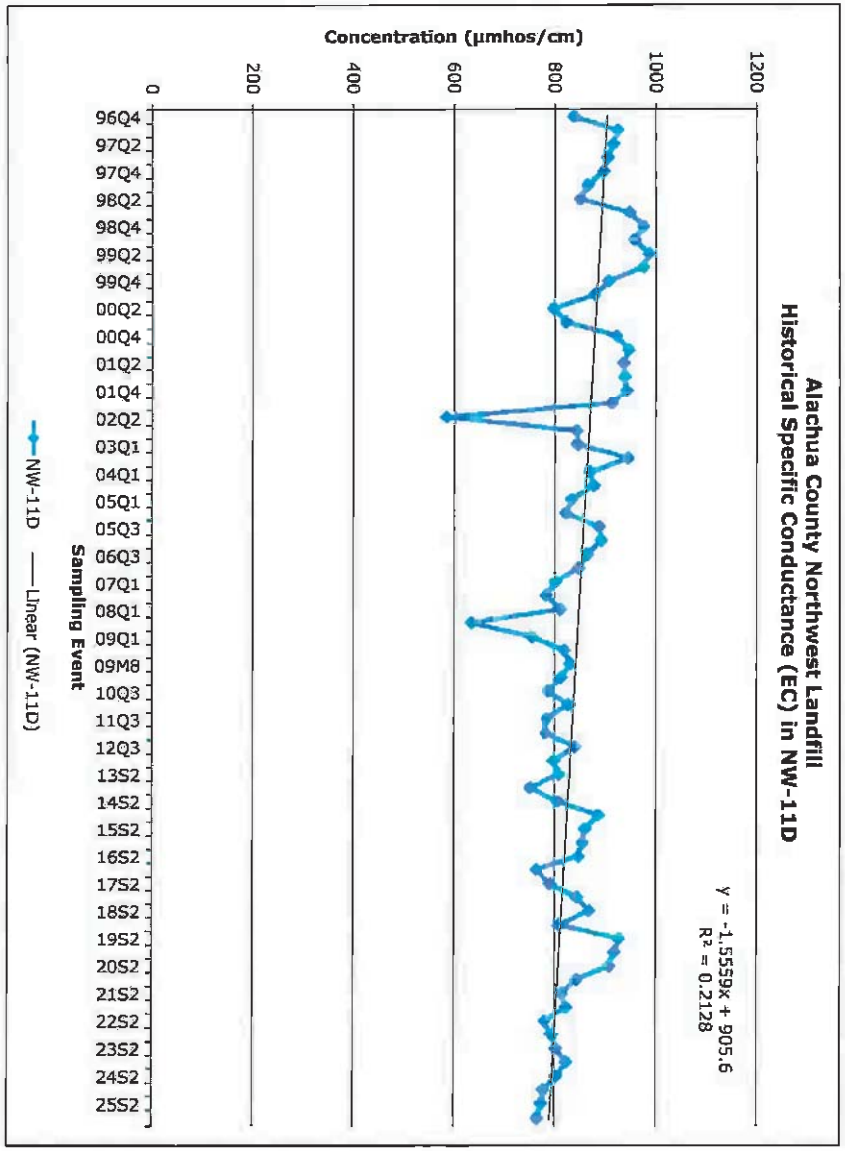
LEGEND

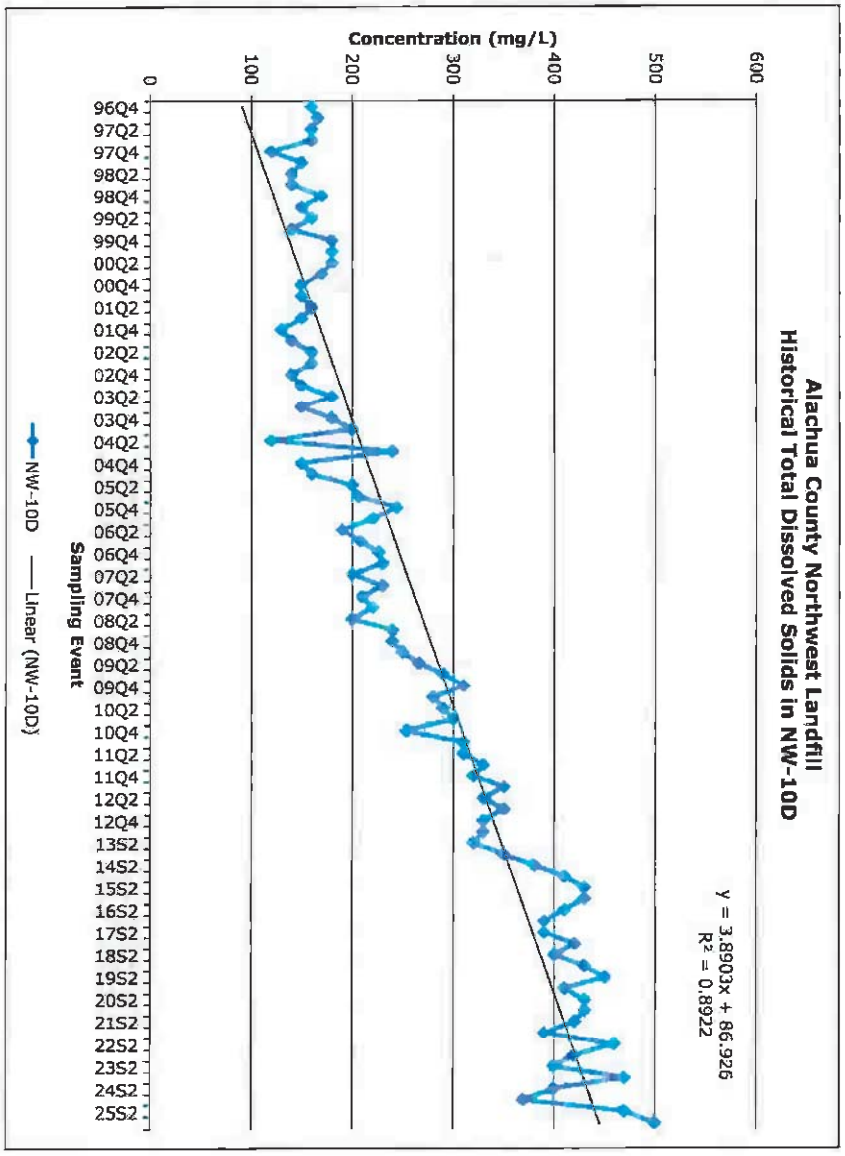
*	=Primary Drinking Water Standard	I	= Value is between the Method Detection Level (MDL) and the Reporting Detection Level (RDL)
**	=Secondary Drinking Water Standard	J	= Estimated value
***	=Chapter 62-777 - Groundwater Cleanup Target Level (GCTL)	V	= Analyte found in associated method blank
(1)	=No Standard	Q	= Estimated value; analyte analyzed after acceptable holding time
-	=Not Analyzed		

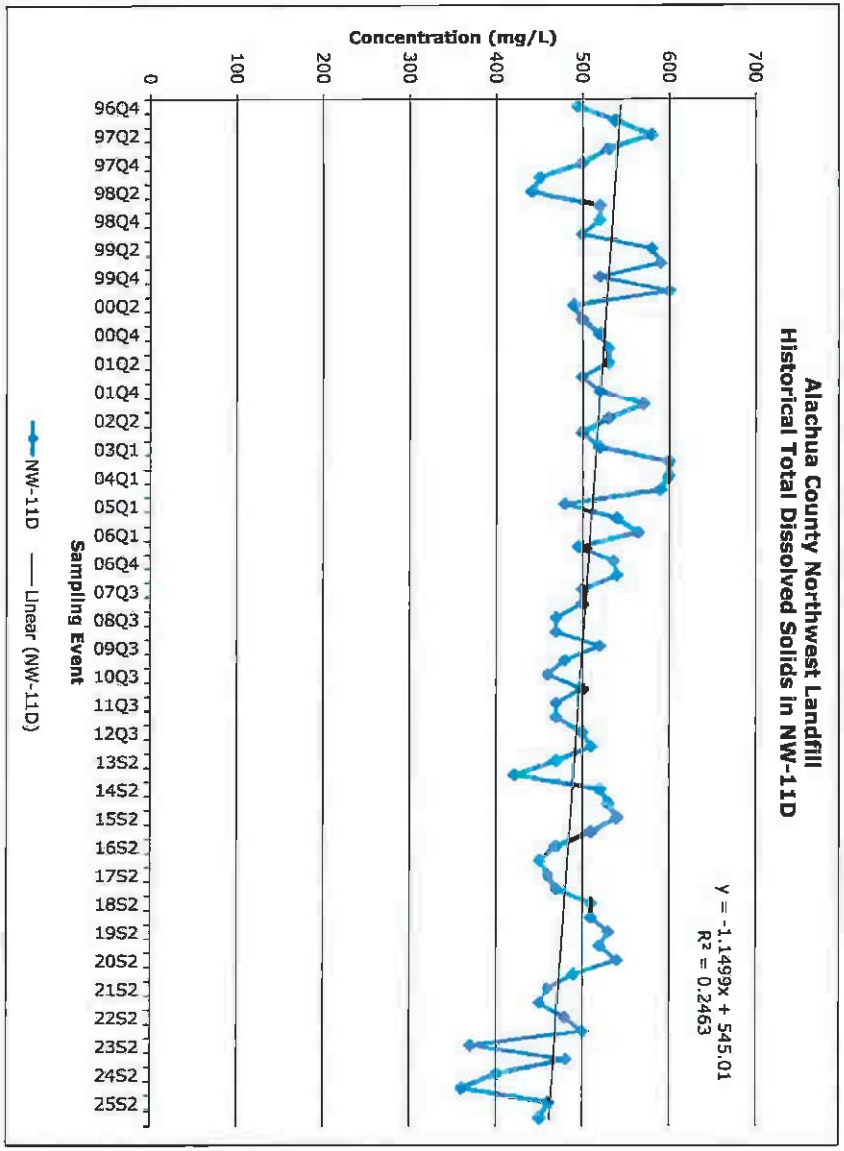
ATTACHMENT 9

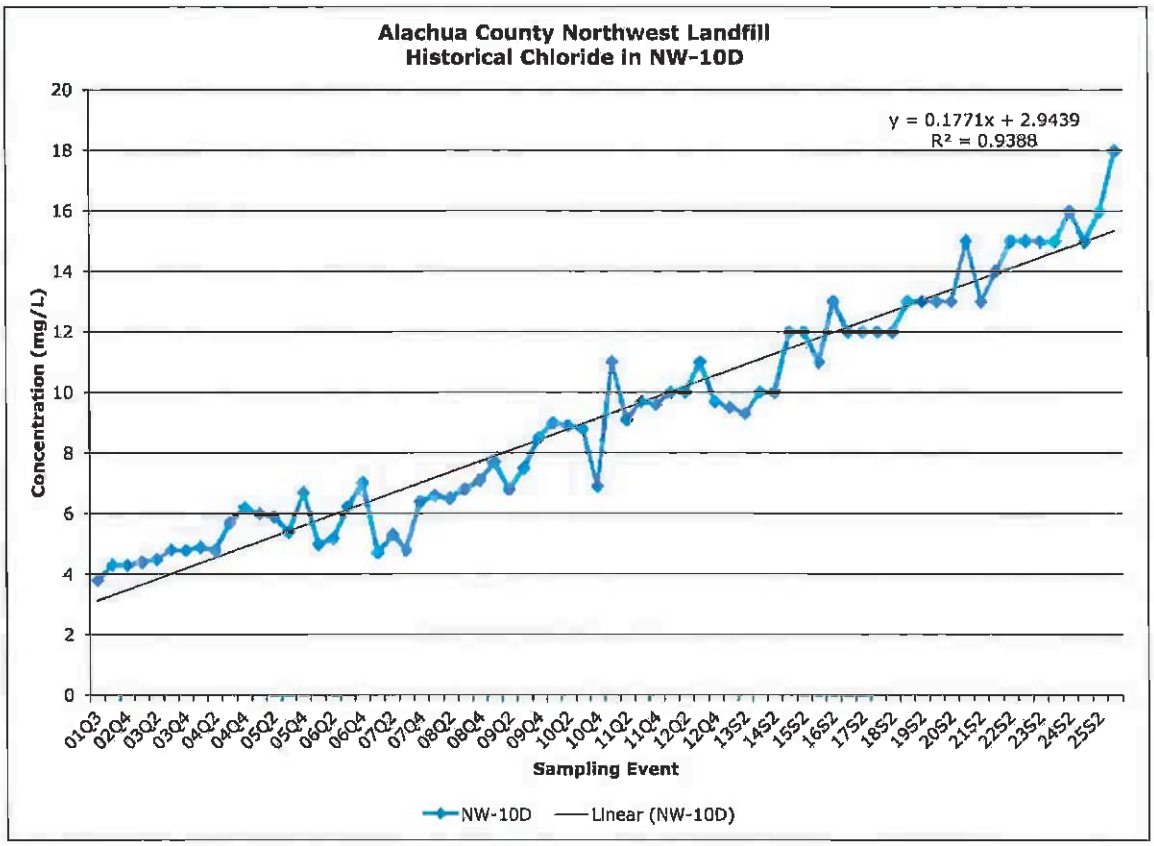
LONG-TERM TREND GRAPHS


Alachua County Northwest Landfill
Historical Specific Conductance (EC) in NW-10D
y = 6.9006x + 127.32
R² = 0.8569
Concentration (µmhos/cm)
Sampling Event
NW-10D
Linear (NW-10D)


Alachua County Northwest Landfill
Historical Specific Conductance (EC) in NW-11D
y = -1.5559x + 905.6
R² = 0.2128
Concentration (µmhos/cm)
Sampling Event
NW-11D
Linear (NW-11D)


Alachua County Northwest Landfill
Historical Total Dissolved Solids in NW-10D
y = 3.8903x + 86.926
R² = 0.8922
Concentration (mg/L)
0
100
200
300
400
500
600
96Q4
97Q2
97Q4
98Q2
98Q4
99Q2
99Q4
00Q2
00Q4
01Q2
01Q4
02Q2
02Q4
03Q2
03Q4
04Q2
04Q4
05Q2
05Q4
06Q2
06Q4
07Q2
07Q4
08Q2
08Q4
09Q2
09Q4
10Q2
10Q4
11Q2
11Q4
12Q2
12Q4
13S2
14S2
15S2
16S2
17S2
18S2
19S2
20S2
21S2
22S2
23S2
24S2
25S2
Sampling Event
NW-10D
Linear (NW-10D)


Alachua County Northwest Landfill
Historical Total Dissolved Solids in NW-11D
y = -1.1499x + 545.01
R² = 0.2463
Concentration (mg/L)
0
100
200
300
400
500
600
700
96Q4
97Q2
97Q4
98Q2
98Q4
99Q2
99Q4
00Q2
00Q4
01Q2
01Q4
02Q2
03Q1
04Q1
05Q1
06Q1
06Q4
07Q3
08Q3
09Q3
10Q3
11Q3
12Q3
13S2
14S2
15S2
16S2
17S2
18S2
19S2
20S2
21S2
22S2
23S2
24S2
25S2
Sampling Event
NW-11D
Linear (NW-11D)


Alachua County Northwest Landfill
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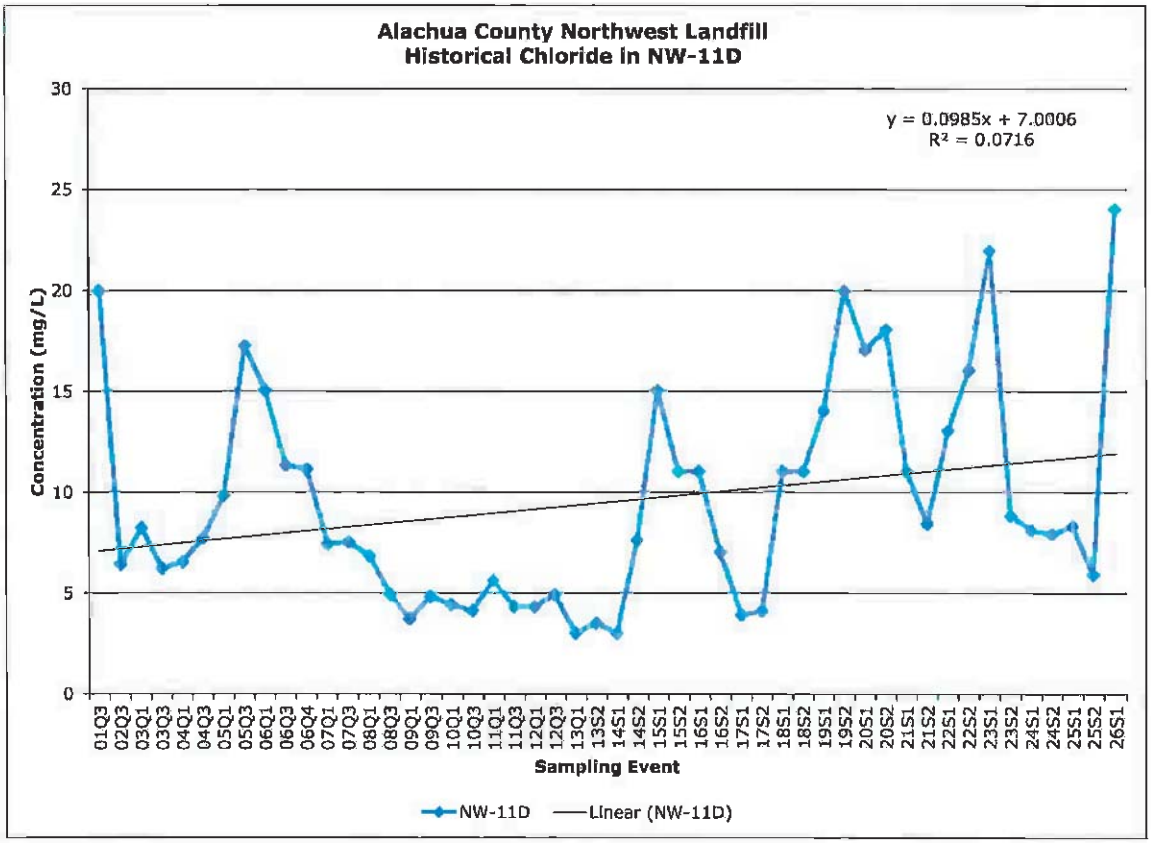
Concentration (mg/L)
Sampling Event
NW-10D
Linear (NW-10D)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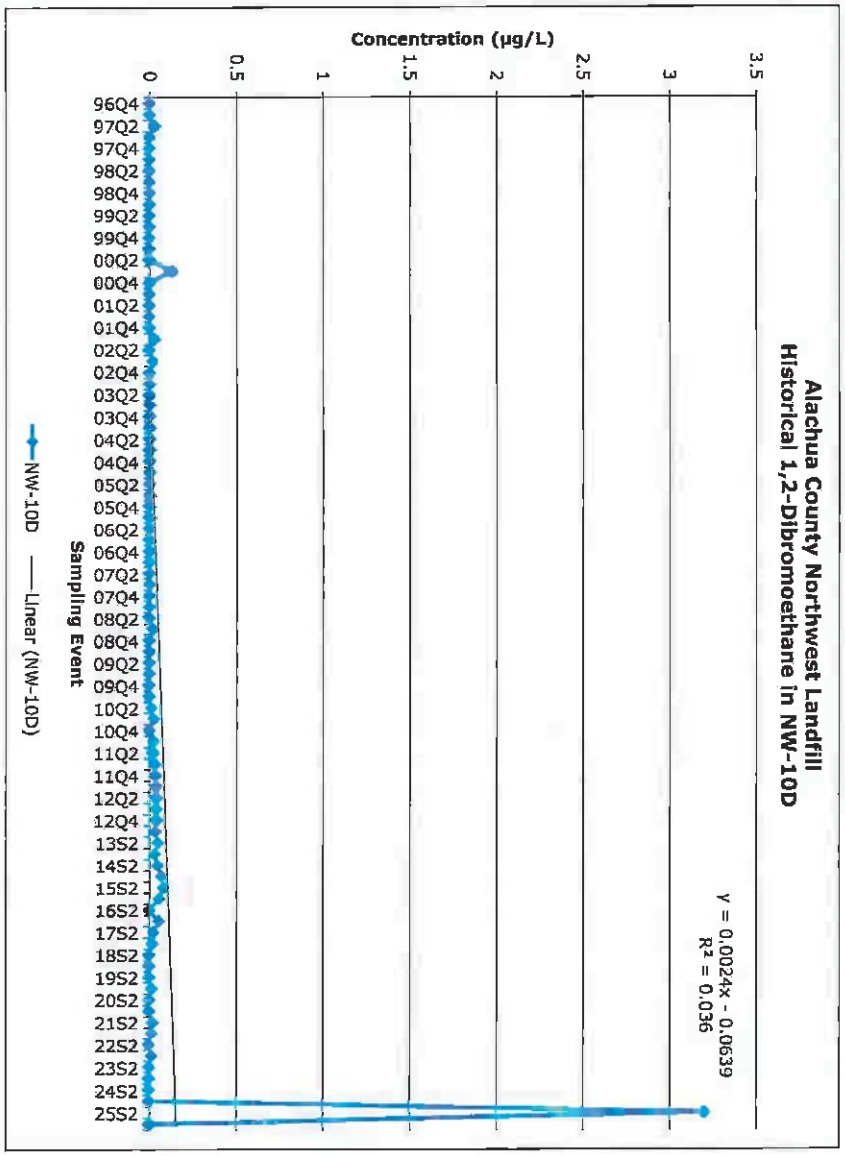
Concentration (mg/L)
Sampling Event
NW-11D
Linear (NW-11D)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Concentration (µg/L)
Sampling Event
NW-10D
Linear (NW-10D)
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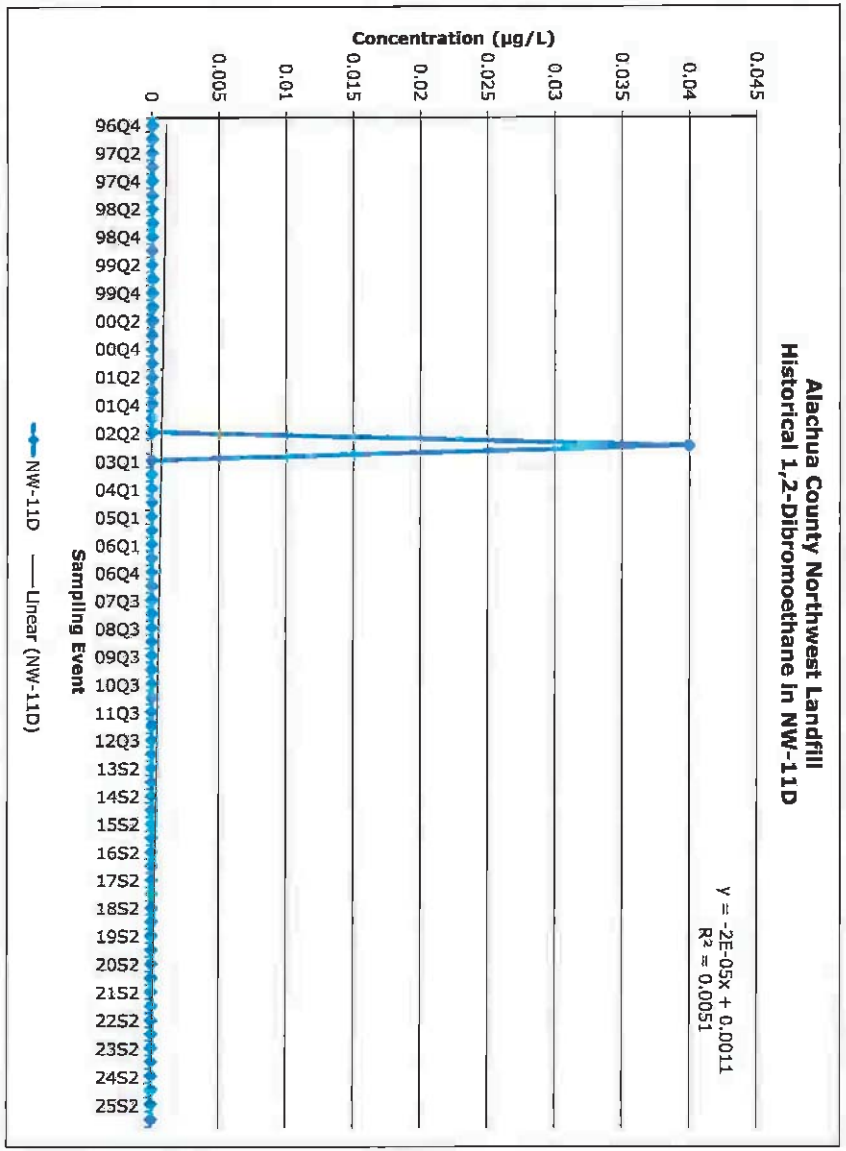
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Historical 1,2-Dibromoethane in NW-11D
Concentration (µg/L)
Sampling Event
NW-11D
Linear (NW-11D)
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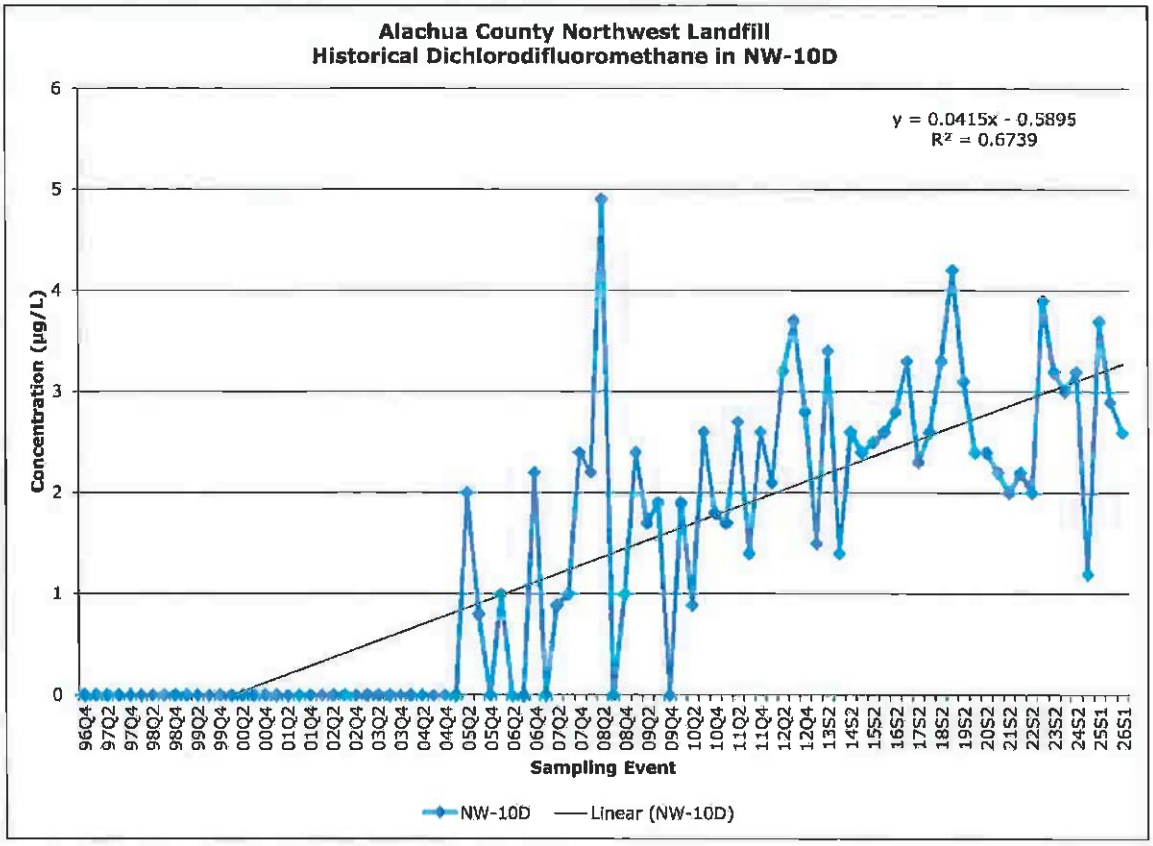
R² = 0.0051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Historical Dichlorodifluoromethane in NW-10D
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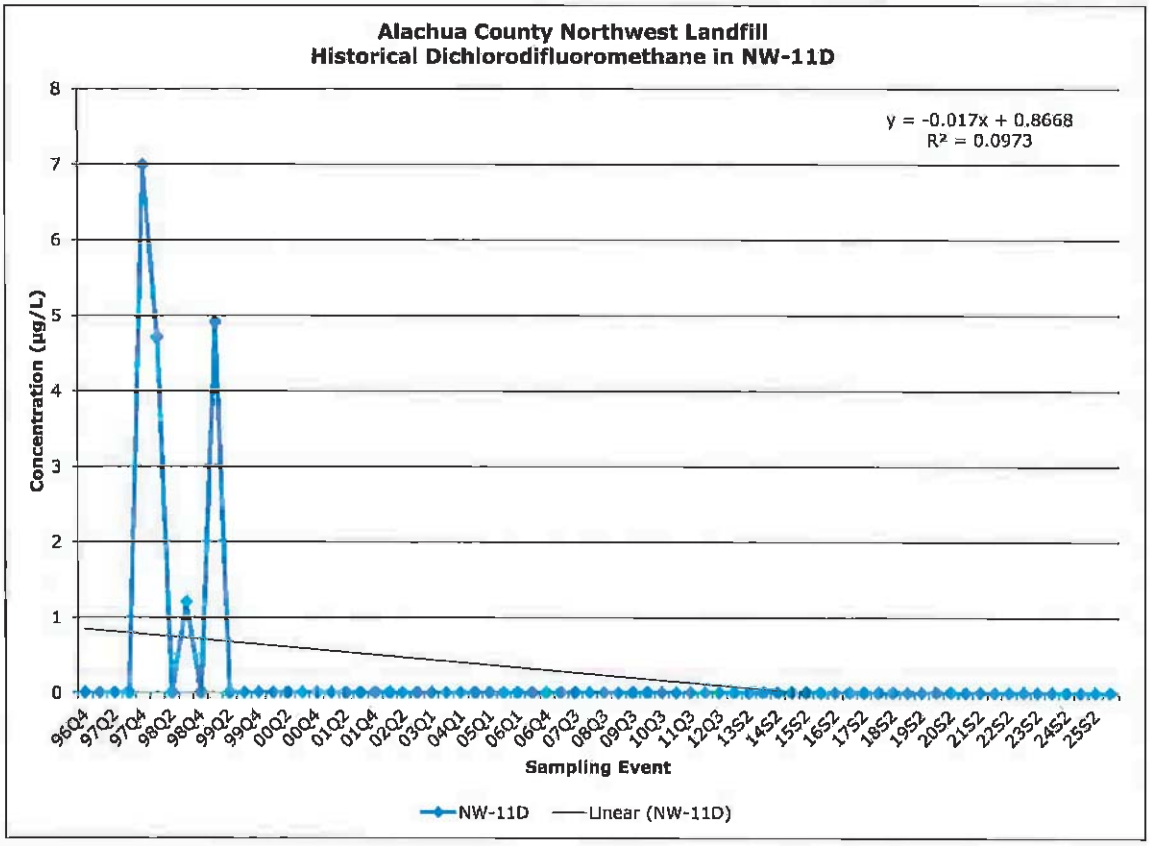
Concentration (µg/L)
Sampling Event
NW-10D
Linear (NW-10D)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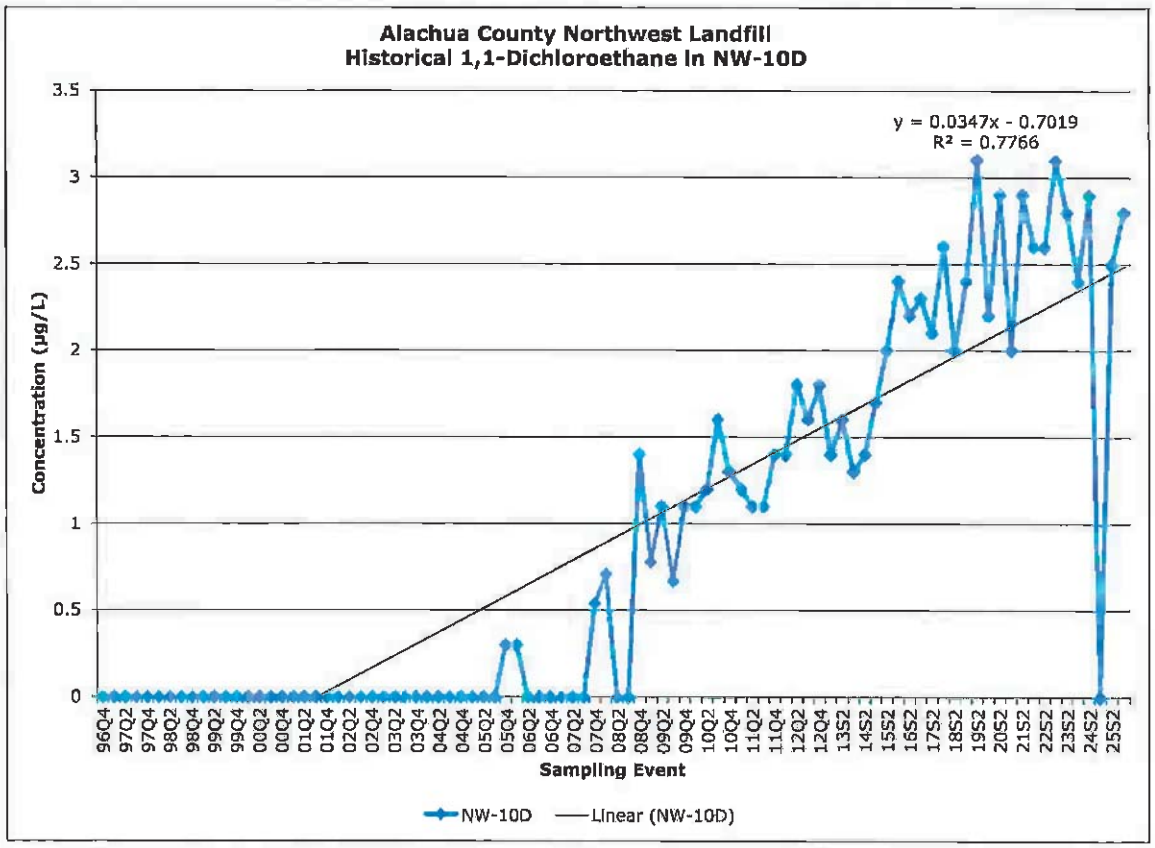
Concentration (µg/L)
Sampling Event
NW-11D
Linear (NW-11D)


Alachua County Northwest Landfill
Historical 1,1-Dichloroethane in NW-10D
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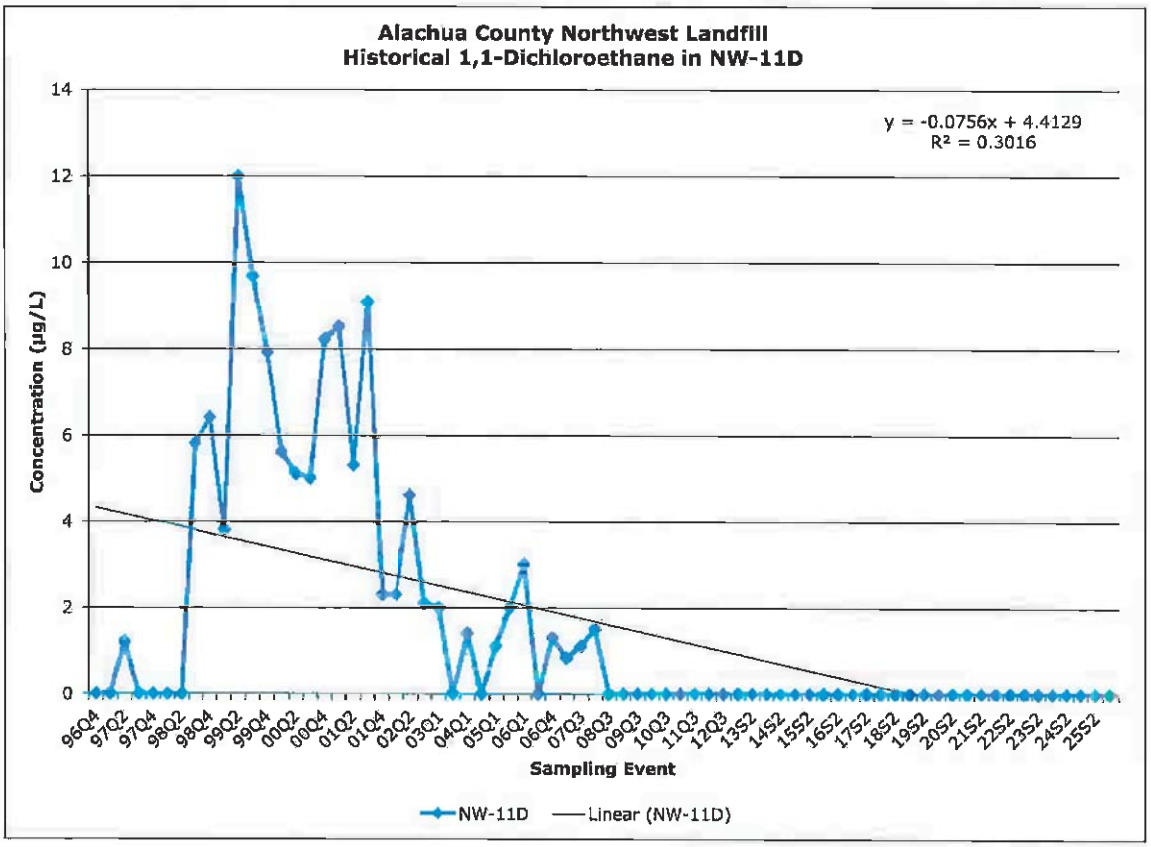
Concentration (µg/L)
Sampling Event
NW-10D
Linear (NW-10D)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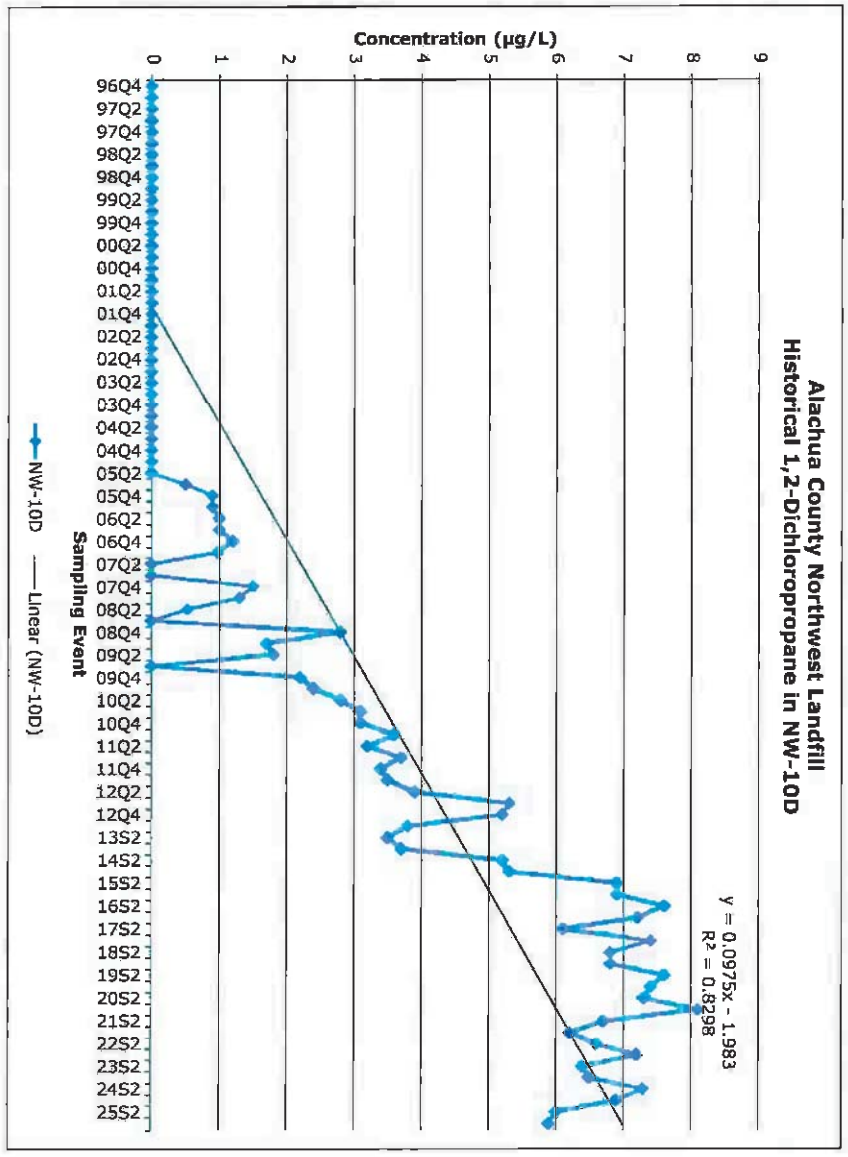
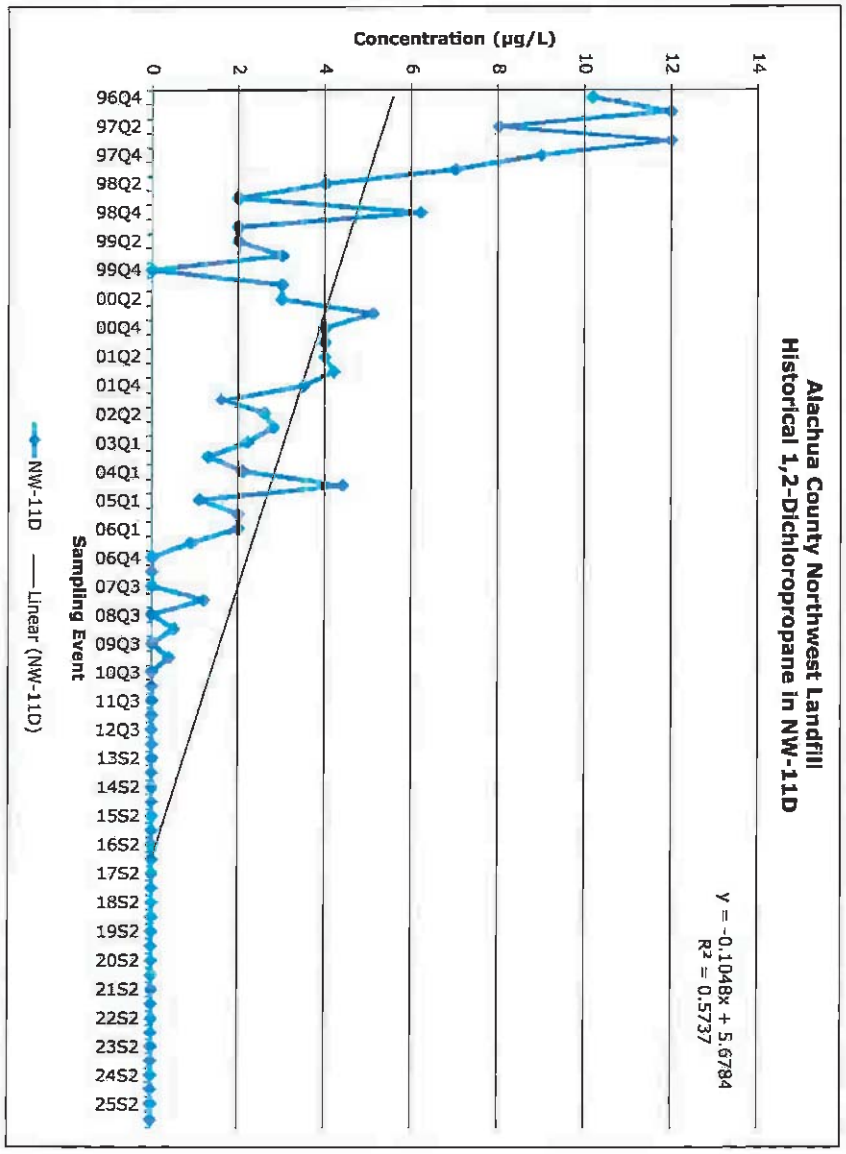
R² = 0.3016
Concentration (µg/L)
Sampling Event
NW-11D
Linear (NW-11D)


Alachua County Northwest Landfill
Historical 1,2-Dichloropropane in NW-10D
Concentration (µg/L)
Sampling Event
NW-10D
Linear (NW-10D)
y = 0.0975x - 1.983
R² = 0.8298


Alachua County Northwest Landfill
Historical 1,2-Dichloropropane in NW-11D
Concentration (µg/L)
Sampling Event
NW-11D
Linear (NW-11D)
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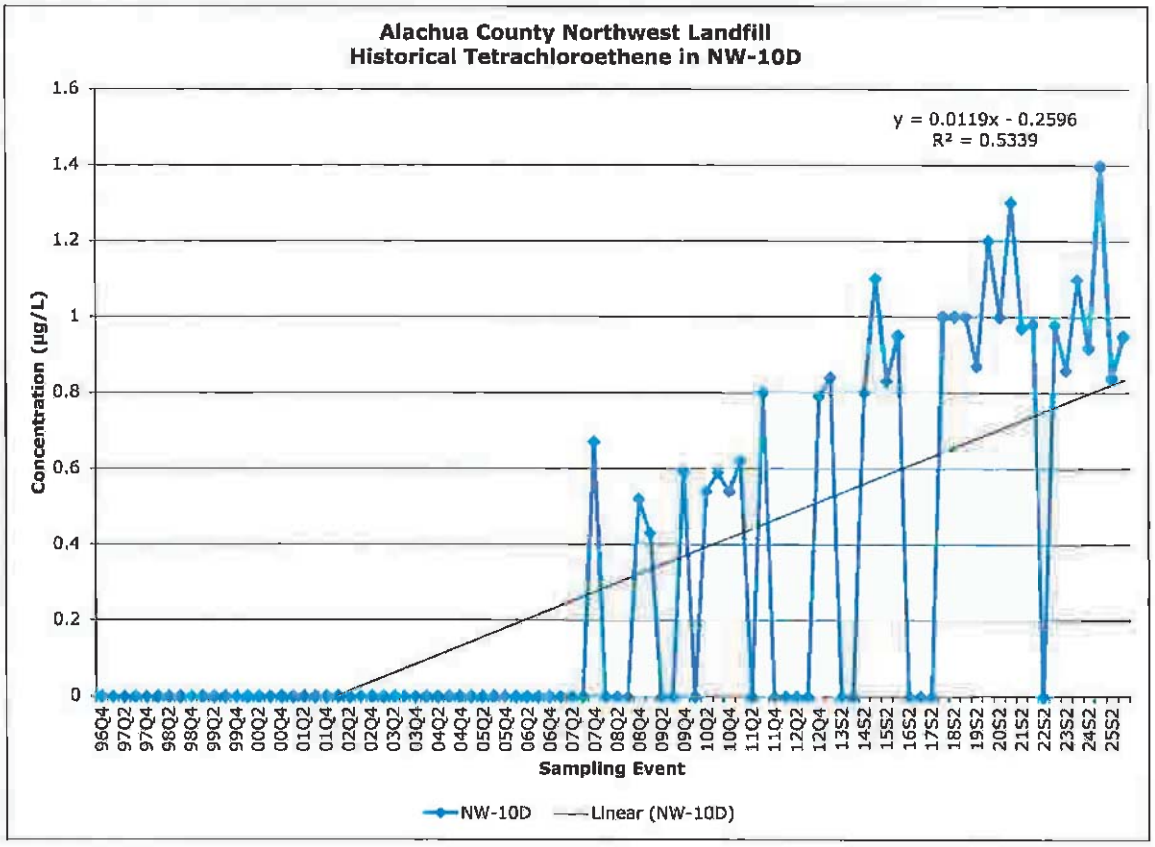
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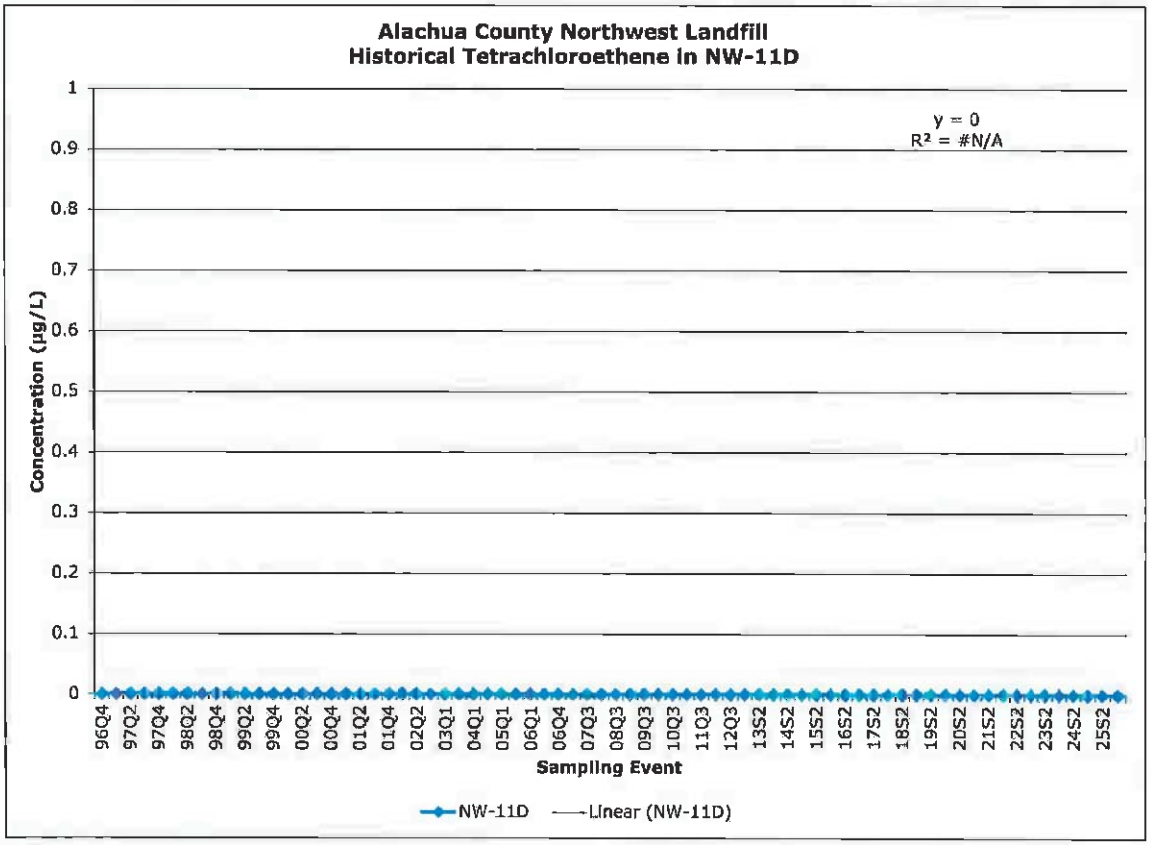
Historical Tetrachloroethene in NW-10D
y = 0.0119x - 0.2596
R² = 0.5339
Concentration (µg/L)
Sampling Event
NW-10D
Linear (NW-10D)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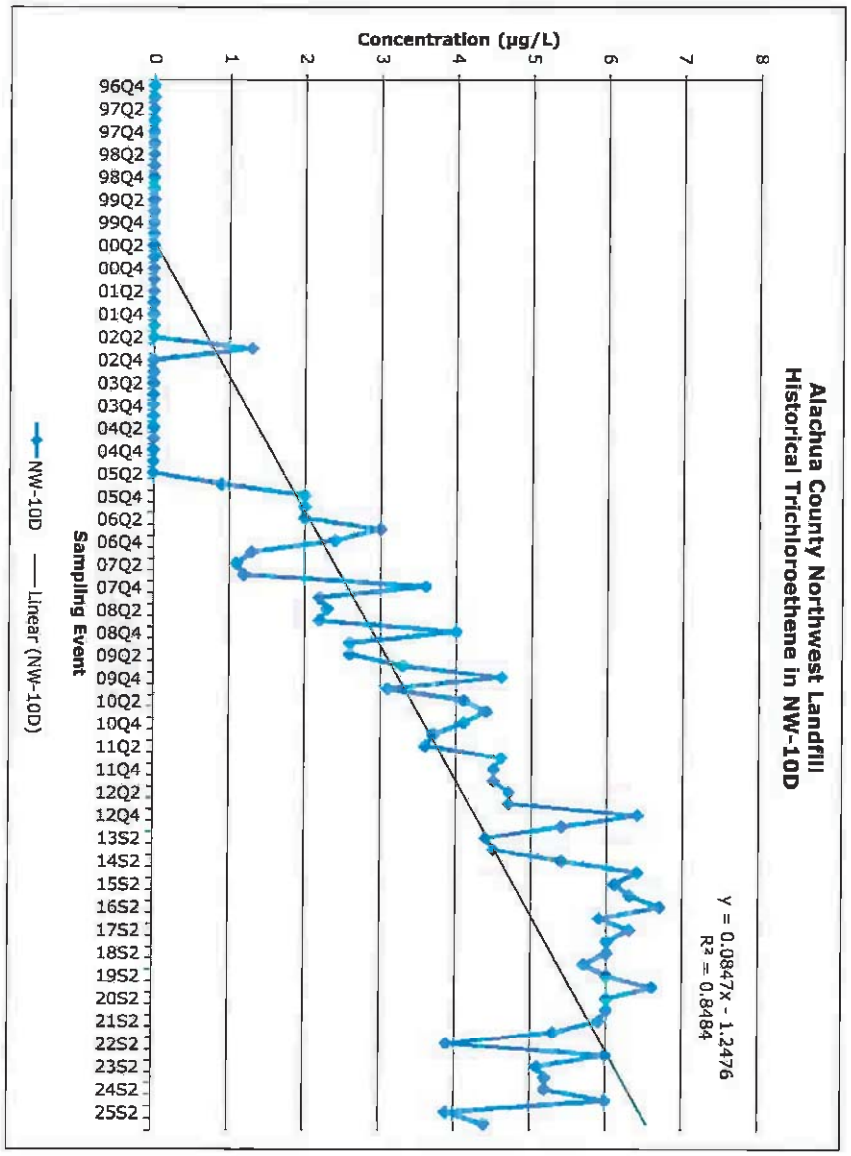
R² = #N/A
Concentration (µg/L)
Sampling Event
NW-11D
Linear (NW-11D)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Historical Trichloroethene in NW-10D
Concentration (µg/L)
Sampling Event
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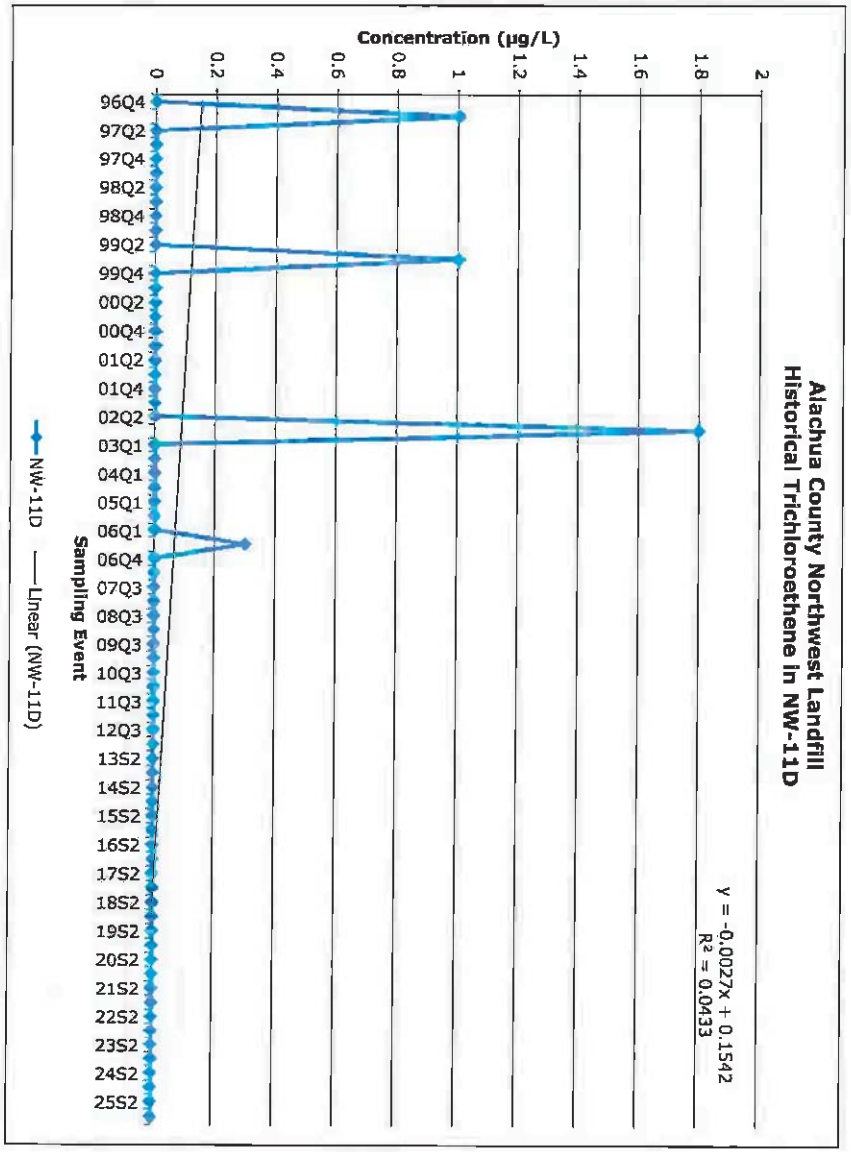
NW-10D
Linear (NW-10D)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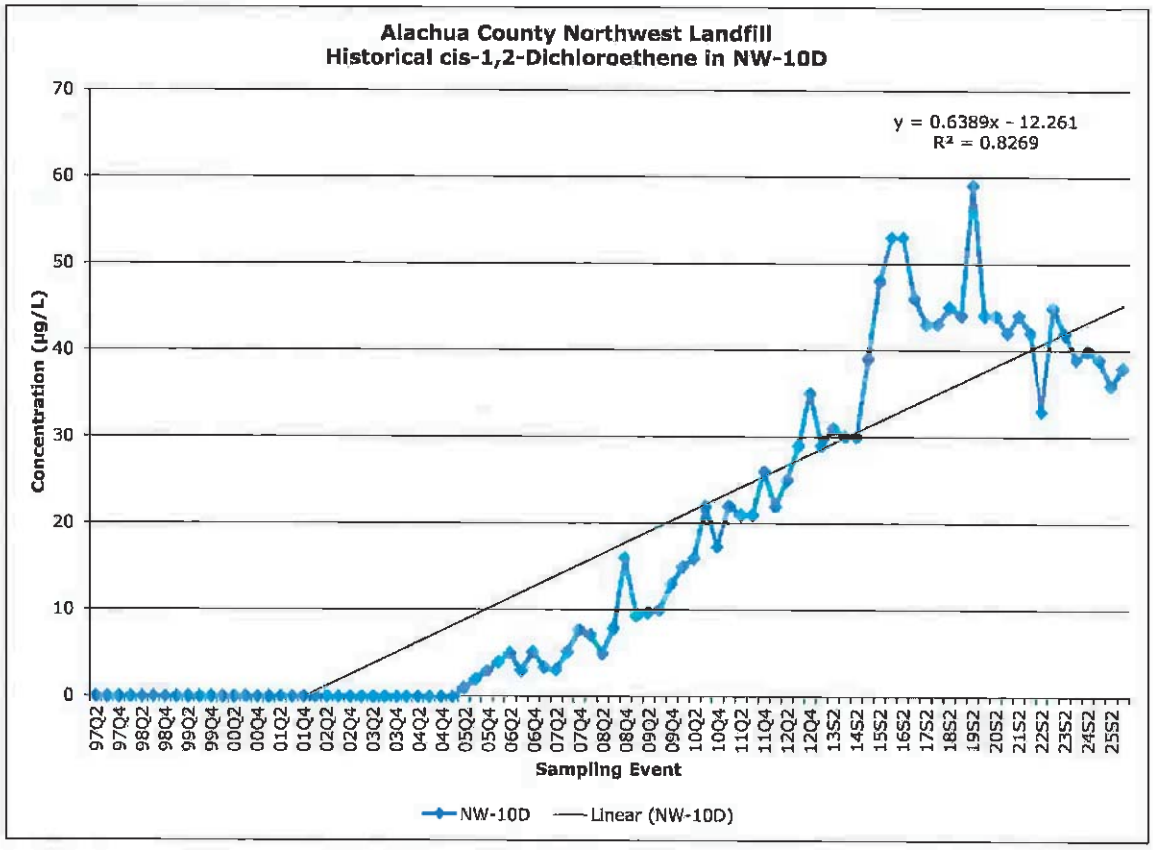
Historical Trichloroethene in NW-11D
Concentration (µg/L)
Sampling Event
y = -0.0027x + 0.1542
R² = 0.0433
NW-11D
Linear (NW-11D)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Historical cis-1,2-Dichloroethene in NW-10D
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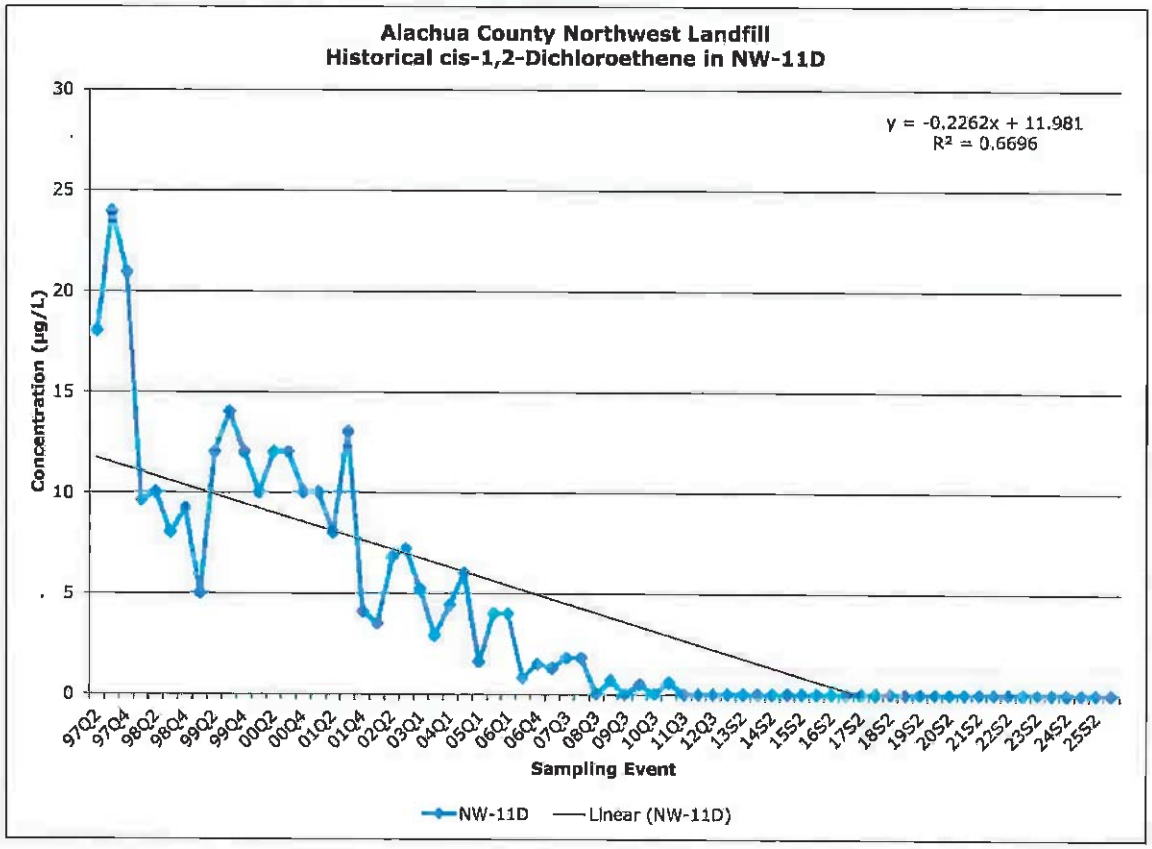
R² = 0.8269
Concentration (µg/L)
Sampling Event
NW-10D
Linear (NW-10D)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Historical cis-1,2-Dichloroethene in NW-11D
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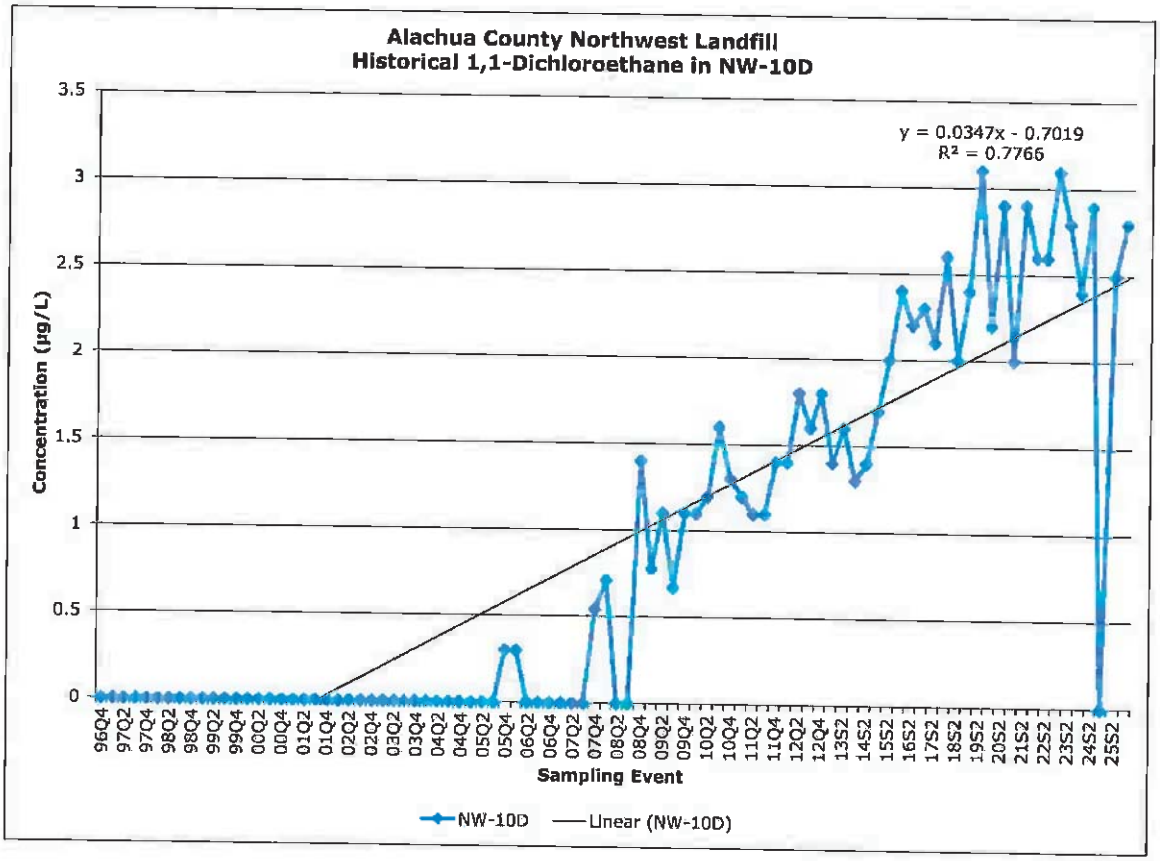
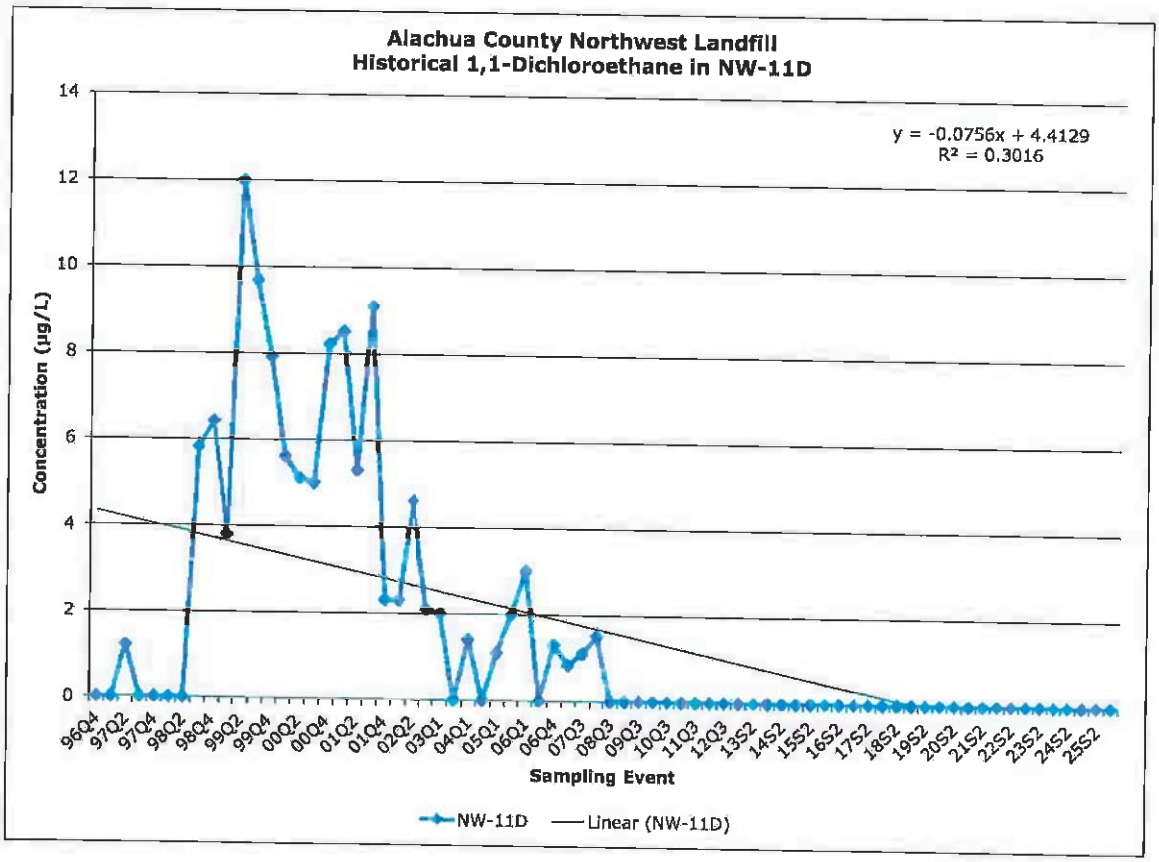
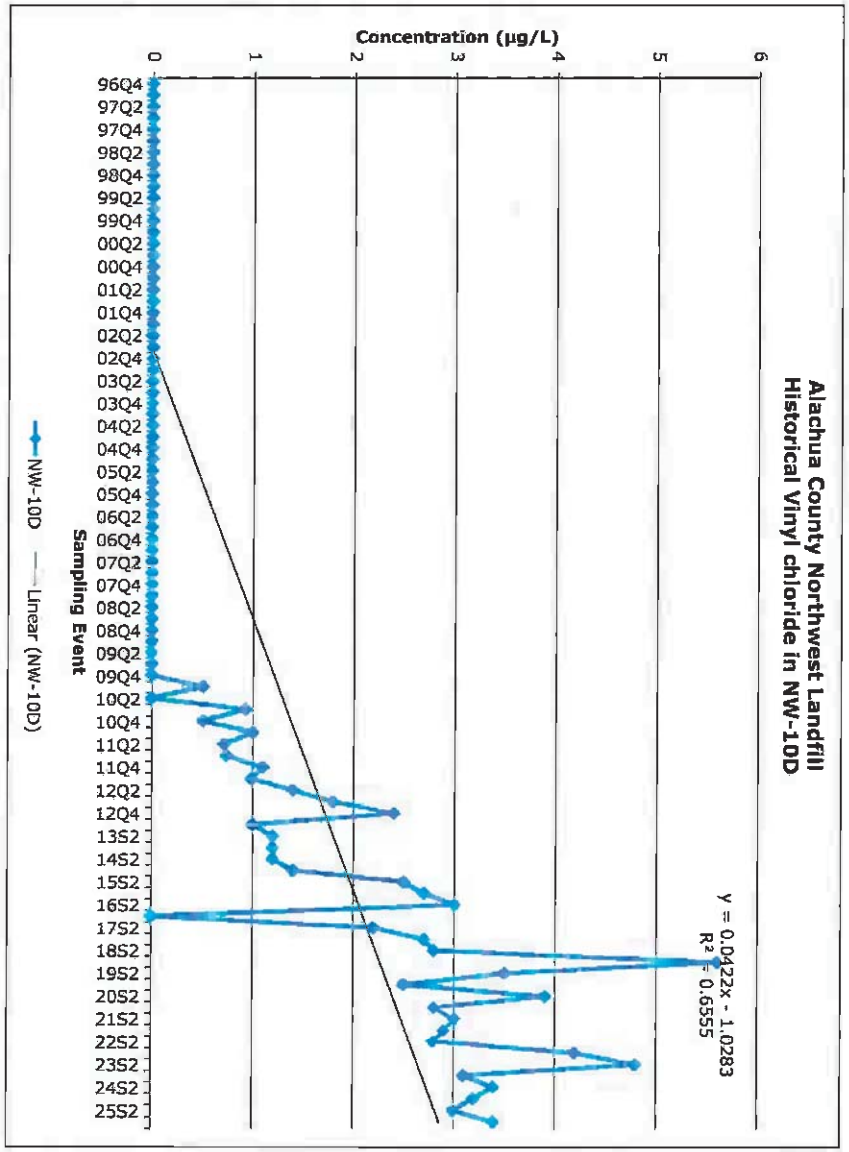
Concentration (µg/L)
Sampling Event
NW-11D
Linear (NW-11D)


Alachua County Northwest Landfill
Historical 1,1-Dichloroethane in NW-10D
y = 0.0347x - 0.7019
R² = 0.7766
Concentration (µg/L)
Sampling Event
NW-10D
Linear (NW-10D)


Alachua County Northwest Landfill
Historical 1,1-Dichloroethane in NW-11D
y = -0.0756x + 4.4129
R² = 0.3016
Concentration (µg/L)
Sampling Event
NW-11D
Linear (NW-11D)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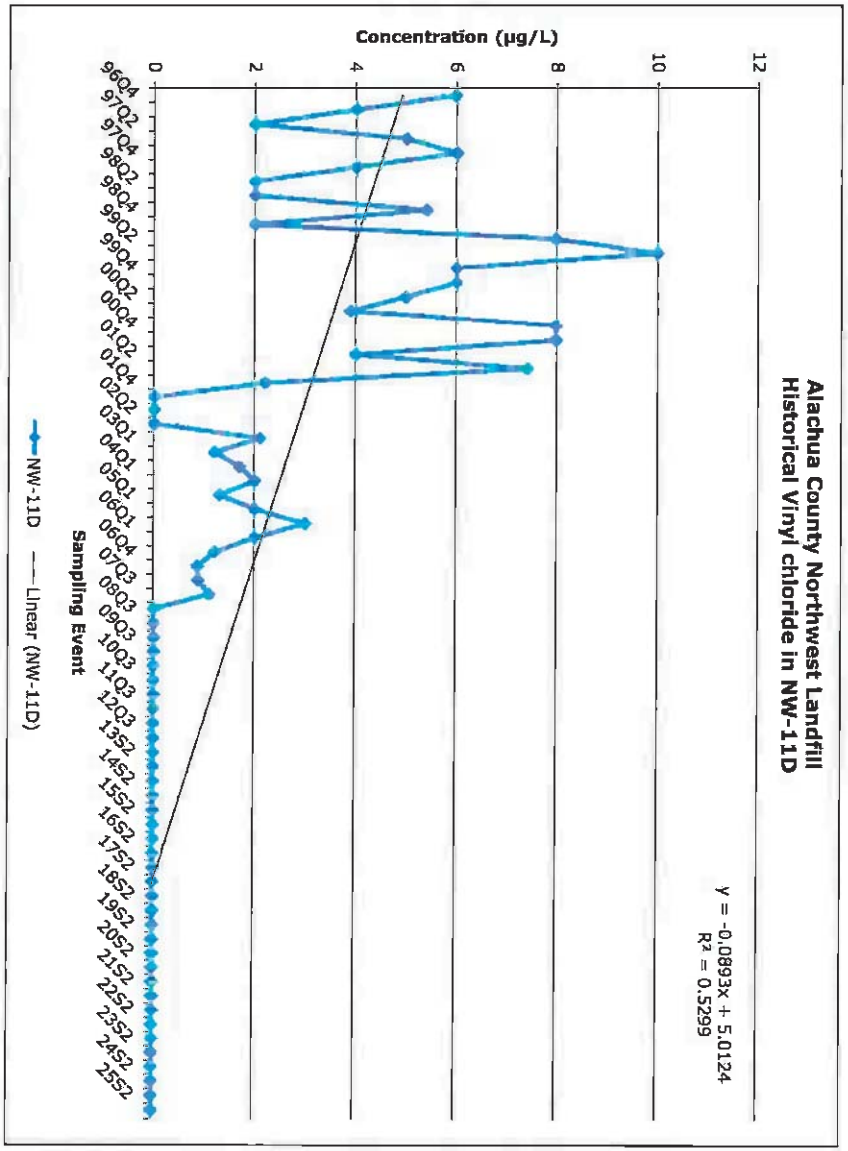
NW-10D
Linear (NW-10D)
Sampling Event


Alachua County Northwest Landfill
Historical Vinyl chloride in NW-11D
Concentration (µg/L)
y = -0.0893x + 5.0124
R² = 0.5299
NW-11D
Linear (NW-11D)
Sampling Event

PRELIMINARY
GEOTECHNICAL EXPLORATION SERVICES
PROPOSED ALACHUA COMMERCIAL CENTER
US HWY 441
ALACHUA, ALACHUA COUNTY, FLORIDA

PROJECT NO. A25140.00683.005
REPORT NO. 2160889

Prepared For:

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December 18, 2025

UES™

Materials Testing
Geotechnical Engineering
Environmental
Building Sciences & Safety
Inspections & Code Compliance
Virtual Design Consulting

December 18, 2025

Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

Attention: Mr. Sam Berry
VP of Development

Reference: **Report of Preliminary Geotechnical Consulting Services**
Proposed Alachua Commercial Center
US HWY 441
Alachua, Alachua County, Florida
UES Project No. A25140.00683.005 UES Report No. 2160889

Dear Mr. Berry:

UES Professional Solutions, LLC has completed a preliminary subsurface exploration at the above referenced site in Alachua, Alachua County, Florida. This preliminary Geotechnical Report is submitted in satisfaction of the contracted scope of services as summarized in UES Proposal No. 2156477v3, dated November 11, 2025. This exploration was performed in accordance with generally accepted soil and foundation engineering practices.

This Report presents the results of our field subsurface exploration and laboratory soil testing programs, and preliminary recommendations for geotechnical site preparation and foundation design and construction. These recommendations have been provided on the limited information available at the time, and once specific structure, pavement areas, grading, and other miscellaneous structure areas are known, additional geotechnical evaluation will be required.

We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please contact us if you have any questions, or if we may further assist you as your plans proceed.

Sincerely,
UES PROFESSIONAL SOLUTIONS, LLC
Certificate of Authorization Number 549

Eduardo Suarez
2025.12.18
11:17:55 -05'00'

Timothy E. Kwiatkowski, P.E.
Project Geotechnical Engineer
Florida P.E. No. 86444

Eduardo Suarez, P.E.
Senior Geotechnical Engineer
Florida P.E. No. 60272

This item has been electronically signed and sealed by Eduardo Suarez, PE on the date adjacent to the seal using Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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EXECUTIVE SUMMARY

We have prepared this executive summary as a general overview. Please refer to, and rely on, the full report for information about findings, recommendations, and other considerations.

Project Location and Description

The first phase of proposed commercial center will contain five anchor stores ranging in base floor area between 9,042 to 55,000 square feet along with attached shops, eight outparcels, associated drives and parking areas, and stormwater management system. The project site will be located along US Highway 441 in Alachua, Alachua County, Florida. Currently, the site is mostly undeveloped and moderately wooded. We anticipate, within the building areas, a significant amount of cut (more than 10 feet) at the southeast corner of the project site at Anchor 5), and nominal fill (up to 3 feet) at the northwest corner of the project site at Outparcel 1), will be required to achieve the proposed finish floor elevation(s). Existing elevations within the project site range from approximately +88 feet to +134 feet.

Soil and Groundwater Conditions

The groundwater level was not encountered below existing grades in the soil borings at the time of the field exploration program. Fluctuations in groundwater levels should be anticipated throughout the year, primarily due to seasonal variations in rainfall, surface runoff, construction activity, and other site specific factors that may vary from the time the borings were conducted. Based on the completed soil borings, the generalized subsurface soil profile consists of very loose to medium dense sands with varying silt and clay content, underlain by medium dense clayey sands to stiff clays to the boring termination depths.

Groundwater Considerations

Groundwater levels and seasonal high groundwater levels may be affected by the proposed construction which will modify the surface and subsurface hydrology. It may be necessary to provide a permanent subsurface drainage system for some improvements to maintain the recommended separation between the perched water table and various structural elements in the building, pavement, and truck well areas. Based upon the review of U.S.G.S. data, NRCS Soils Survey, and site boring data, we estimate that the normal seasonal high groundwater level will be deeper than 6 feet below the existing land surface (bls); however, stormwater can perch on clayey sands when sandy soils are present at the surface. Perched groundwater from seasonal rainfall and irrigation may affect the proposed improvements unless positive surface gradients and avoidance of trapped water conditions are incorporated into the site design.

Site Preparation

Site preparation for the project site will consist of stripping of surficial topsoil, and clearing of trees/vegetation and their associated root systems greater than ½ inch in diameter, followed by cut and fill sections necessitating cut slopes (more than 10 feet in height). In addition selective undercut of the native in-situ expansive clays to provide a minimum of 4 feet of separation from the base of foundation footings and slab and selectively to 2 feet below the bottom of the

stabilized subgrade component of the pavement section will be required. Normal proof-rolling and compaction of exposed subgrade, and filling to grade with compacted structural fill is also expected.

Foundation Design

Retail/Anchor Stores

After successful completion of the building site preparation, we recommend a shallow foundation system for support of the proposed building. The shallow spread foundations should be designed with a maximum allowable net soil bearing pressure of 2,500 pounds per square foot (psf) provided the building pad preparation recommendations presented in Section 9.3 of this report are followed.

Outparcels

After successful completion of the building site preparation, we recommend a shallow foundation system for support of the proposed building(s). The shallow spread foundations should be designed with a maximum allowable net soil bearing pressure of 2,500 pounds per square foot (psf) provided the building pad preparation recommendations presented in Section 9.3 of this report are followed.

Pavement Design

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-effective combination of available construction materials and is less susceptible to movement from the under laying clays. Concrete pavement has the advantage of the ability to "bridge" over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. However, concrete pavement can allow water intrusion which can aggravate the expansive soils. Recommendations for both rigid and flexible pavements are presented in Section 9.5 of this report. Typically, the most prevalent flexible pavement base material in Alachua County is limerock because of its local availability. Alternative base materials may be considered.

On-site Borrow and Excavation Considerations

Excess topsoil and organic soil may be used in landscaped areas. Clay material, undercut from the building footprint and/or pavement and drive areas, will need to be hauled off site or disposed of in non-structural areas.

With the exception of topsoil, debris, undiscovered organic soils and any potentially expansive clay, some of the near surface on-site soils may be reused as structural fill, but they will require careful moisture control. Soils classified as SP, SP-SM and SP-SC which are excavated from the proposed improvement areas may be used for structural fill provided the organic content is less than 5 percent. Soils classified as SM and SC with less than 25 percent fines and less than 5 percent organic content are generally suitable for use as structural fill with the understanding that greater than normal moisture control will be required for compaction. SM and SC soils with more than 25 percent fines and Plasticity Index of 15 or less are generally not suitable for structural fill but may be used deeper than 5 feet below finished grades in pavement area fills and will require significant moisture conditioning and working to effect the recommended compaction. It should be expected that most site soils reused as fill material will require greater handling on the part of the earthwork contractor to dry and work the soils.

Potential Geotechnical Constraints to site Development

Our interpretation of the site soil and groundwater conditions is based on our general knowledge of the area, subsurface borings performed and laboratory analysis conducted. UES did identify geotechnical considerations that may impact the planned development of the site, as we currently understand it, using conventional construction practices. The identified considerations are:

1. The presence of a very loose sand layers from 0 to 10 feet below land surface in most of the borings throughout the project site that will necessitate compaction.

2. Deposits of Clayey Sands [SC] and Sandy Clays [CH] that may not be re-usable as fill in utility excavations.

3. The subgrade after deeper excavation, in some areas may include very clayey sands, which will be difficult to compact. The clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods.

4. Steep slopes will have an impact on the construction process. Measures should be taken to prevent erosion of the slope, during construction and during the life of the project. Grading shall be designed to ensure that drainage flows away from all structures, especially structures that are cut into hillsides.

5. Due to the presence of near surface clays it is important that the construction design incorporate factors to minimize water seepage around the proposed structures. Design factors may include underdrain/drainage intercepting water runoff from the slopes, and positive drainage around structures.

6. Potentially expansive clay soils. Where present, the potentially detrimental effect of the expansive clays can be remediated through site grading, over-excavation and replacement, site drainage and stiffened foundation.

1.0 INTRODUCTION

UES Professional Solutions, LLC (UES) has completed the subsurface exploration for the proposed commercial center, which will be located along US Highway 441 in Alachua, Alachua County, Florida. Our exploration was authorized by Rise Partners, and was conducted as outlined in our Proposal Number 2156477v3, dated November 11, 2025. This exploration was performed in accordance with generally accepted soil and foundation engineering practices.

2.0 PROJECT CONSIDERATIONS

The first phase of proposed commercial center will contain five anchor stores ranging in base floor area between 9,042 to 55,000 square feet along with attached shops, eight outparcels, associated drives and parking areas, and stormwater management system. The project site will be located along US Highway 441 in Alachua, Alachua County, Florida. Currently, the site is mostly undeveloped and moderately wooded.

Our office was not provided with Foundation Plans or any other construction-related information other than that discussed herein. Considering the limitations stated above and based on prior experience with structures of this type, we assumed the following structural loading conditions: ground floor slab loads not exceeding 200 psf, a maximum of 5 kips per linear feet (klf) on wall footings, and a maximum loads of 50 kips (Outparcels) to 150 kips (Retails/Anchors Stores) on individual footings.

Across the project site, the site grades range from a high of about +134 feet at Anchor 5, to a low of about +88 feet at Outparcel 1, sloping from the southeast to the northwest. We anticipate, within the structural areas, a significant amount of cut (more than 10 feet) at the northeast corner of the project site at Anchor 5), and nominal fill (up to 3 feet) at the southwest corner of the project site at Outparcel 1), will be required to achieve the proposed finish floor elevation(s).

If any of the above information is incorrect or changes prior to construction, please contact UES immediately so that revisions to the recommendations contained in this report can be made, as necessary. In order to verify that these recommendations are properly interpreted and implemented, UES must be allowed to review the final design and specifications prior to the start of construction and understands that this is part of the overall geotechnical contract.

3.0 SITE DESCRIPTION

3.1 General

The subject site is a proposed Retail Store and five outparcels located within Section 8, Township 8 South, Range 18 East in Alachua County, Florida. The approximate parcel location is presented in Appendix B.

3.2 Soil Survey

Based on the 1985 Soil Survey for Alachua County, Florida, as prepared by the US Department of Agriculture, Natural Resources Conservation Service (NCRS), the predominant soil types at the site are identified as Arredondo fine sand, 0 to 5 percent slopes (3B), Fort Meade fine sand, 0 to 5 percent slopes (5B), Gainesville sand, 5 to 8 percent slopes (35C), and Kendrick fine sand, 5 to 8 percent slopes (30C). The published general description of these soils with depth, their published range of permeability characteristics and their published range of seasonal high groundwater levels, is presented in Table 1 below.

TABLE 1
Summary of NRCS Soil Survey Information

Soil Type	Constituents	Hydrologic Group	Natural Drainage	Soil Permeability (Inches/Hr)	Seasonal High Water Table
Arredondo fine sand, 0 to 5 percent slopes (3)	0-49" Fine sand 49-54" Loamy sand, loamy fine sand, sandy loam 54-86" Sandy loam, fine sandy loam, sandy clay loam	A	Well Drained	0-49" 6.0 – 20 49-54" 2.0 – 6.0 54-86" 0.2 – 2.0	Greater than 6 feet below ground surface
Fort Meade fine sand, 0 to 5 percent slopes (5B)	0-14" Fine sand 14-85" Loamy sand, loamy fine sand, fine sand	A	Well Drained	0-14" 6.0 – 20 14-85" 6.0 – 20	Greater than 6 feet below ground surface
Gainesville sand, 5 to 8 percent slopes (35C)	0-80" Sand, fine sand, loamy sand, loamy fine sand	A	Well Drained	0-80" 6.0 – 20	Greater than 6 feet below ground surface
Kendrick fine sand, 5 to 8 percent slopes (30C)	0-24" Sand 24-29" Sandy clay loam, fine sandy loam, sandy loam 29-76" Sandy clay loam, sandy clay	A	Well Drained	0-24" 6.0 – 20 24-29" 0.6 – 6.0 29-76" 0.06 – 2.0	Greater than 6 feet below ground surface

3.3 Topography

Based on elevations obtained from the Alachua County Property Appraiser Interactive GIS Map, site grades from a high of approximately +134 feet to a low of approximately +88 feet, generally sloping from the southeast to the northwest. A reproduction of a portion of the Interactive Map for the site area is included in Appendix B.

3.4 Geology

The general geology of central Alachua County is characterized by a surface veneer of Pleistocene and Pliocene sands and sandy clays overlying the Miocene-age Hawthorn Group. The Hawthorn Group includes a highly variable mixture of interbedded quartz sands, clays, carbonates, pebbles and grains occurring with thicknesses of up to 150 feet. Underlying the Hawthorn Group is the upper Eocene age Ocala Formation, occurring as a uniform limestone, which is approximately 200 feet thick and overlies the Eocene age Avon Park Formation, which can be up to 500 feet this. Both the Ocala and Hawthorn Formations dip to the northeast by approximately one degree.

The general hydrogeology of Alachua County consists of three aquifer systems; a surficial aquifer, an intermediate aquifer, and the Floridan aquifer system. The surficial aquifer exists as an unconfined water table situated over the impermeable Hawthorn Group and is usually a subdued reflection of surface topography. The intermediate aquifer system includes all rocks that collectively retard the exchange of water between the overlying surficial aquifer system and the underlying Floridan aquifer system. Water in this system is contained under confined conditions.

The Floridan aquifer system is a thick, carbonate sequence that functions regionally as a water-yielding hydraulic unit. The direction of shallow groundwater flow is generally toward surface water bodies. The potentiometric surface map of the upper Floridan Aquifer suggests groundwater elevations, outside perched zones, on the order of +30 to +40 feet, NGVD in the general site area.

4.0 PURPOSE AND SCOPE OF SERVICES

4.1 Purpose

The purposes of this exploration were:

- to explore and evaluate the subsurface conditions at the site and note potential geotechnical considerations that may affect the proposed design, construction, or serviceability of the proposed improvements,
- to provide preliminary geotechnical engineering recommendations for site preparation, pavement and foundation design parameters, and stormwater soil design parameters.

4.2 Scope of Service

A compilation of the services conducted by UES to date for the subsurface exploration program are as follows:

- Advancing twenty-nine (29) Standard Penetration Test (SPT) borings in the proposed building, parking and stormwater management areas to depths of 10 to 40 feet below existing land surface (bls).
- Analyzed previous soil boring data from six (6) SPT borings to depths of 15 feet, in the design of the stormwater pond. Boring data from a previous geotechnical exploration was provided in RFP documents,
- Performed two (2) Double-Ring Infiltrometer (DRI) tests within the proposed stormwater management area.
- Securing samples of representative soils found in the soil borings for laboratory analysis and classification by a member of our geotechnical staff.
- Measuring the existing site groundwater levels at the boring locations and providing an estimate of the typical wet season groundwater level.
- Conducting laboratory tests on selected soil samples obtained in the field to evaluate their engineering properties.
- Assessing the existing soil conditions with respect to the proposed construction.
- Preparing a report which documents the results of our subsurface exploration and analysis with geotechnical engineering recommendations.

4.3 Limitations

This report has been prepared for the exclusive use of Rise Partners to aid the Architect/Engineer in the design of the proposed site. The scope is limited to the specific project and locations described herein. Our description of the project's design parameters represents our understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in the design or location of the structures or improvements as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified, if required, and approved in writing by UES.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations which may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations during the construction period and noting the characteristics of the variations.

All users of this report are cautioned that there was no requirement for UES to attempt to locate any man-made buried objects or identify any other potentially hazardous conditions that may exist at the site during the course of this exploration. Therefore, no attempt was made by UES to locate or identify such concerns. UES cannot be responsible for any buried man-made objects or subsurface hazards which may be subsequently encountered during construction that are not discussed within the text of this report. We can provide this service if requested.

For a further description of the scope and limitations of this report please review the document attached within Appendix D, "Important Information About Your Geotechnical Engineering Report" prepared by GBA.

5.0 FIELD EXPLORATION

5.1 General

The soil borings were performed with a drill rig mounted on a rubber-tired truck. The boring locations were staked in the field by UES. The approximate locations of the borings are shown on the Boring Location Plan presented in Appendix A.

5.2 Standard Penetration Test Borings

As previously described in Section 4.2 and as indicated on the Boring Location Plan and General Description of Boring Locations in Appendix A, six (6) SPT borings were drilled to depths of 20 to 40 feet in the proposed building areas, eight (8) SPT borings were drilled to depths of 15 to 20 feet in the proposed outparcels, five (5) soil test borings to depths of 15 to 25 feet within the proposed stormwater management area, and ten (10) SPT borings to depths of 10 to 25 feet within the proposed pavement areas. The SPT borings were performed in general accordance with the procedures of ASTM D 1586 (Standard Method for Penetration Test and Split-Barrel Sampling of Soils). SPT data from previous UES field testing was analyzed for six (6) soil test borings to depths of 15 feet in the proposed stormwater management area. In addition, continuous sampling was performed within the upper 10 feet. The SPT drilling technique involves driving a standard split-barrel sampler into the soil by a 140-pound hammer, free falling 30 inches. The number of blows required to drive the sampler 1 foot, after an initial seating of 6 inches, is designated the penetration resistance, or N-value, an index to soil strength and consistency.

5.3 Double-Ring Infiltrometer (DRI) Tests

Two (2) Double-Ring Infiltrometer (DRI) tests were performed in accordance with the procedures of ASTM D-3385-88 *Standard Test Method for Infiltration Rate of Soils in Field Using Double-Ring Infiltrometer*. This test consisted of driving two open cylinders, one inside the other, into the ground partially filling the rings with water, and then maintaining the liquid at a constant level. The drop in water level in the inner ring was recorded on the measuring rod for

timed intervals. The tests were performed until the drop in water level was the same over the same time interval. The volume infiltrated during timed intervals was converted to an incremental infiltration velocity, expressed in inches/hour, and plotted versus elapsed time. The infiltration rate was the maximum steady state of average incremental infiltration velocity. The basic infiltration rate was obtained once the values of infiltration rates were constant. In-situ infiltration rates of soil results have been presented in **Appendix C**.

6.0 LABORATORY TESTING

The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). Representative soil samples were then selected from the retained soils and tested in our laboratory. The following is a summary of the laboratory tests performed in all studies, including prior geotechnical studies, for this site to date:

- Twenty-nine (29) Wash #200 fines content determinations – ASTM D-1140 (Standard Method for Particle Size Analysis of Soils).
- Two (2) Grain Sieve Analysis tests – ASTM D-422
- Six (6) Atterberg Limits Tests – ASTM D 4318-05
- Thirty-one (31) moisture content tests - ASTM D-2216
- Nine (9) Laboratory Permeability Tests – ASTM D-2434
- Two (2) Limerock Bearing Ratio (LBR) tests in lieu of the California Bearing Ratio (CBR) tests – Florida Department of Transportation FM-515 (Limerock Bearing Ratio).

These tests were performed to aid in classifying the recovered samples and to help in evaluating the general engineering characteristics of the site soils. The laboratory classification data is presented on the Boring Logs at the approximate depth sampled in Appendix A. All laboratory data is summarized and report sheets included in Appendix C. In addition, the detailed laboratory test procedures are enclosed in Appendix C.

The quantity and type of laboratory tests performed for the geotechnical exploration were selected by UES based on the soil conditions found and our experience and knowledge concerning the local soil conditions. We note that since most shallow sands in Florida are poorly graded fine sand it is customary to perform percent fines content testing only for classification purposes.

7.0 SOIL STRATIGRAPHY

7.1 Generalized Soil Profile

The results of our field exploration and laboratory analysis, together with pertinent information obtained from the SPT soil test borings, such as soil profiles, penetration resistance and stabilized groundwater levels are shown on the boring logs included in Appendix A. The Key to Boring Logs is also included in Appendix A.

The soil profiles were prepared from field logs after the recovered soil samples were visually classified by a member of our geotechnical staff. The stratification lines shown on the boring logs represent the approximate boundaries between soil types, and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A composite generalized profile of the soils found at our boring locations is presented below in Table 2. For soil profiles at individual boring locations, please refer to the soil boring logs, Appendix A.

TABLE 2
GENERAL SOIL PROFILE

Typical depth (ft.)		Soil Descriptions
From	To	
0	1 to 18.5	Very loose to medium dense, orange SAND with silt to dark brown silty SAND [SP-SM, SM]
1 to 18.5	40*	Loose to medium dense, brown and orange clayey SAND [SC] to stiff to very stiff, gray and orange sandy CLAY [CH]

* Termination of Deepest Boring
[ ] Indicates Unified Soil Classification

Notable features within the general soil profile were: 1) The presence of a very loose sand layers from 0 to 10 feet below land surface in some of the borings throughout the project site, 2) The presence of clayey sands that may not be re-usable as fill in utility excavations, 3) The subgrade after deeper excavations in some areas may include clayey sands, which will be difficult to compact. The clayey sand soils may require stringent moisture control during compaction, particularly during rainy periods, 4) Potentially expansive clay soils, where present, the potentially detrimental effect of the expansive clays can be remediated through site grading, over-excavation and replacement, site drainage and stiffened foundation.

8.0 GROUNDWATER CONSIDERATIONS

8.1 Existing Groundwater Level

The groundwater level was not encountered below existing grades in the soil borings at the time of the field exploration program. Fluctuations in groundwater levels should be anticipated throughout the year, primarily due to seasonal variations in rainfall, surface runoff, construction activity, and other site specific factors that may vary from the time the borings were conducted.

8.2 Typical Wet Season Groundwater Level

The typical wet season groundwater level is defined as the highest groundwater level sustained for a period of 2 to 4 weeks during the "wet" season of the year, for existing site conditions, in a year with average normal rainfall amounts. Based on historical data and the Climatic Atlas of the United States, the rainy season in Alachua County, Florida typically occurs between June and September. To estimate the wet season water level at the boring locations, many factors may be considered.

Based upon the review of U.S.G.S. data, NRCS Soils Survey, and site boring data, a reasonable estimate for the normal seasonal high groundwater table will be at a depth of more

than 6 feet below the land surface (bls); however, stormwater can perch on top of clayey sands when sandy soils are present at the surface.

Please note, however, that peak stage elevations immediately following various intense storm events, may perch temporarily on the low permeability (clayey) soils. Further, it should be understood that changes in the surface hydrology and subsurface drainage from on-site and/or off-site improvements could have significant effects on the normal and seasonal high groundwater levels. Potential for water to perch will be directly related to grading and rainfall/irrigation amounts. Isolated areas with a transient perched groundwater should be expected to occur. The potential for transient perched groundwater levels shall be considered during the design of the site grades and during construction.

We recommend positive drainage be established and maintained on the site during construction. We further recommend permanent measures be constructed to maintain positive drainage from the site throughout the life of the project.

9.0 ANALYSIS AND PRELIMINARY RECOMMENDATIONS

9.1 General

In this section of the report, we present our preliminary recommendations for groundwater control, building foundations, site preparation, and construction related services. The following recommendations have been based upon a review of the attached soil test data, our limited understanding of the proposed construction, and experience with similar projects and subsurface conditions. **Due to the preliminary design stage of this project, building locations, structural loads, and grading information were unavailable. Therefore, it may be necessary to perform additional geotechnical services including additional test borings once the structure locations, stormwater management system, proposed grades, and structural loadings are available.**

9.2 Geotechnical Considerations

Our geotechnical engineering evaluation and recommendations for building pad and pavement area preparation and foundation design are based on (1) our site observations, (2) the collected field and laboratory data, and (3) our understanding of the project and structural information presented in this report.

Based on our exploration, the primary geotechnical considerations for the design and construction of the proposed building are the presence of potentially-expansive clays in the shallow subsurface profile, near-surface loose sandy layers that will necessitate compaction, and the extent and magnitude of the cut slopes that will be required as part of the grading plans. Subsurface sandy soils will undergo immediate settlements upon application of surface loads, and this could be a result of both fill placement for building pad construction and building construction. In light of the above, it becomes important to compact the subgrade soils as much as possible prior to both building pad fill placement and foundation construction.

Very loose sands were encountered in the building soil borings; the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas shall be proof-rolled to detect soft or loose soils. Proof-rolling operations should be followed by subgrade/backfill compaction operation. If necessary to achieve the recommended soil compaction at depth, the loose areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

Steep slopes will have an impact on the construction process, further detailed slope stability analysis shall be performed once proposed slopes and/or retaining walls plans are available. Seepage toward the face of the slope could cause erosion to the slope face and lead to a reduced stability of the slope. Therefore, measures should be taken to prevent erosion of the slope, during construction and during the life of the project. Grading shall be designed to ensure that drainage flows away from all structures, especially structures that are cut into hillsides. Erosion control methods shall be used during construction to protect water quality, control drainage, and reduce soil erosion.

The clayey sand soils may require stringent moisture control during compaction, particularly during rainy periods. Footings that are excavated through the upper layer of compacted sand fill soils into the native clayey sands, should be visually inspected and tested to verify the in-place density and condition of the subgrade bearing soils.

Care should be exercised in performing the site preparation procedures due to the presence of clayey soils near the existing ground surface. The use of heavy-vibratory equipment is not recommended due to the potential for disturbance and pumping of the near surface clayey soils. To avoid pumping of the underlying clayey soils, we recommend self-propelled vibrating equipment remain a minimum of two feet above the clayey soils. The sandy soils could be compacted with a vibratory roller operating in static mode or with a track-mounted dozer to avoid disturbance of the clayey soils prior to operation. We recommend a minimum of 2 feet of sand be present over the clayey soils prior to operation of construction equipment. Excessive disturbance of the clayey soils will degrade the strength characteristics of the soil and may result in an unsuitable soil which will require over-excavation and subsequent backfilling with selected material.

Due to the presence of near surface clayey soil, it is important that the foundation design incorporate factors to minimize water seepage around the proposed foundation. The design factors should include undercutting around the perimeter of the structure, positive drainage such that water flows away from the structure, use of low permeability fill, gutters tied into the drainage system, use of drought tolerant landscaping, and limiting irrigating around the structure.

Within some of the proposed building envelope at this site, we found somewhat shallow deposits of potentially expansive soils (CH). Therefore, where present on site, these shallow deposits of expansive soils must be addressed through site grading, over-excavation and replacement, site drainage and stiffened foundation. We recommend auger borings be performed in the proposed footing excavation and building pad areas to determine the extent of the undercutting of the potentially expansive material that will be needed.

The over-excavated areas should be backfilled with a compacted, low permeability, non-plastic engineered fill material. The low permeability backfill should continue to an elevation consistent with the top of the adjacent clay layers to minimize the potential for surface water to become trapped in the previously excavated areas. Low permeability, engineered fill material shall consist of poorly draining, silty sand or clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15, and be free of organics. A crushed limerock base material could be used as the low permeability material. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8-inches or less are recommended. Should the Contractor experience difficulty in achieving the appropriate level of compaction, a thinner lift should be utilized.

In pavement cut areas, we recommend undercutting clayey soils to a minimum depth of 2 feet below the proposed bottom of roadway base course elevation, in accordance with FDOT Standards.

If the structural conditions or other project information are incorrect, please contact us so that we can review our recommendations. Also, the discovery of any site or subsurface conditions during construction which deviate from the data obtained during this geotechnical exploration should also be reported to us for further evaluation.

If it is determined that structures and or pavement will be constructed in areas with potential expansive clay soils, additional geotechnical exploration, laboratory testing and engineering analysis will be required to provide site specific requirements to mitigate the potential damage associated with the shrink/swell activity of these soils.

As described in Florida Building Code (FBC), Building and Structures on or adjacent to slopes shall comply with section 1808.7. Wall and floors retaining earth and enclosing spaces below finished ground level, shall be waterproofed and/or damp proofed in accordance with Florida Building Code Section 1814.

We consider the recommendations presented in the subsequent sections of this report appropriate for the planned construction. As part of the overall geotechnical contract, we recommend that UES be provided the opportunity to review the foundation plans and earthwork specifications to verify that our recommendations have been properly interpreted and incorporated into the design documents.

9.3 Preliminary Foundation Design Recommendations

Based on the results of our exploration, it is our opinion that the subsurface conditions at the project site are adaptable for support of the proposed structure on a properly designed and constructed shallow foundation system, provided the site preparation and earthwork construction recommendations outlined in Section 9.3 of this report are performed. Provided the improvements and specific site preparation procedures are carefully followed, the parameters outlined below may be used for foundation design.

9.3.1 Bearing Pressure

Retail/Anchor Stores

The maximum allowable net soil bearing pressure for use in shallow foundation design should not exceed 2,500 pounds per square foot (psf). Net bearing pressure is defined as the soil bearing pressure at the base of the foundation in excess of the natural overburden pressure. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions. The allowable bearing pressure may be increased by 25 percent to account for short duration loadings such as wind or seismic.

If the proposed building frame can not tolerate the estimated magnitudes of differential settlements over a lateral distance of 20 feet, and/or the Owner desires to provide additional reduction of the potential effects of clays on the structure, we recommend the Building Designers consider the use of grade beam foundations, for support of load bearing walls on this project. The deeper concrete section, and top and bottom steel configuration of a typical grade

beam foundation, should help mitigate differential settlement concerns. A modulus of subgrade reaction of 100 pounds per cubic inch (pci) may be used for grade beam foundation design.

Outparcels

The maximum allowable net soil bearing pressure for use in shallow foundation design should not exceed 2,500 pounds per square foot (psf). Net bearing pressure is defined as the soil bearing pressure at the base of the foundation in excess of the natural overburden pressure. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions. The allowable bearing pressure may be increased by 25 percent to account for short duration loadings such as wind or seismic.

9.3.2 Foundation Size

Retail/Anchor Stores

The minimum width recommended for any isolated column or continuous wall footings are 30 and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be fully achieved, this width recommendation should control the minimum size of the foundations.

Outparcels

The minimum widths recommended for any isolated column or continuous wall footings are 24 inches and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be fully achieved, this width recommendation should control the minimum size of the foundations. For monolithic slabs, the thickened sections should have minimum width of 12 inches and be embedded a minimum of 12 inches.

9.3.3 Bearing Depth

Retail/Anchor Stores

The exterior foundations should bear at a depth of at least 18 inches below the finished exterior grades and the interior foundations should bear at a depth of at least 18 inches below the finish floor elevation to provide confinement of the bearing level soils. It is recommended that stormwater be diverted away from the building area both during and permanently following construction.

Outparcels

The exterior foundations should bear at a depth of at least 18 inches below the finished exterior grades and the interior foundations should bear at a depth of at least 12 inches below the finish floor elevation to provide confinement to the bearing level soils. It is recommended that stormwater be diverted away from the building exteriors to reduce the possibility of erosion beneath the exterior footings. The thickened section of a monolithic slab/foundation system should be embedded a minimum of 12 inches.

9.3.4 Bearing Material

The foundations and floor slabs may bear in/on either the compacted native soils or structural fill. The bearing level soils should be densified to at least 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) to a depth of at least **four feet** below the bearing levels.

The structural borings indicated that clay was present to depths of less than 10 feet below existing grades beneath some of the building footprint areas. We recommend that the bottom of all footings and building pad areas be probed to confirm the suitability of the bearing soils.

9.3.5 Settlement Estimates

Post-construction settlements of the structure will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundations; and (3) site preparation and earthwork construction techniques used by the contractor. Our settlement estimates for the structure are based on the site preparation/earthwork construction recommendations in Section 9.3 of this report. Any non-conformance with these recommendations could result in an increase in the estimated post-construction settlements of the structure.

Using the recommended maximum bearing pressure, the provided maximum structural loads, the anticipated fill loading and the field data which we have correlated to geotechnical strength and compressibility characteristics of the subsurface soils using N-value data, we estimate that total settlements of the structure should be less than 1 inch if the site preparation recommendations in Section 9.3 are followed. Without appropriate site preparation procedures, total settlements could exceed 1 inch.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. We anticipate that differential settlements should be within tolerable limits of ½ inch or less in 20 linear feet.

9.3.6 Floor Slab

The floor slab can be designed using a modulus of subgrade reaction (K) of 100 pci for slabs founded on minimum 4 inch sub-base material and well compacted subgrade. The 4-inch thick sub-base material may consist of a compacted structural fill, as described in Preliminary Building Site Preparation section of this report.

Should floor slab be designed using a subgrade reaction of 150 pci, the floor slab can be founded on a minimum 4-inch thick compacted aggregate base and well compacted subgrade. The base material may consist of a crushed limerock material with at least 97% (by weight) passing a 3.5 inch sieve and the material shall be graded uniformly down to dust.

Conventional floor slabs may be supported upon the compacted fill and should be structurally isolated from other foundation elements or adequately reinforced to prevent distress due to differential movements.

It is recommended the floor slab bearing soils be covered with an impervious membrane to reduce moisture entry and floor dampness. A 15-mil thick plastic membrane is commonly used for this purpose. Care should be exercised not to tear large sections of the membrane during placement of reinforcing steel and concrete.

9.3.7 Site Walls

Earth pressures on retaining walls are influenced by structural design of walls, conditions of wall restraint, construction methods, and the strength of the materials being restrained. The most common conditions assumed for earth retaining wall design are the active and at-rest conditions.

Active conditions apply to relatively flexible earth retention structures, such as free-standing walls, where some movement and rotation may occur to mobilize shear strength. Walls which are rigidly restrained, such as loading dock or service pits walls, should be designed for the at-rest condition. However, if the walls will be backfilled before they are braced by the floor slabs, they should also be designed to withstand active earth pressures as self-supporting cantilever walls. Development of the full active earth pressure case requires a magnitude of horizontal wall movement that often cannot be tolerated or cannot occur due to the rigidity of the wall and other design restrictions such as the impact on adjacent structures. In such cases, walls are often designed for either the at-rest condition or a condition intermediate of the active and at-rest conditions, depending on the amount of permissible wall movement. Passive earth pressure represents the maximum possible pressure when a structure is pushed against the soil, and is used in wall foundation design to help resist active or at-rest pressures. Because significant wall movements are required to develop the passive pressure, the total calculated passive pressure is usually reduced by one-half for design purposes.

We recommend that any proprietary retaining walls be backfilled with materials deemed suitable by the retaining wall designer. For all other walls, typically sandy soils [SP, SP-SM, SP-SC] should be used as backfill. We recommend that the soils selected for use as backfill be tested as specified by either the proprietary retaining wall designer or UES prior to commencement of wall construction. Recommended soil parameters for design of low retaining walls for loading docks and landscape features using SP, SP-SM or SP-SC soils found on site are shown in Table 3.

TABLE 3
Lateral Earth Pressure Design Parameters (Level Backfill)*

Design Parameter	Recommended Value
At-rest Earth Pressure Coefficient, K_o	0.5
Active Earth Pressure Coefficient, K_a	0.33
Passive Earth Pressure Coefficient, K_p	3.0
Wet Unit Soil Weight (pounds per cubic foot - pcf)	125
Submerged Unit Weight of Soil (pcf)	62
Coefficient of Friction (sliding)	0.4
Angle of Internal Friction, φ	30 degrees

* For sloping backfill or backfill with clayey sands the table values must be adjusted.
**Hydrostatic pressure should be accounted for based on seasonal high water table estimates and other site drainage considerations

The recommended lateral earth pressure coefficients and equivalent fluid pressures do not consider the development of hydrostatic pressure behind the earth retaining wall structures. As such, positive wall drainage must be provided for all earth retaining structures. These drainage systems can be constructed of open-graded washed stone isolated from the soil backfill with a

geosynthetic filter fabric and drained by perforated pipe, or with one of several wall drainage products made specifically for this application.

Our recommendations assume that the ground surface above the wall is level and that native or imported soils consisting of sands and sands with silt or clays will be used for wall backfill. Lateral earth pressures arising from surcharge loading should be added to the above earth pressures to determine the total lateral pressure. Additional consideration must also be given for sloped backfill at the top of the wall. In each circumstance the earth pressure coefficients for active and at-rest conditions will increase based upon the amount of surcharge and angle above horizontal of the sloped backfill.

9.4 Preliminary Building Site Preparation

9.4.1 General

We recommend normal, good practice dry weather site preparation procedures for the building and pavement areas. These procedures include: stripping/demolition of the site to remove: vegetation, surficial organics, trees and root systems greater than ½ inch in diameter and other debris. Following stripping/demolition, the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas should be proof-rolled to detect soft or loose soils. A more detailed description of this work is as follows:

1. Prior to construction, existing underground utility lines within the construction area should be located. Provisions should be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may lead to excessive settlement of overlying structures.

2. Strip/demolish the proposed construction limits of topsoil, asphalt, existing above and below grade structures, and other deleterious materials within and 5 feet beyond the perimeter of the proposed building areas. Expect typical stripping at this site to depths of 6 to 12 inches. Deeper clearing and grubbing depths may be encountered in heavily vegetated areas. Demolition in areas with existing structures should include complete removal of all above and below grade foundations and other improvements. Also, all utilities, foundations and other below grade structures (foundations, utility pipes, etc.) should be removed and the excavation backfilled as described below.

   Deeper removal of debris should be anticipated to remove footings and utilities from the demolition of the existing structure(s). All debris and deleterious material should be removed and replaced with suitable structural fill. Fill material should be placed and compacted in accordance with the site preparation procedures. Excavated areas should be set back to a stable configuration or shored, in either case in accordance with OSHA requirements. Adequate bracing should be provided if necessary to prevent side slope failures.

3. The site should be graded to direct surface water runoff away from the construction areas. Positive drainage of improved areas should be maintained during construction and throughout the design life of the project. If required, perform remedial dewatering prior to any earthwork operations. Dewatering operations scheduled should be carefully evaluated for possible impacts to the existing foundation systems. Dewatering systems should not be decommissioned until the excavation is backfilled two feet above the groundwater level at the time of construction. Further, the site should always be graded

to prohibit ponding of stormwater runoff.

4. After clearing and stripping of the site is completed, the prepared subgrade soils within the building area should be observed and probed by a qualified agent of the testing agency to locate any surficial deposits of vegetation, excessive roots or debris. If identified, undercut the vegetation, organics, muck, or deleterious material until clean natural soils are encountered and backfill the resulting excavations according to the fill placement procedures provided later in this section.

5. The building pad areas, including 5 feet beyond the perimeter where possible, should be proof-rolled and tested for compliance to compaction requirements, to a depth of four (4) feet below stripped subgrade, prior to any fill placement.

6. Weak subgrade soils identified during proof-rolling operations should be excavated and removed from the site, and replaced with selected (low permeability) fill material. We recommend that the bottom of all footings be probed to confirm the suitability of the bearing soils. We recommend 4-foot static cone penetrometer probe and/or auger borings be performed in the proposed footing excavations to investigate for clayey soils. We recommend you probe every column footing, probe every 50 lineal feet of wall footing. If encountered, fat clays (CH) shall be removed to a minimum of 4 feet below the bottom of the footing/floor slab. UES should be contacted to develop appropriate site specific remediation recommendations. The over-excavated areas shall be backfilled with a compacted, low permeability, engineered fill material. Fill material shall consist of poorly draining, silty-clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8 inches or less are recommended.

7. In the areas to receive fill or at subgrade cut elevation, the subgrade should be compacted using a smooth drum vibratory roller having a minimum static, at-drum weight on the order of 10 tons and a drum diameter on the order of 3 to 4 feet making a minimum of eight overlapping passes with the second set of 4 passes perpendicular to the first set of 4 passes. If wet conditions are prevalent anywhere on site, at the discretion of a qualified representative of the testing agency, a bridge lift of "dry" sand may be placed to raise the compaction surface above the water table sufficiently to enable effective compaction. Typically, the material should exhibit moisture contents within +/- 2 percent of the Modified Proctor optimum moisture content (ASTM D-1557) during the compaction operations. Compaction should continue until densities of at least 95 percent of the Modified Proctor maximum dry density (ASTM D-1557) have been uniformly achieved within the upper 48 inches of the compacted subgrade surface. If necessary to achieve the recommended soil compaction at depth, the loose/soft areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

8. Place fill material, as required. Offsite fill should consist of sand with less than 10 percent soil fines, unless a low permeability engineered fill material is required. Place fill in uniform 10- to 12-inch lifts and compact each lift to a minimum density of at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). Verification testing should be performed prior to the next lift being placed.

9. Test the subgrade and each lift of backfill in over-excavated and fill areas for compaction at a frequency of not less than one test per 2,500 square feet in the building areas and one test per 10,000 square feet in paved areas.

10. In the building areas, test all footing cuts for compaction to a depth of 4 feet. We recommend you test every column footing, and conduct one test for every 100 lineal feet of wall footing.

11. If difficult compaction conditions are encountered during the site work operations, the compaction efforts should stop and a qualified representative of the testing agency should be consulted for recommendations. The qualified representative of the testing agency should observe proof-rolling of the exposed subgrade to determine if additional compaction is warranted or if any soil material needs to be over-excavated and replaced.

12. If site preparation work is performed during the rainy season (June through September, reference historic data and Climatic Atlas of the United States), special care should be taken to maintain positive drainage from the building pad and paved areas to drains or ditches around the site. Unexpected wet periods can also occur in Florida during the "dry" season. Such events can raise water tables to levels above seasonal highs without the associated high temperatures to evaporate ponded water. Therefore, the contractor should practice wet weather means and methods for earthwork during the "dry" season as well. Groundwater and surface water control, use of granular fill material and aeration are the normal means to accommodate wet weather construction. All fill materials that are excavated from below the water table should be stockpiled for a sufficiently long period to allow drainage.

9.5 Preliminary Pavement Recommendations

9.5.1 General

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-effective combination of available construction materials and is less susceptible to movement from the under laying clays. Concrete pavement has the advantage of the ability to "bridge" over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. However, concrete pavement can allow water intrusion which can aggravate the expansive soils. Disadvantages of rigid pavement may also include an initial higher cost and more difficult patching of distressed areas than occurs with flexible pavement.

If encountered, we recommend undercutting the clayey sands and clays to a depth of 24 inches below the bottom of the base course, or concrete pavement level, in accordance with FDOT Standard Plans Index 120-002. We recommend proof-rolling of the exposed subgrade to help determine areas that will need to be undercut. Positive drainage around the roadway area should be established to prevent irrigation and stormwater from migrating into the pavement area.

9.5.2 Asphalt (Flexible) Pavement

Tables 4 and 5 contain our recommendations for standard and heavy duty pavement sections design. Based on projects of similar experience we estimate total equivalent 18 kips single axle loads ($E_{18}SAL$) of 110,000 and 300,000, for standard and heavy duty pavements, respectively.

TABLE 4 STANDARD DUTY FLEXIBLE PAVEMENT DESIGN		
Pavement Layer	**Thickness**	**Minimum Requirements**
Asphalt Surface (FDOT SP-9.5) Asphalt Binder (FDOT SP-9.5)	1 Inch Minimum 1 Inch Minimum	93% (tolerance ±2%) Laboratory Maximum Density (G_{mm})
Limerock or Crushed Concrete Base	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

TABLE 5 HEAVY DUTY FLEXIBLE PAVEMENT DESIGN		
Pavement Layer	**Thickness**	**Minimum Requirements**
Asphalt Surface (FDOT SP-9.5) Asphalt Binder (FDOT SP-12.5)	1 Inch Minimum 2 Inch Minimum	93% (tolerance ±2%) Laboratory Maximum Density (G_{mm})l.
Limerock or Crushed Concrete Base	8 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of at least 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

9.5.2.1 Stabilized Subgrade

We recommend that subgrade materials be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D 1557/ AASHTO T-180) value. Further, beneath the base course, stabilize the subgrade materials to a minimum Limerock Bearing Ratio (LBR) of 40 as specified by the current version of the Florida Department of Transportation (FDOT) "Standard Specifications for Roadway and Bridge Construction" (SSRBC) requirements for Type B Stabilized Subgrade, Section 160 and Section 914. For crushed concrete base, the subgrade material should be "free-draining" ($k > 1 \times 10^{-3}$ cm/sec) and therefore on-site clayey sands, clays, or other impermeable stabilization material shall not be used for mixing with in-place sands.

The primary function of stabilized subgrade beneath the base course is to provide a stable and firm subgrade so that the base can be properly and uniformly placed. Depending upon the soil type, fill material from an off-site source may have sufficient stability to provide the needed support without additional stabilizing material. Generally sands with shell or rock should have sufficient stability and may not require additional stabilizing material. Prior to compaction of the subgrade, the representative samples of soils exposed at rough subgrade from both on and off-site fill sources should be tested for Limerock Bearing Ratio (LBR) value on a frequency of one test per 20,000 square feet to evaluate whether or not additional stabilization will be required beneath the base course.

9.5.2.2 Base Course

We recommend the base course consist of locally available limerock complying with the requirements of the current version of the FDOT SSRBC, Section 200, and Section 911. The limerock should have a minimum LBR of 100 percent and should be mined or supplied from an FDOT approved source. Place the limerock in maximum 6 inch thick loose lifts and compact each lift to a minimum density of 98 percent of the Modified Proctor maximum dry density (ASTM D1557/AASHTO T-180).

Alternatively, we believe locally available crushed concrete base of equal thickness could be substituted for the limerock. Crushed concrete should be supplied by an F.D.O.T. approved plant with quality control procedures and should have an average LBR value of not less than 100. The gradation for crushed concrete should meet the current requirements for graded aggregate base per Section 204, FDOT SSRBC.

A prime and sand coat should be applied to the base to provide for a smooth, uniform surface for asphalt placement. Perform compliance testing for limerock or crushed concrete for full depth of the base at a frequency of one test per 10,000 square feet. Compliance testing should consist of performing in-place density tests and thickness measurements at the recommended frequency.

9.5.2.3 Surface and Binder Course

The wearing surface should consist of Florida Department of Transportation (FDOT) Type SP asphaltic concrete. Specific requirements for Type SP asphaltic concrete, Traffic Level C/D wearing surface are outlined in the Florida Department of Transportation (FDOT), *Standard Specifications for Road and Bridge Construction, current Edition.*

The surface course should consist of FDOT SP-9.5 fine mix for light-duty areas and FDOT SP-12.5 and/or SP-9.5 fine mix for heavy duty areas. Specific requirements for the SuperPave asphaltic concrete structural course are outlined in the latest edition of FDOT, Standard Specifications for Road and Bridge Construction.

After placement and field compaction, the wearing surface should be cored to evaluate material thickness and to perform laboratory densities. Cores should be obtained at frequencies of at least one core per 10,000 square feet of placed pavement, or a minimum of two cores per day's production.

9.5.2.4 Curbing

Typical curbing is extruded and placed atop the asphaltic concrete surface. This type of curbing does not act as a horizontal cutoff for lateral migration of storm and irrigation water into the base material and as a result of this it is not uncommon for base and subgrade materials adjacent to these areas to become saturated, promoting subsequent localized pavement deterioration. Consequently, we recommend that most pavements abutting irrigated landscape areas be equipped with an underdrain system that penetrates a minimum depth equivalent to the bottom of the stabilized subgrade to intercept trapped shallow water and discharge it into a closed system or other acceptable discharge point.

Alternatively, curbing around landscaped sections adjacent to the parking lots and driveways could be constructed with full-depth curb sections to reduce horizontal water migration. However, underdrains may still be recommended dependent upon the soil type and spatial relationships. UES should review final grading plans to evaluate the need and placement of pavement and landscape underdrains.

9.5.3 Concrete (Rigid) Pavements

Concrete pavement is a rigid pavement that transfers reduced wheel pressures to the underlying subgrade soils when compared to a flexible pavement section. We recommend that the concrete pavement be supported on a stabilized subgrade. Our recommendations for the rigid pavement system are presented below:

1. The stabilized subgrade shall be at least 12 inches thick, "free-draining" (k≥ 5 feet/day) and have a positive seepage discharge point.

2. The stabilized subgrade and base materials should be densified to at least 98 percent of Modified Proctor test maximum dry density (ASTM D1557/AASHTO T-180).

3. The surface of the subgrade soils must be level, and any disturbances or wheel rutting corrected prior to placement of concrete.

4. Concrete pavement thickness should be uniform throughout, with exception to thickened edges (curb or footing).

5. The bottom of the pavement should be separated from the estimated typical wet season groundwater level by at least 12 inches.

6. We do not recommend the use of a limerock base course directly below the concrete pavement area

For a standard and heavy duty pavement we recommend using the design shown in Table 6.

TABLE 6
(UNREINFORCED) CONCRETE PAVEMENT

Minimum Pavement Thickness	Maximum Control Joint Spacing	Recommended Sawcut Depth
Standard Duty – 5 Inches	10 Feet x 10 Feet	1 ¼ Inches
Heavy Duty – 6 Inches	12 Feet x 12 Feet	1 ½ Inches

We recommend using concrete with a minimum 28-day compressive strength of 4,000 psi and minimum 28-day flexural strength (modulus of rupture) of at least 600 pounds per square inch, based on 3rd point loading of concrete beam test samples. Layout of the sawcut control joints should form square panels, and the depth of sawcut joints should be ¼ of the concrete slab thickness. The control joints should be sawed within 6 hours of concrete placement or as soon as the concrete has sufficient strength to support workers and equipment. We recommend allowing UES to review and comment on the final concrete pavement design, including section and joint details (type of joints, joint spacing, etc.), prior to the start of construction.

For further details on concrete pavement construction, please reference the "Guide to Jointing of Non-Reinforced Concrete Pavements" published by the Florida Concrete and Products Association, Inc., and "Building Quality Concrete Parking Areas", published by the Portland Cement Association.

9.5.4 Groundwater Considerations

One of the most critical influences on pavement performance is the relationship between the pavement subgrade and the seasonal high groundwater level. It has been our experience that roadways and parking areas may be damaged as a result of deterioration of the base and the base/surface course bond from saturation of the subgrade and/or base materials. We recommend that the seasonal high groundwater and the bottom of the base course be separated by at least 24 inches. For concrete pavement the minimum separation may be reduced to 18 inches provided the compacted base and subgrade is "free-draining" material.

Provided the native in-situ clays are selectively undercut a minimum of 2 feet below the bottom of the base of the pavement section, the recommended separation should be provided. The separation should be confirmed by reviewing the final site grading and paving plan. If the separation is not provided by grading and/or permanent surface drainage improvements, underdrains may be required.

9.5.5 Construction Traffic

Light duty roadways and incomplete pavement sections may not perform satisfactorily under construction traffic loadings. We recommend that construction traffic (construction equipment, concrete trucks, sod trucks, garbage trucks, dump trucks, etc.) be re-routed away from these roadways or that the pavement section design account for these loadings.

9.5.6 Site Preparation for New pavement Areas

Following is a list of our recommended site preparation procedures to prepare the new pavement areas for the proposed construction.

1. Strip the pavement areas of any roots, vegetation, debris, organics, etc. Stripping should be performed at least 3 feet beyond pavement edges. We recommend that the stripped surface be observed and probed by representatives of UES.

2. Following site clearing, grubbing and rough grading, the pavement areas should be proof-rolled using a large, fully loaded rubber-tired vehicle (dump truck) or similar equipment. Proof-rolling will help locate any surficial zones of especially loose or soft or unsuitable soils not encountered in the soil test borings, and should help provide more uniformity in the sandy subsurface soil profile. Unusual or unanticipated conditions identified during this process must be immediately brought to the attention of the UES Geotechnical Engineer. Field density testing is not required during proof-rolling operations.

3. If encountered within 24 inches below the bottom of the base course, we recommend undercutting clayey sands to clays in accordance with FDOT Standard Plans Index 120-002. Within the pavement areas, compact the exposed soils to at least 95 percent of the Modified Proctor test maximum dry density (ASTM D 1557) to a depth of at least 1 foot below the stripped surface and full depth of fill, or at least 2 feet below the bottom of base course (or concrete pavement) level, whichever is greater. Please note that the surficial soils within the new pavement areas may contain varying quantities of silt and clay. These silty/clayey soils tend to readily hold moisture and may require more stringent compactive efforts than clean fine sands.

4. Soil density testing to verify the uniformity of compactive efforts should be performed at a frequency of at least one (1) test for every 5,000 square feet per foot of compacted increment, or at a minimum of four test locations, whichever is greater.

5. Prior to the placement of the base course within the new asphalt pavement areas, the upper 12 inches of subgrade should be stabilized by pounding or mixing limerock into the subgrade in order to provide a stable and firm surface, so that the base course can be properly and uniformly placed and compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D 1557). Compliance testing should be performed at a frequency of one test per 10,000 square feet, or at a minimum of three test locations, whichever is greater.

9.6 Suitability of Over excavated Site Materials

The recovered soil samples were classified using visual and textural means, and limited laboratory testing. We offer below ***preliminary guidelines*** for the use of on-site soils, such as those excavated in cut sections and the proposed stormwater management basin, as fill material for the project.

Soil materials excavated and classified as fine sands to sand with silt and sand with clay (SP, SP-SM, SP-SC), with typically 12% fines or less (silt/clay fraction), may be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, provided the materials are properly dried, placed, and compacted.

Soil materials excavated and classified as silty fine sands [SM], with typically 12% to 25% fines, may also be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, after significant drying and some mixing with the fine sand material described above. Proper placement, proof rolling and compaction must also be performed.

Soil materials excavated and classified as clayey sand, silt or clay (SC, ML, MH, CL, and CH) and any organic-laden soils (5% or greater organics by weight) should not be reused as fill beneath building or pavement sections. These materials could be used in green areas, if applicable and in non-structural applications where excessive ground subsidence will not create functional or aesthetic problems. It should be noted that silt and clay materials will retain water and if used near the final grade may become saturated and soft for a significant period of time following a rain event.

Soil borings for a typical geotechnical report are widely spaced and generally not sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, UES does not recommend relying on our boring information to negate presence of anomalous materials or for estimation of material quantities unless our contracted services ***specifically*** include sufficient exploration for such purpose(s) and within the report we so state that the level of exploration provided should be sufficient to detect such anomalous conditions or estimate such quantities. Therefore, UES will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended.

9.7 Sewer and Utility Lines

9.7.1 General Recommendations

We assume that proposed sewer and other deep utility lines at the site may have invert elevations several feet below existing grades. In general, the soils at this approximate level may be sands to silty sands [SP/SM]; clayey sands and or clay [SC, CL, CH] may be encountered at deeper depths. The fine sand type soils, when excavated from below the water table, may require spreading and drying prior to reuse to achieve a moisture content sufficient to obtain the recommended degree of compaction. Silty sands may be reused as backfill material, but will require stringent moisture control to achieve compaction. The clayey soils [SC, CL, CH] should not be used as backfill material beside or above the utilities.

9.7.2 Trench Excavation and Backfill Recommendations

The following recommendations should be followed while installing the proposed utility lines.

- Where required, the soils in the areas of excavations for the installation of the proposed gravity/force main lines should be dewatered prior to the start of excavation. The groundwater level should be maintained at least 24 inches below the base of the trench and compaction surface during construction and backfill activities.

- After proper dewatering, excavate the trench as per the design configuration. Excavated trenches should be set back to a stable configuration or shored, in either case in accordance with OSHA requirements. Adequate bracing should be provided if necessary to prevent side slope failures.

- Compact the trench bottom a minimum density of 95 percent of the Modified Proctor maximum dry density to a depth of 1-foot below the bottom of the pipe or place the pipe in gravel bedding as described by FDOT Design Standards. Remove rock, boulders or other hard lumpy or unyielding material to depth of 12 inches below the bottom of the pipe elevation. The subgrade after excavation in some areas may include silty-clayey sands [SM-SC/SC] [A-2-4]/[A-2-6], which will be difficult to compact. If these soils are soft in nature, they should be over-excavated and removed under the direction of the testing agency representative. Alternatively, approximately 6 to 12 inches of #57 stone (gravel) may be placed at the bottom and compacted to stabilize the subgrade. When utilizing graded stone material, sufficient amount of sand should be added to fill all voids created by the use of 57 stone. The undercut areas should be covered with geotextile (separation fabric). Some areas may also include very clayey sands or sandy clay [SC/CH][A-6]/[A-7]; these soils should be over-excavated and removed under the direction of the testing agency representative.

- Fill materials above the spring-line of the pipe should be compacted to a minimum of 95 percent of the Modified Proctor maximum dry density (AASHTO T-180/ASTM D-1557). Native soils consisting of clean sands with less than 12 percent fines may be used as backfill material provided they are inorganic, have moisture contents below the optimum level and are properly placed. As possible, we recommend you avoid using silty and clayey sands as backfill material for this project.

- If imported materials are used as trench backfill material, the imported fill should contain less than 5 percent soil fines passing a number 200 sieve. You may also use imported fill material containing 5 to 12 percent soil fines; however, strict moisture control measures will be required, particularly for placement of these materials in excavations extending below the groundwater level.

- Backfill placed around the pipe and extending up to a level of 12 inches above the top of the pipe should be placed in loose, 6-inch lifts and compacted with light-weight equipment such as a small plate compactor. The remaining backfill may be placed in loose, 12-inch lifts across the full trench width and compacted. All backfill lifts should be compacted to a minimum density of 95 percent of the Modified Proctor maximum dry density prior to the placement of additional backfill. Compaction within the backfill trench should be performed using light-weight compaction equipment until the backfill has attained a level of at least 4 feet above the crown of the pipe. Beneath pavement areas, the top 12 inches of backfill should be compacted to at least 98 percent.

- Compliance test for densities should be performed as recommended by FDOT standards. Additionally, local jurisdictional compaction requirements should be followed when stricter than the recommendations herein.

9.8 Excavations

Excavations should be sloped as necessary to prevent slope failure and to allow backfilling. Temporary excavations below a depth of 4 feet should be sloped in accordance with OSHA regulations (29 CFR Part 1926) dated October 31, 1989. Where lateral confinement will not permit slopes to be laid back, the excavation should be shored in accordance with OSHA requirements. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

9.9 Stormwater Management System

The field and laboratory test data indicates that the near-surface sands with silt to silty sands generally have permeability rates of 0.5 to 21 feet per day, and the underlying clayey sand to sandy clay soils within the proposed stormwater management area for this project generally have permeability rates of less than 0.1 foot per day at the boring locations. Based upon the above findings, we recommend that you consider the soil parameters presented in Table 7 for design of the stormwater management system on the subject project site. It should be noted that the above referenced values are measured values and do not incorporate factor of safety.

TABLE 7 – STORMWATER MANAGEMENT SYSTEM SOIL DESIGN PARAMETERS

Corresponding Soil Boring Test Locations	B25/B26/B34/B35	B27/B28/B29	B30/B31/B32/B33
Average Depth to Confining Layer, feet	7	8	5
Estimated Average Unsaturated Vertical Infiltration rate, feet per day	7.5	1.5	2
Estimated Average Horizontal Hydraulic Conductivity, feet per day	12.5	2.5	3
Estimated Average Fillable Porosity, percentage	20	15	15
Estimated Seasonal High Water Table Depth, feet[1]	6.5	7.5	4.5

[1]The seasonal high water table will be a result of perched conditions.

10.0 POTENTIAL GEOTECHNICAL CONSTRAINTS TO SITE DEVELOPMENT

Our interpretation of the site soil and groundwater conditions is based on our general knowledge of the area, subsurface borings performed and laboratory analysis conducted. UES did identify geotechnical considerations that may impact the planned development of the site, as we currently understand it, using conventional construction practices. The identified considerations are:

1. The presence of a very loose sand layers from 0 to 10 feet below land surface in most of the borings throughout the project site that will necessitate compaction.

2. Deposits of Clayey Sands [SC] and Sandy Clays [CH] that may not be re-usable as fill in utility excavations.

3. The subgrade after deeper excavation, in some areas may include very clayey sands, which will be difficult to compact. The clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods.

4. Steep slopes will have an impact on the construction process. Measures should be taken to prevent erosion of the slope, during construction and during the life of the project. Grading shall be designed to ensure that drainage flows away from all structures, especially structures that are cut into hillsides.

5. Due to the presence of near surface clays it is important that the construction design incorporate factors to minimize water seepage around the proposed structures. Design factors may include underdrain/drainage intercepting water runoff from the slopes, and positive drainage around structures.

6. Potentially expansive clay soils. Where present, the potentially detrimental effect of the expansive clays can be remediated through site grading, over-excavation and replacement, site drainage and stiffened foundation.

11.0 REPORT LIMITATIONS

This Report has been prepared for the exclusive use of Rise Partners, and other members of the Design/Construction Team for the specific project discussed in this Report. This Report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty is expressed or implied.

The scope is limited to the specific project and locations described herein. Our description of the project's design parameters represents our understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in the design or location of the structures as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified, if required, and approved in writing by UES.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations that may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations and/or additional testing during the construction period and noting the characteristics of the variations.

Please note that this exploration was preliminary in nature, and was designed to help determine the presence of any near surface constraints which would significantly impact the intended development of the subject site, as well as affect the cost of construction. The information obtained from this exploration is not sufficient for final design of foundation systems, building and pavement grades, and stormwater ponds.

We strongly recommended that the information obtained from this preliminary exploration be supplemented with a more comprehensive subsurface exploration once the site plan have been finalized. Deeper soil borings are also required if you wish to evaluate the presence of deeper deposits of unsuitable soils on site. The foundations for the building and the pavement grades

should be designed based on the information obtained from a comprehensive geotechnical exploration program.

This report has not been prepared to meet the full needs of design professionals, contractors, or any other parties. Any use of this report without the guidance of the geotechnical engineer who prepared it constitutes improper usage which could lead to erroneous assumptions, faulty conclusions, and other problems.

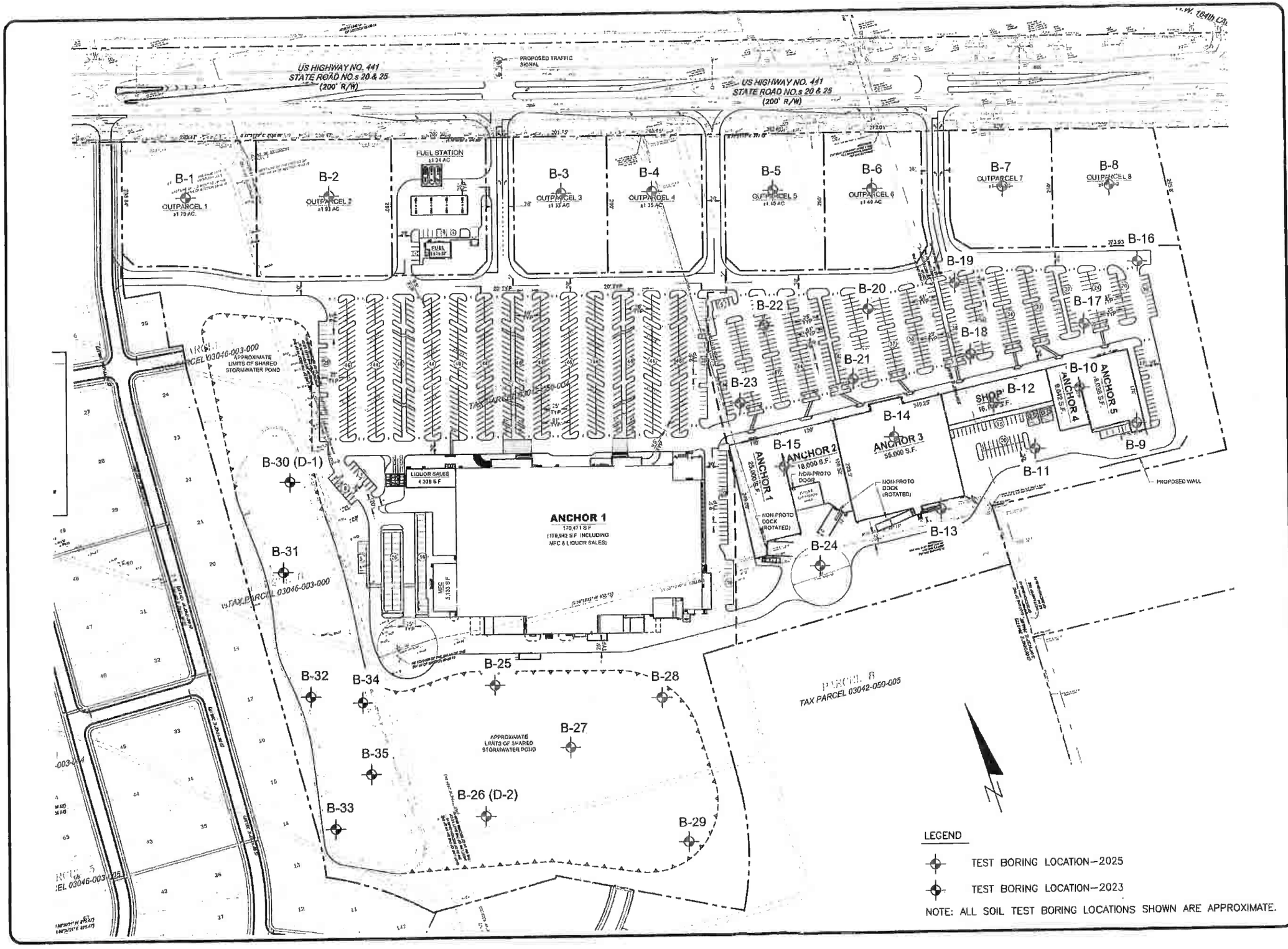
During the early stages of most construction projects, geotechnical issues not addressed in this report may arise. Because of the natural limitations inherent in working with the subsurface, it is not possible for a geotechnical engineer to predict and address all possible problems. A GBA publication, "Important Information About Your Geotechnical Engineering Report" appears in Appendix C, and will help explain the nature of geotechnical issues. Further, we present documents in Appendix C: Constraints and Restrictions, to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

APPENDIX A

Boring Location Plan

Boring Logs

Key to Boring Logs



RISE PARTNERS

DRAWN BY: KD	DATE: 12/5/25		
CHECKED BY: ES	DATE: 12/5/25		
SCALE: 1"=100'	ACADFILE: A25140.00683.005		
PROJECT NO: A25140.00683.005	REPORT NO: 2160889		

PROPOSED SHOPPING CENTER
US 441
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING LOCATION PLAN

UES

PAGE NO:
A - 1

UES

BORING NO: B-1

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 8' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown SAND, with silt [SP-SM]						
		1-1-2	3									
		2-1-2	3			4	8	4				
5		2-2-2	4			Loose to medium dense tan SAND, with silt [SP-SM]						
		5-6-6	12									
		6-6-7	13	▽		9						
		4-5-5	10			Medium dense to loose tan clayey SAND [SC]						
10												
		5-4-5	9			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-2

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-2

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-1-2	3			Loose dark brown SAND, with silt [SP-SM]						
						2.5						
		2-2-2	4			Loose tan SAND, with silt [SP-SM]	7	2				
5		2-2-3	5									
		2-3-2	5	▽		6						
						Loose light tan and orange SAND, with silt [SP-SM] 7						
		6-7-9	16			Medium dense gray and orange clayey SAND [SC]						
		6-7-7	14									
10												
		5-5-5	10			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-3

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-3

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown SAND, with silt [SP-SM]						
	X	2-1-2	3			2.5						
	X	2-2-3	5			Loose tan SAND, with silt [SP-SM]						
5	X	3-2-2	4			5.5						
	X	3-3-3	6			Loose silty SAND, with trace of clay [SM]						
	X	4-4-4	8			8.5						
	X	3-2-2	4			Loose tan SAND, with clay [SP-SC]						
10				▽		12						
						Medium dense gray and orange clayey SAND [SC]						
	X	5-5-6	11			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-4

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-4

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-2-2	4			Loose dark brown SAND, with silt [SP-SM] 2.5	10	5				
		2-2-2	4			Loose tan SAND, with silt [SP-SM] 7						
5		2-2-2	4									
		2-2-3	5									
		3-4-4	8			Loose tan silty SAND, with trace of clay [SM] 8.5						
		2-2-2	4	▽		Loose light tan SAND, with clay [SP-SC] 12						
10												
						Medium dense gray and orange clayey SAND [SC] 15						
		6-7-5	12			Boring Terminated at 15'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-5

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-5

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/26/2025 **DATE COMPLETED** 11/26/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/26/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose to very loose brown SAND, with silt [SP-SM] 1						
		3-3-2	5			Very loose orange and brown SAND, with silt [SP-SM]						
		2-1/12"	1									
5		1-1-2	3			6						
		2-1-2	3			Loose orange silty clayey SAND [SM-SC]						
		3-3-2	5									
		3-3-3	6									
10				▽		12.5						
						Medium dense gray and orange very clayey SAND [SC]						
		5-6-7	13			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-6

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-6

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** >10' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
	X	3-3-2	5			Loose light orange silty SAND [SM]						
	X	2-2-1	3			4	12	3				
5	X	2-1-2	3			Loose orange silty clayey SAND [SM-SC]						
	X	2-3-3	6									
	X	3-3-3	6									
	X	3-3-3	6									
10												
	X	3-4-3	7			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-7

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-7

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 1						
		1-2-1	3			Very loose to loose brown and light orange silty SAND [SM]						
		1-1-1	2									
5		2-1-2	3				18	7				
		2-2-2	4	▽		7						
		3-3-4	7			Loose to medium dense light brown and orange clayey SAND [SC]						
10		4-5-5	10			12.5						
						Very stiff orange and light green CLAY [CH]						
		7-8-8	16			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-8

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-8

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 2' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 0.8						
		4-4-4	8	▽		Loose brown and light orange silty SAND [SM] 4						
		6-6-5	11									
5		5-4-4	8			Stiff orange sandy CLAY [CH]						
		7-8-8	16				53	20	36	19		
		5-6-7	13			8						
10		7-7-9	16			Medium dense orange and light green clayey SAND [SC] 12						
						Medium dense orange and brown clayey SAND, with lenses of clay [SC]						
15		6-6-7	13			17						
						Medium dense tan and orange very clayey SAND, with lenses of clay [SC]						
20		10-9-8	17			20						
						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-9

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-9

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 7.5' **BORING DEPTH** 40'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose brown SAND, with silt [SP-SM]						
		1-3-3	6									
						3						
		2-2-2	4			Loose brown and orange silty SAND [SM]						
		2-3-2	5									
5												
		3-2-3	5									
		3-3-3	6	▽								
						8.5						
		3-5-6	11			Medium dense brown and orange very clayey SAND [SC]						
10												
						13.5						
		2-4-4	8			Stiff green and orange CLAY, trace sand [CH]	87	47	59	36		
15												
						18.5						
		3-3-5	8			Stiff tan and orange sandy CLAY [CL]						
20												
		1-2-3	5				50	32	39	16		
25												

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Stiff tan and orange sandy CLAY [CL]						
						29						
		2-4-6	10			Medium dense tan and orange silty SAND, trace clay [SM]						
30						33.5						
		2-3-6	9			Medium dense tan silty clayey SAND [SM-SC]						
35						38.5						
		3-8-50/3"	50/3"			Very stiff tan and orange CLAY [CH], with limestone fragments						
						39.5						
40						LIMESTONE 40						
						Boring Terminated at 40'						
45												
50												

REMARKS

FIGURE NUMBER: A-10

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-10

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 35'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose brown SAND, with silt [SP-SM]						
		1-3-3	6			2.5						
		2-2-2	4			Loose to medium dense brown and orange silty SAND [SM]						
5		2-2-3	5									
		3-4-6	10	▽		7						
		6-7-7	14			Stiff to very stiff green, gray and orange sandy CLAY [CL]						
		5-5-6	11				56	29	48	30		
10												
15		6-8-9	17									
						18.5						
20		2-3-3	6			Loose tan and orange very silty clayey SAND [SM-SC]						
25		2-2-2	4									

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose tan and orange very silty clayey SAND [SM-SC]						
						28.5						
30		3-7-4	11			Medium dense to loose tan silty clayey SAND [SM-SC]						
		2-2-2	4									
35						35						
						Boring Terminated at 35'						
40												
45												
50												

REMARKS

FIGURE NUMBER: A-12

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-11

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
	X	2-3-3	6			Loose brown and orange silty SAND [SM]						
	X	1-2-1	3									
5	X	2-2-2	4									
	X	1-2-3	5	▽		7						
	X	6-6-7	13			Stiff gray and orange sandy CLAY [CH]						
	X	6-4-6	10									
10						13.5						
	X	5-5-8	13			Stiff gray and orange CLAY [CH]						
15						18.5						
	X	6-10-10	20			Medium dense gray, tan and orange clayey SAND [SC]						
20												
	X	5-9-12	21			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-14

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-12

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
	X	2-2-2	4			Loose to very loose orange and brown silty SAND [SM]						
	X	2-1-1	2									
5	X	1-1-1	2									
	X	1-1-1	2									
	X	1-1-2	3									
	X	1-2-3	5									
10				▽		12						
						Stiff gray and orange sandy CLAY [CH]						
	X	3-5-6	11				72	41	64	37		
15												
	X	2-5-8	13									
20						23.5						
	X	4-4-5	9			Loose gray and orange clayey SAND [SC] 25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-16

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-13

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/26/2025 **DATE COMPLETED** 11/26/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/26/2025 **EST. S.H.G.W.T (FT.)** 7.5' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 0.4						
		2-1-2	3			Loose orange and brown silty SAND [SM]						
		2-1-2	3									
5		2-2-2	4				19	7				
		3-2-2	4									
		3-2-3	5	▽		8.5						
		4-5-4	9			Medium dense orange and brown clayey SAND [SC]						
10												
		6-7-8	15				27	16				
15						17						
						Very stiff to stiff orange and light green sandy CLAY [CH]						
		4-8-10	18									
20												
		4-6-7	13									
25						25						
						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-17

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-14

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] and trace of limerock 0.4						
		3-4-3	7			Loose orange silty SAND [SM]						
		3-1-2	3									
5		2-1-1	2									
		2-1-2	3									
		1-2-2	4									
		2-2-2	4				12	8				
10				▽		12						
						Medium dense tan, gray and orange clayey SAND [SC]						
		3-5-8	13									
15						17.5						
						Stiff green and orange CLAY [CH]						
		4-6-8	14									
20												
		4-6-9	15			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-18

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-15

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 5' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] and trace gravel 0.7						
	X	6-5-3	8			Loose orange silty SAND [SM]						
	X	1-2-1	3									
5	X	1-1-2	3	▽		6						
	X	1-2-3	5			Loose orange clayey SAND [SC] 7.5						
	X	4-4-6	10			Stiff orange, gray and light green sandy CLAY [CH]						
10	X	3-5-7	12				74	34	53	29		
						12						
						Stiff orange and tan sandy CLAY [CH], with limestone fragments						
15	X	4-4-5	9									
						19						
	X	3-5-6	11			Stiff green, gray and orange CLAY [CH], with 20						
20						limestone fragments 20						
						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-19

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-16

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 3' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
	X	3-3-2	5	▽		Loose brown silty SAND [SM], with roots 3.5						
	X	2-2-3	5			Loose brown and orange silty clayey SAND [SM-SC] 4						
5	X	4-3-4	7			Loose brown clayey SAND [SC] 5.5						
	X	4-7-8	15			Very stiff gray and orange sandy CLAY [CH] 7	56	27				
	X	5-5-6	11			Medium dense gray and orange very clayey SAND [SC]						
10	X	3-5-7	12			13.5						
15	X	3-5-6	11			Medium dense tan and orange clayey SAND [SC] 18.5						
20	X	5-5-5	10			Medium dense to loose tan and orange silty clayey SAND [SM-SC]						
25	X	3-3-4	7			25						
						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-20

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-17

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 3' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
	X	2-2-1	3			Loose brown and orange silty SAND [SM]						
	X	2-1-2	3	▽								
5	X	1-1-1	2									
	X	2-2-3	5			7						
	X	4-10-10	20			Medium dense orange and tan very clayey SAND [SC] 8.5						
	X	6-7-7	14			Stiff brown, gray and orange sandy CLAY [CH]						
10						13.5						
	X	5-8-10	18			Medium dense tan and orange clayey SAND [SC]						
15						18.5						
	X	5-5-5	10			Stiff to firm tan, brown and orange sandy CLAY [CH]						
20												
	X	1-2-3	5			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-21

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-18

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1.5						
		5-5-3	8			Loose to medium dense orange silty SAND [SM]						
		2-2-3	5									
5		2-3-4	7									
		4-3-4	7									
		5-4-4	8									
		5-5-6	11									
10				▽		12						
						Medium dense tan and orange clayey SAND [SC]						
		6-5-6	11									
15						18.5						
		3-7-8	15			Very stiff gray and orange sandy CLAY [CH], with limestone fragments 20						
20						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-22

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-19

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 1						
		2-2-1	3			Very loose light brown and light orange silty SAND [SM]						
		1-1-1	2									
5		1-1-2	3			5.5	13	5				
		2-2-2	4	▽		Loose orange silty clayey SAND [SM-SC] 7						
		4-5-5	10			Medium dense orange very clayey SAND [SC], with limestone fragments 9.5						
10		6-5-5	10			Stiff orange and light green sandy CLAY [CH], with limestone fragments 10						
						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-23

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-20

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
	X	1-2-1	3			Very loose to loose orange silty SAND [SM]						
	X	2-1/12"	1									
5	X	WOH-1	1									
	X	1-2-1	3									
	X	2-1-2	3									
	X	2-2-3	5			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-24

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-21

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 0.8						
		5-4-3	7			Loose orange silty SAND [SM]						
		3-1-2	3									
5		2-1-1	2									
		2-1-1	2									
		2-2-1	3									
		2-2-2	4			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-25

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-22

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND [SP] 0.8						
	X	4-6-4	10			Medium dense orange brown silty SAND [SM] 2.5	12	3				
	X	2-1-1	2			Very loose orange silty SAND [SM]						
5	X	1-2-1	3									
	X	1-1-1	2									
	X	1-2-1	3									
	X	2-1-2	3			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-26

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-23

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] and limerock 0.7						
	X	3-3-3	6			Loose orange brown silty SAND [SM] 2.5						
	X	1-2-1/12"	3			Very loose orange silty SAND [SM]						
5	X	1-1	1									
	X	1-1-1	2									
	X	1-1-1	2									
	X	1-2-1	3			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-27

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-24

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM], and with asphalt millings (Fill) 0.4						
		2-2-2	4			Loose brown silty SAND [SM] 2.5						
		3-1-2	3			Loose orange silty SAND [SM]						
5		1-2-2	4			6						
		2-2-3	5			Loose orange silty SAND, with trace of clay [SM]						
		3-2-3	5									
		3-3-3	6									
10				▽		12						
						Loose brown and orange clayey SAND [SC]						
		3-3-5	8									
15						16						
						Orange and gray very clayey SAND [SC]						
						19						
		4-5-6	11			Stiff gray and orange CLAY, trace sand [CH] 20						
20						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-28

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-25

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 8' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-1-1	2			Very loose dark brown SAND, with silt [SP-SM] 2.5						
		1/12"	1			Very loose light orange SAND, with silt [SP-SM] 5.5	7	4				21
5		1/12"-1	1									
		1-2-2	4			Loose orange silty SAND [SM] 8.5						
		3-2-2	4	▽								
		2-2-3	5			Loose orange and tan clayey SAND [SC] 13.5						
10												
		4-5-7	12			Stiff gray and orange CLAY [CH] 15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-29

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-26

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 6.5' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-2-3	5			Loose dark brown SAND, with silt [SP-SM] 2.5	11	5				
		2-2-3	5			Loose orange silty SAND [SM], trace wood and roots 4						
5		2-2-2	4			Loose orange silty SAND [SM]	14	6				<0.5
		2-3-4	7	▽		7						
		3-3-3	6			Loose to medium dense greenish gray and orange clayey SAND [SC]						
10		3-4-4	8									
15		5-7-8	15									
20		4-5-6	11			20 Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-30

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-27

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown SAND, with silt [SP-SM]						
	X	1-2-2	4			2.5						
	X	2-2-2	4			Loose orange SAND, with silt [SP-SM]	9	3				11
	X	2-3-2	5			4						
5	X	3-3-4	7			Loose to medium dense orange silty SAND [SM]						
	X	3-4-4	8									
	X	5-4-5	9									
10				▽								
						12						
						Medium dense orange clayey SAND [SC]						
	X	5-6-6	12			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-31

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-28

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
	X	1-1-2	3			Loose dark brown silty SAND [SM]						
						2.5						
	X	2-2-2	4			Loose orange silty SAND [SM]						
5	X	2-3-2	5									
	X	3-3-3	6				18	7				<0.5
	X	3-3-3	6									
	X	3-4-4	8									
10												
	X	4-4-4	8									
15												
						18.5						
	X	4-5-5	10			Medium dense to loose tan and gray clayey SAND [SC]						
20												
	X	3-3-4	7									
25						25						
						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-32

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-29

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown silty SAND [SM] 2.5						
		1-2-2	4									
		2-2-3	5			Loose orange silty SAND [SM]						
5		3-3-3	6									
		3-4-4	8									
		4-3-4	7				15	5				0.8
		3-4-4	8									
10				▽		12						
						Medium dense gray and red clayey SAND [SC]						
		6-6-7	13									
15						18.5						
		4-5-5	10			Medium dense gray and red clayey SAND [SC], with limestone fragments						
20												
		5-6-7	13			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-33

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-30

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/08/2023 **DATE COMPLETED** 06/08/2023

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/08/2023 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
	X	3-3-4	7			Loose dark orange clayey SAND [SC] 2.5	30	9				
	X	3-4-4	8			Loose brown clayey SAND [SC] 5.5						
5	X	4-5-5	10									
	X	4-4-5	9			Loose to medium dense light gray and orange clayey SAND [SC]						
	X	5-5-5	10									
	X	5-6-6	12									
10						13.5						
	X	5-6-11	17			Very stiff green and orange CLAY [CH], with trace limestone fragments 15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-34

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-31

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 08/29/2024 **DATE COMPLETED** 08/29/2024

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 08/29/2024 **EST. S.H.G.W.T (FT.)** 2' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
		2-2-2	4	▽		Loose light brown and light orange SAND [SP] 2.5	8	4				13
		2-1-2	3			Loose orange clayey SAND [SC]						
5		2-3-4	7									
		5-5-9	14			6.5						
		5-7-8	15			Stiff orange and gray sandy CLAY [CH]						
		4-6-8	14									
10						12						
						Loose gray and orange clayey SAND [SC]						
		3-4-5	9			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-35

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-32

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/08/2023 **DATE COMPLETED** 06/08/2023

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/08/2023 **EST. S.H.G.W.T (FT.)** 2' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown silty SAND [SM]						
		2-3-3	6	▽		2.5	19	6				
		3-3-3	6			Loose orange, brown clayey SAND [SC]						
5		2-3-3	6									
		4-5-5	10			7						
		4-4-4	8			Loose to medium dense gray clayey SAND [SC]						
		4-5-5	10									
10						13.5						
		6-7-9	16			Very stiff light green and orange CLAY [CH], with trace cemented clay						
15						15						
						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-36

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-33

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/07/2023 **DATE COMPLETED** 06/07/2023

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/07/2023 **EST. S.H.G.W.T (FT.)** 5' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		5-4-2	6			Loose dark brown SAND, with silt [SP-SM]						
		2-2-2	4				10	2				12
5		2-2-2	4	▽		5.5						
		2-3-2	5			Loose to medium dense tan clayey SAND [SC]						
		5-6-6	12									
10		5-5-6	11									
						13.5						
		7-9-11	20			Very stiff orange and light gray CLAY [CH], with cemented clay						
15						15						
						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-37

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-34

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 08/29/2024 **DATE COMPLETED** 08/29/2024

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 08/29/2024 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		3-2-2	4			Loose brown SAND, with silt [SP-SM] 2.5						
		2-1-1	2			Very loose to loose light brown and orange SAND [SP]						
5		WOH-1	1				8	4				16
		1-2-2	4									
		2-2-2	4			8.5						
		3-5-5	10	▽		Medium dense orange silty clayey SAND [SM-SC] 12.5						
		4-4-5	9			Loose orange, brown and gray very clayey SAND [SC] 15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-38

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-35

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/07/2024 **DATE COMPLETED** 06/07/2024

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/07/2023 **EST. S.H.G.W.T (FT.)** 5' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown SAND, with silt [SP-SM] 2.5						
		1-1-2	3									
		2-1-2	3			Loose tan SAND, with silt [SP-SM] 4	10	5				12
5		2-2-2	4	▽		Loose orange silty SAND [SM] 5.5						
		2-4-4	8			Loose tan clayey SAND [SC] 7						
		4-4-4	8			Stiff to very stiff gray and orange CLAY [CH]						
		6-7-11	18									
10												
		10-13-15	28			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-39

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: D-1

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 12/03/2025 **DATE COMPLETED** 12/03/2025

SAMPLE METHOD ASTM D-1452 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 12/03/2025 **EST. S.H.G.W.T (FT.)** 1' **BORING DEPTH** 6'

COMMENTS

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
				▽		Brown silty SAND [SM] 1						
						Orange clayey SAND [SC] 2						
						Orange and green CLAY, trace sand [CH] 4	78	42				
5						Orange and tan very clayey SAND [SC] 6						
						Boring Terminated at 6'						
10												
15												
20												
25												

REMARKS

FIGURE NUMBER: A-40

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: D-2

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 12/03/2025 **DATE COMPLETED** 12/03/2025

SAMPLE METHOD ASTM D-1452 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 12/03/2025 **EST. S.H.G.W.T (FT.)** N.E. **BORING DEPTH** 6'

COMMENTS

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 1						
						Orange SAND, with silt [SP-SM] 4	10	5				
5						Orange silty SAND [SM] 6						
						Boring Terminated at 6'						
10												
15												
20												
25												

REMARKS

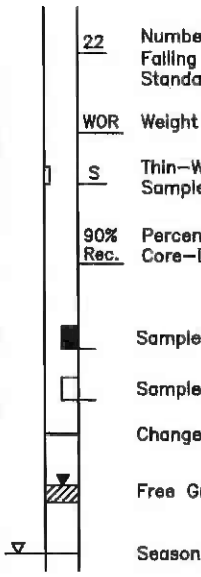
FIGURE NUMBER: A-41

PROJECT: PROPOSED SHOPPING CENTER

UES™

KEY TO BORING LOGS

SYMBOLS



22	Number of Blows of a 140–lb Weight Falling 30 In. Required to Drive Standard Spoon One Foot
WOR	Weight of Drill Rods
S	Thin–Wall Shelby Tube Undisturbed Sampler Used
90% Rec.	Percent Core Recovery from Rock Core–Drilling Operations
	Sample Taken at this Level
	Sample Not Taken at this Level
	Change In Soil Strata
	Free Ground Water Level
	Seasonal High Ground Water Level

GRANULAR MATERIALS

Relative Density	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Loose	Less than 4	Less than 3
Loose	4–10	3–8
Medium Dense	10–30	8–24
Dense	30–50	24–40
Very Dense	>50	>40

COHESIVE MATERIALS

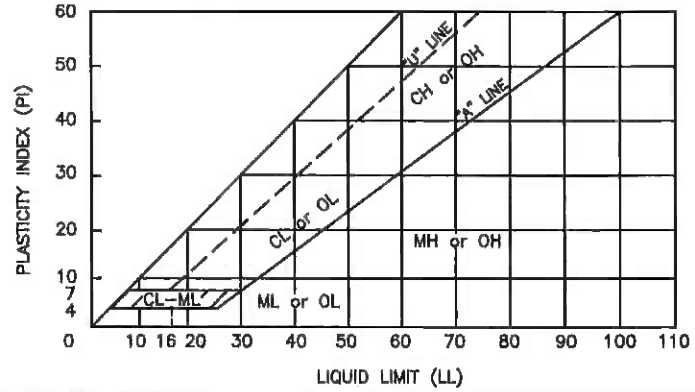
Consistency	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Soft	Less than 2	Less than 1
Soft	2–4	1–3
Firm	4–8	3–6
Stiff	8–15	6–12
Very Stiff	15–30	12–24
Hard	>30	>24

UNIFIED CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 200 sieve	CLEAN GRAVELS	GW	Well–graded gravels and gravel–sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel–sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels, gravel–sand–silt mixtures
			GC	Clayey gravels, gravel–sand–clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well–graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand–silt mixtures
			SC	Clayey sands, sand–clay mixtures
FINE-GRAINED SOILS 50% or more passes No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomacaceous fine sands or silts, elastic silts
			CH	Inorganic clays or high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly organic Soils			PT	Peat, muck and other highly organic soils

* Based on the material passing the 3–in. (75mm) sieve.

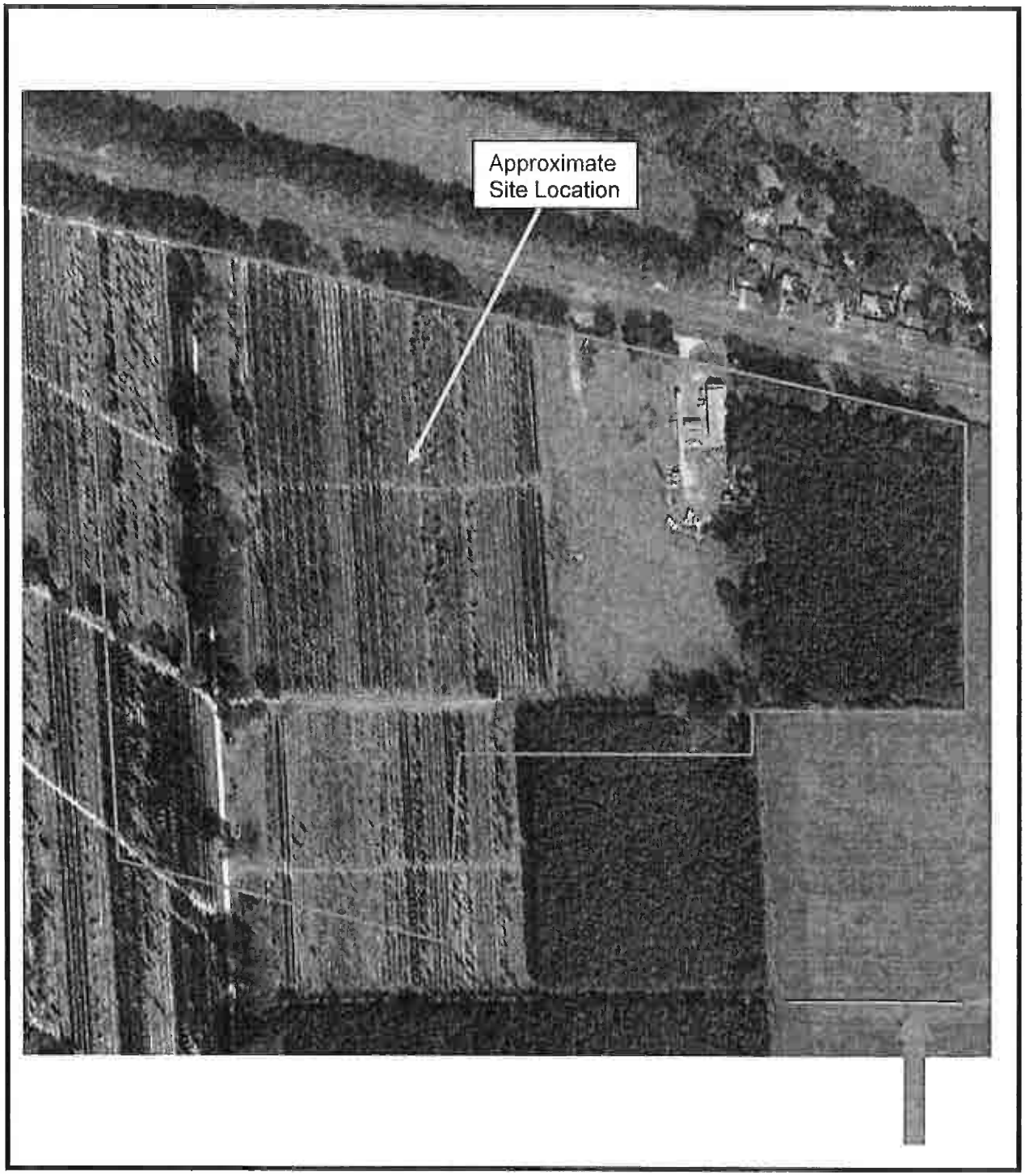
PLASTICITY CHART



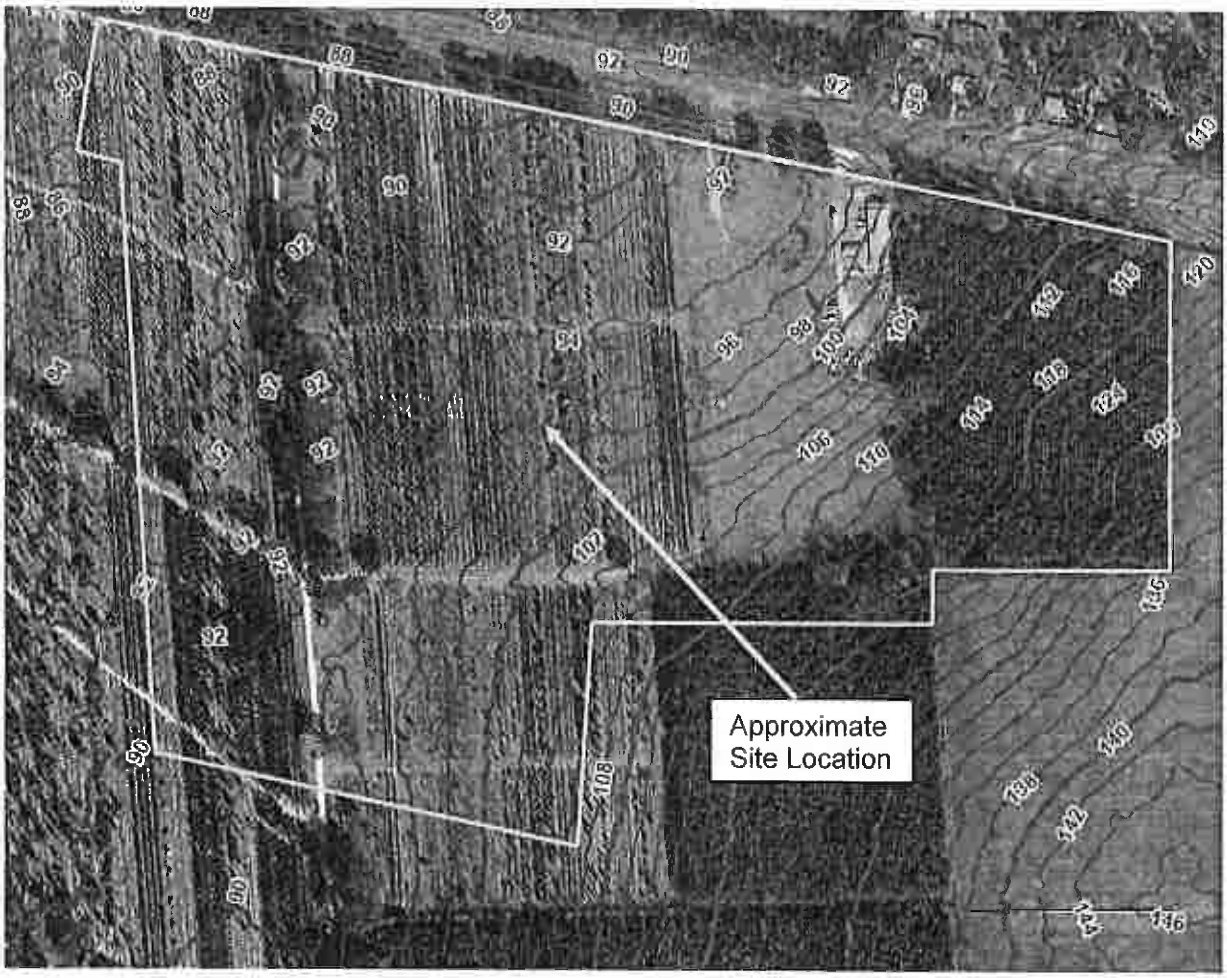
APPENDIX B

Site Location Map

Contour Map



UES	**Proposed Alachua Commercial Center US HWY 441 Alachua, Alachua County, Florida**		
	SITE LOCATION MAP		
	DATE: 12-09-25	UES PROJECT NO.: A25140.00683.005	APPENDIX NO.: B
	SCALE: N.T.S.	REPORT NO.: 2160889	FIGURE NO.: B-1



Source: Alachua County Property Appraiser – Interactive GIS Map

UES	**Proposed Alachua Commercial Center US HWY 441 Alachua, Alachua County, Florida**		
	Contour Map		
	DATE: 12-09-25	UES PROJECT NO.: A25140.00683.005	APPENDIX NO.: B
	SCALE: N.T.S.	REPORT NO.: 2160889	FIGURE NO.: B-2

APPENDIX C

Summary of Laboratory Test Results

Double Ring Infiltrometer (DRI) Test Results

Limerock Bearing Ratio (LBR) Test Results

Description of Laboratory Testing Procedures

Description of Field Testing Procedures

SUMMARY OF LABORATORY RESULTS

PROJECT: Proposed Alachua Commercial Center | **REPORT: 2160889**

CLIENT: Rise Partners | **December 19, 2025**

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-1	3	Dark Brown Sand, with silt	SS	4										8		SP-SM
B-2	3	Tan Sand, with silt	SS	2										7		SP-SM
B-4	1.5	Dark Brown Sand, with silt	SS	5										10		SP-SM
B-6	3	Light Orange Silty Sand	SS	3										12		SM
B-7	4.5	Brown/Light Orange Silty Sand	SS	7										18		SM
B-8	6	Orange Sandy Clay	SS	20	36	19								53		CH
B-9	14	Green/Orange Clay	SS	47	59	36								87		CH
B-9	24	Tan/Orange Sandy Clay	SS	32	39	16								50		CL
B-10	9	Green/Gray/Orange Sandy Clay	SS	29	48	30								56		CL
B-12	14	Gray/Orange Sandy Clay	SS	41	64	37								72		CH
B-13	4.5	Orange/Brown Silty Sand	SS	7										19		SM
B-13	14	Orange/Brown Clayey Sand	SS	16										27		SC
B-14	9	Orange Silty Sand	SS	8										12		SM
B-15	9	Orange/Gray/Light Green Sandy Clay	SS	34	53	29								74		CH
B-16	6	Gray/Orange Sandy Clay	SS	27										56		CH
B-19	4.5	Light Brown/Light Orange Silty Sand	SS	5										13		SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

UES

SUMMARY OF LABORATORY RESULTS

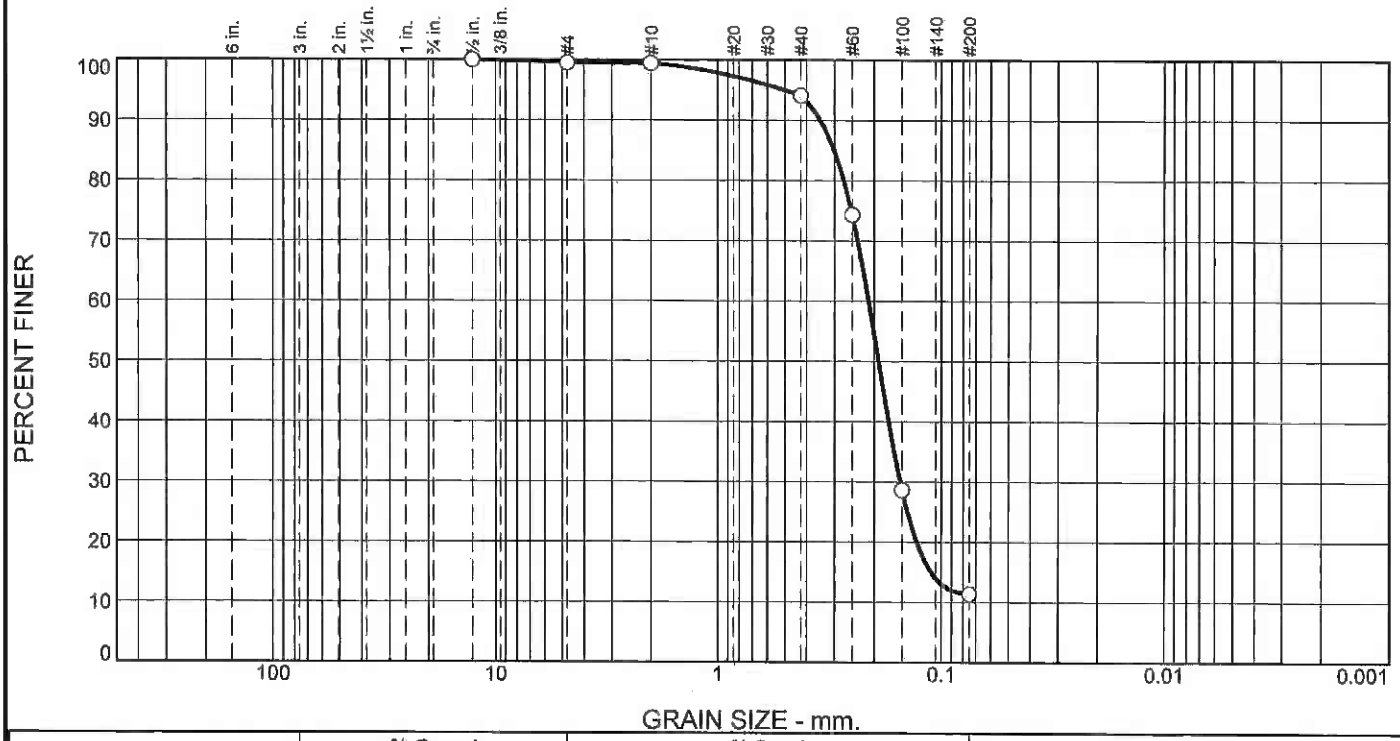
PROJECT: Proposed Alachua Commercial Center | **REPORT: 2160889**

CLIENT: Rise Partners | **December 19, 2025**

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-22	1.5	Orange/Brown Silty Sand	SS	3										12		SM
B-25	3	Light Orange Sand, with silt	SS	4			21							7		SP-SM
B-26	1.5	Dark Brown Sand, with silt	SS	5					100	99	94	74	29	11		SP-SM
B-26	4.5	Orange Silty Sand	SS	6			< 0.5							14		SM
B-27	3	Orange Sand, with silt	SS	3			11							9		SP-SM
B-28	6	Orange Silty Sand	SS	7			< 0.5							18		SM
B-29	7.5	Orange Silty Sand	SS	5			0.8							15		SM
B-30	1.5	Dark Orange Clayey Sand	SS	9										30		SC
B-31	1	Brown Sand, with silt	SS	4			13							8		SP-SM
B-32	1.5	Dark Brown Silty Sand	SS	6										19		SM
B-33	3	Dark Brown Sand, with silt	SS	2			12							10		SP-SM
B-34	5	Light Brown/Orange Sand, with silt	SS	4			16							8		SP-SM
B-35	3	Tan Sand, with silt	SS	5			12							10		SP-SM
D-1	2.5	Orange/Green Clay	A	42										78		CH
D-2	2	Orange Sand, with silt	A	5					100	100	95	75	27	10		SP-SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.5	0.1	5.3	82.7	11.4	

TEST RESULTS

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
1/2"	100.0		
#4	99.5		
#10	99.4		
#40	94.1		
#60	74.3		
#100	28.6		
#200	11.4		

* (no specification provided)

Material Description

Dark Brown Sand, with silt

Atterberg Limits (ASTM D 4318)

PL= LL= PI=

Classification

USCS (D 2487)= SP-SM AASHTO (M 145)=

Coefficients

D_{90}= 0.3471 D_{85}= 0.3007 D_{60}= 0.2117
D_{50}= 0.1910 D_{30}= 0.1528 D_{15}= 0.1114
D_{10}= C_u= C_c=

Remarks

Date Received: _____ **Date Tested:** _____

Tested By: SB

Checked By: ES/TK

Title: P.E.

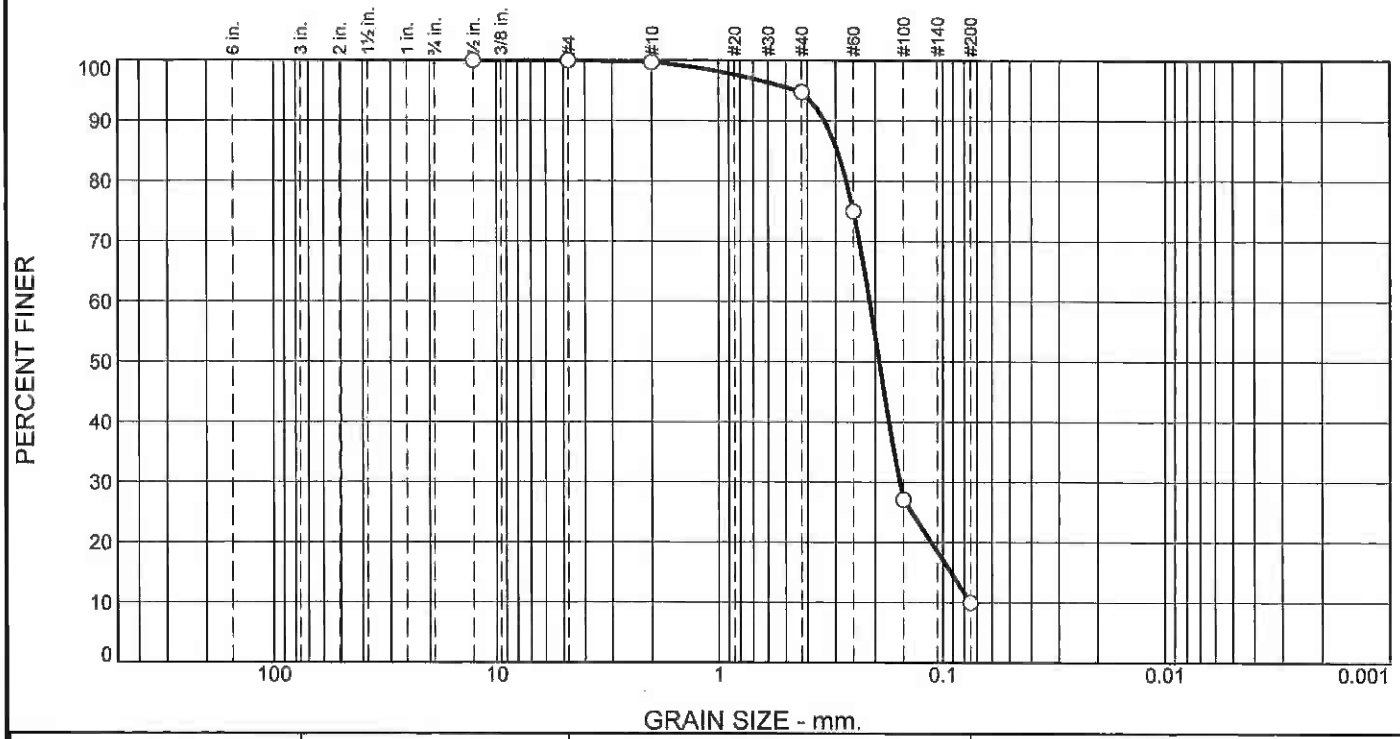
Location: B-26
Sample Number: 1 **Depth:** 1.5 **Date Sampled:**

UES Professional Solutions

Client: Rise Partners
Project: Proposed Shopping Center - Alachua

Project No: A25140.00683.005 **Figure**

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.3	4.9	84.8	10.0	

TEST RESULTS

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
1/2"	100.0		
#4	100.0		
#10	99.7		
#40	94.8		
#60	75.0		
#100	27.1		
#200	10.0		

* (no specification provided)

Material Description

Orange Sand, with silt

Atterberg Limits (ASTM D 4318)

PL= LL= PI=

Classification

USCS (D 2487)= SP-SM AASHTO (M 145)=

Coefficients

D_{90}= 0.3368 D_{85}= 0.2948 D_{60}= 0.2117
D_{50}= 0.1919 D_{30}= 0.1556 D_{15}= 0.0919
D_{10}= 0.0750 C_u= 2.82 C_c= 1.53

Remarks

Date Received: _____ **Date Tested:** _____

Tested By: SB

Checked By: ES/TK

Title: P.E.

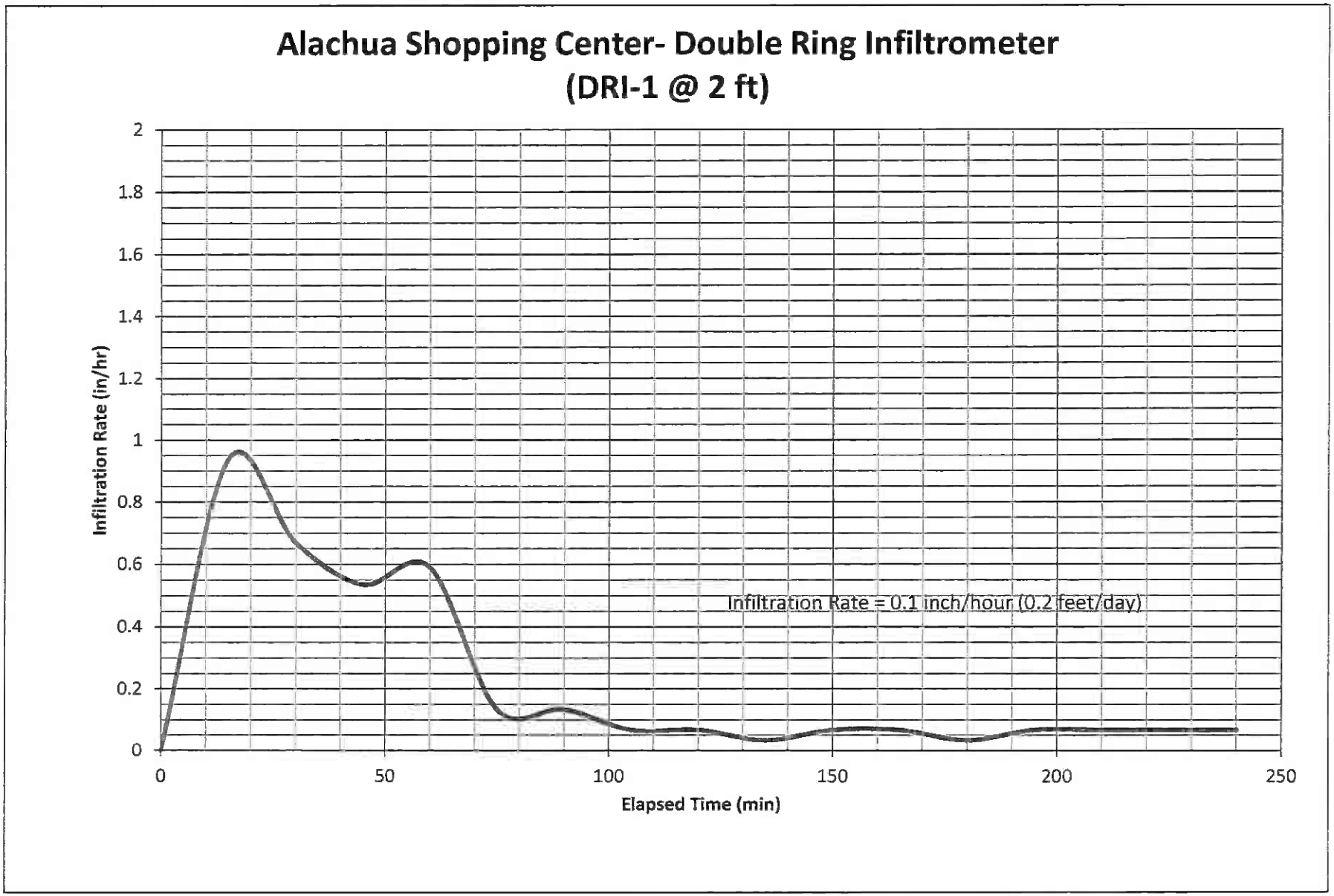
Location: D-2
Sample Number: 2 **Depth:** 2

Date Sampled:

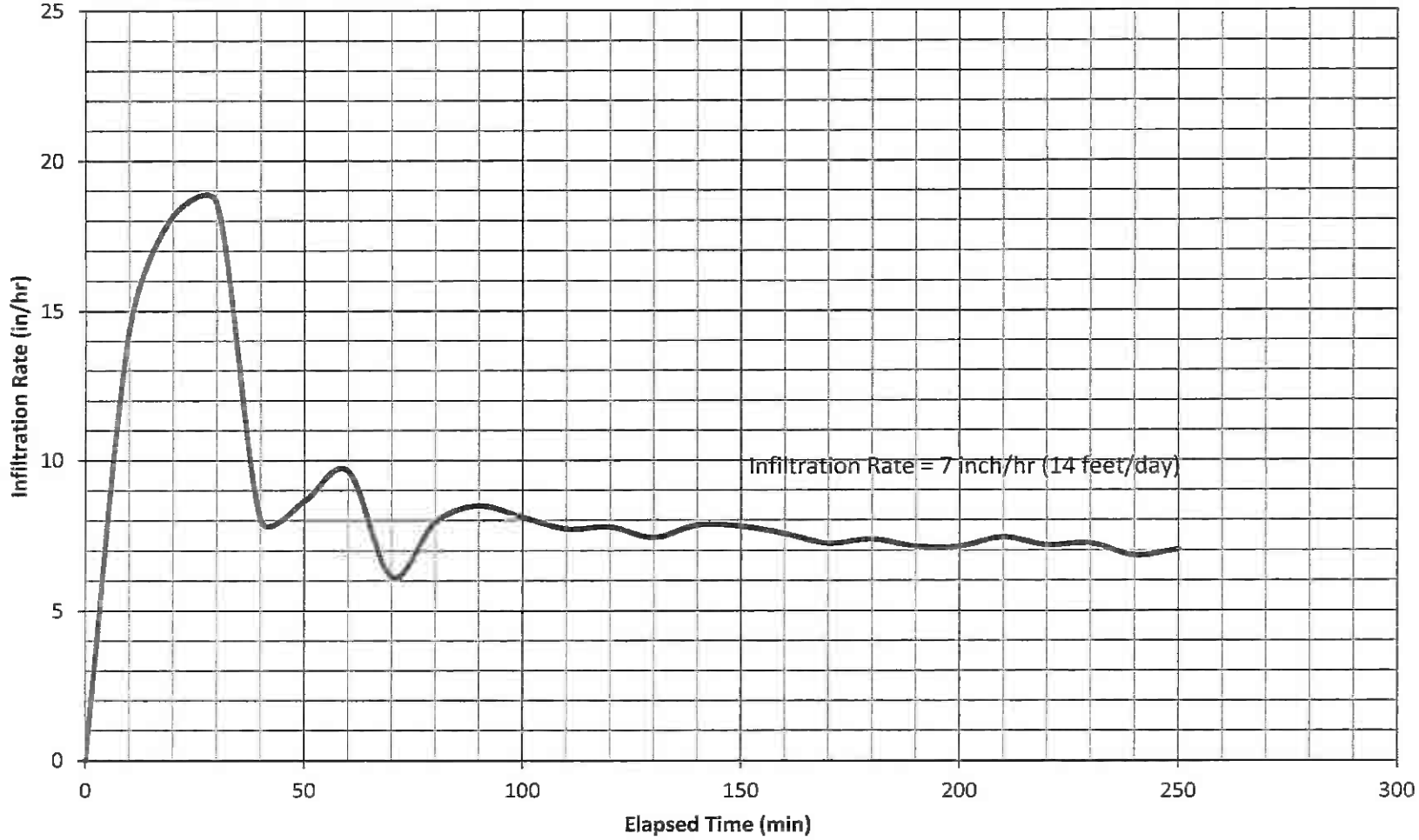
UES Professional Solutions

Client: Rise Partners
Project: Proposed Shopping Center - Alachua

Project No: A25140.00683.005 **Figure**


Alachua Shopping Center- Double Ring Infiltrometer
(DRI-1 @ 2 ft)
Infiltration Rate (in/hr)
2
1.8
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
0
50
100
150
200
250
Elapsed Time (min)
Infiltration Rate = 0.1 inch/hour (0.2 feet/day)

Alachua Shopping Center- Double Ring Infiltrometer (DRI-2 @ 2 ft)



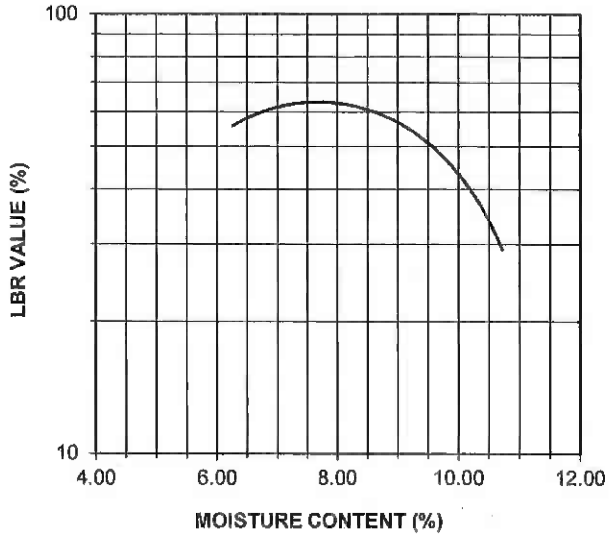
LIMEROCK BEARING RATIO TEST RESULTS
(FM 5-515)

TESTED FOR: Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

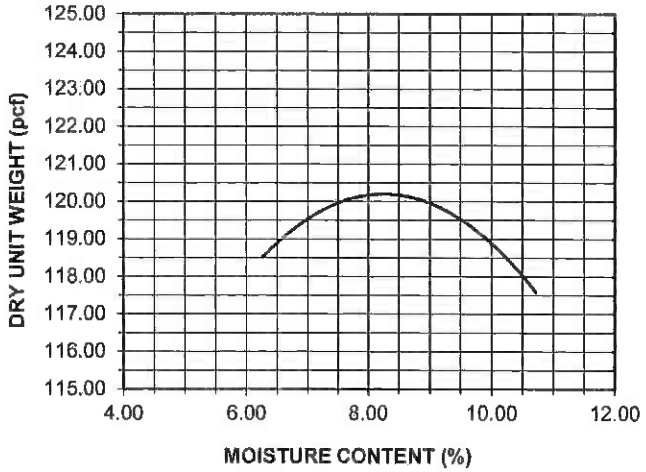
PROJECT: Proposed Shopping Center
US 441
Alachua, Alachua County

DATE TESTED: December 10, 2025 **REPORT NO:** 2161206

SAMPLE LOCATION: B-4
SOIL DESCRIPTION: Brown Sand, with silt to Silty Sand



PROJECT LBR REQUIREMENT: **40** LBR VALUE: **65**



OPT MOISTURE: **8.0** MAX DENSITY: **120.0**

UES PROFESSIONAL SOLUTIONS
4475 S.W. 35TH TERRACE, GAINESVILLE, FL. 32608
(352)372-3392 (352)336-7914 (FAX)

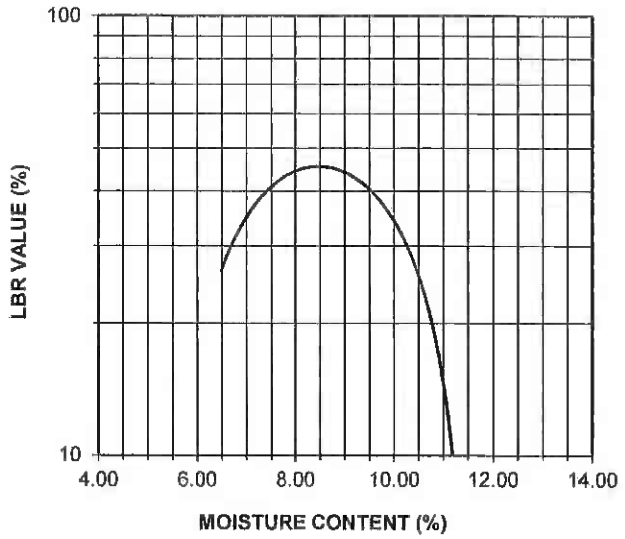
LIMEROCK BEARING RATIO TEST RESULTS
(FM 5-515)

TESTED FOR: Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

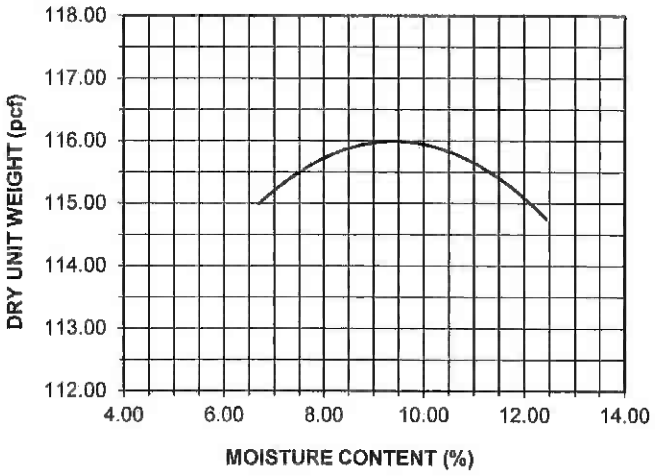
PROJECT: Proposed Shopping Center
US 441
Alachua, Alachua County

DATE TESTED: December 10, 2025 **REPORT NO:** 2161206

SAMPLE LOCATION: B-22
SOIL DESCRIPTION: Orange/Brown Silty Sand



PROJECT LBR REQUIREMENT: **40** LBR VALUE: **43**



OPT MOISTURE: **9.5** MAX DENSITY: **116.0**

UES PROFESSIONAL SOLUTIONS
4475 S.W. 35TH TERRACE, GAINESVILLE, FL. 32608
(352)372-3392 (352)336-7914 (FAX)

UES

APPENDIX C

DESCRIPTION OF LABORATORY TESTING PROCEDURES

UNIFIED SOIL CLASSIFICATION - ASTM D-2487

This practice describes a system for classifying mineral and organo-mineral soils for engineering purposes based on laboratory determination of particle size characteristics, liquid limit, and plasticity index.

WASH 200 TEST - ASTM D-1140

The Wash 200 test is performed by passing a representative soil sample over a No. 200 sieve and rinsing with water. The percentage of the soil grains passing this sieve is then calculated.

FULL SIEVE GRADATION TEST – ASTM D-422

On occasion it is helpful to evaluate the overall compositional characteristics of a soil and the #200 sieve analysis is supplemented with a full grain size distribution. A set of sieves with varying mesh sizes is used to determine the gradation of the soil particle sizes.

MOISTURE CONTENT DETERMINATION - ASTM D-2216

Moisture content is the ratio of the weight of water to the dry weight of soil. Moisture content is measured by drying a sample at 105 degrees Celsius. The moisture content is expressed as a percent of the oven dried soil mass.

ATTERBERG LIMITS – ASTM D-4318

The Atterberg limits are the upper and lower limits of the range of water content over which a soil exhibits plastic behavior, and are defined as the liquid limit and plastic limit, respectively.

The liquid limit is estimated as follows: The soil is mixed with distilled water to form a thick paste, which is then placed in a brass cup mounted on an edge pivot and rests initially on a rubber base. The base is then leveled off horizontally and divided by cutting a groove with a standard tool. The two halves of the soil gradually flow together as the cup is repeatedly dropped onto its base at a specified rate. The liquid limit is defined as the water content at which 25 blows are required to close the groove over a distance of 1/2 inch.

The plastic limit is estimated as follows: The soil is mixed with distilled water until it can be molded. A ball of soil is then rolled into a thread 1/8 inch in diameter between the hand and a glass plate. The soil is molded together again and the process repeated until the thread cracks when its diameter is 1/8 inch. The water content of the soil at this state is determined and defined as the plastic limit.

ORGANIC CONTENT - ASTM D-2974

Ash content of a peat or organic soil sample is determined by igniting the oven dried sample from the moisture content determination in a muffle furnace at 440 degrees Celsius. The substance remaining after the ignition is the ash. The ash content is expressed as a percentage of the oven dried sample. Organic material is determined by subtracting the percent ash from 100.

PERMEABILITY OF GRANULAR SOILS (CONSTANT HEAD) - ASTM D-2434

In summary, this test method covers the determination of the coefficient of permeability by a constant-head method for the laminar flow of water through granular soils. The procedure is to establish representative values of the coefficient of permeability of granular soils that may occur in natural deposits. The constant head laboratory permeability test is performed by placing the soil sample in a tube (permeameter) and seating the sample on both ends with a porous disk. The tube and soil sample are then sealed and the soil sample is saturated. Once the soil sample has been saturated, a constant head water supply is run through the sample. A pair of manometer tubes is used to measure the pressure head change through the soil. Once the manometer tubes indicate steady state flow, test measurements of pressure head difference, quantity of flow, and time of flow are made. The data recovered from this test are then used to calculate Darcy's Coefficient of Permeability (k) of the soil.

SPECIFIC GRAVITY OF SOIL ASTM D-854

This test method determines the ratio of the mass of a unit volume of soil solids to the mass of the same volume of gas free distilled water at 20 degrees Celsius. Soil is placed into a calibrated pycnometer, water is added, and then the soil and water are de-aired. The specific gravity of the soil specimen is determined through the mass of the pycnometer and water, the calibrated mass of the dry pycnometer, the calibrated volume of the pycnometer, the density of the water at the test temperature, the mass of the oven dried soils, and the mass of the pycnometer water and soil solids at the test temperature.

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APPENDIX C

DESCRIPTION OF FIELD TESTING PROCEDURES

DOUBLE RING INFILTROMETER - ASTM D-3385

The Double-Ring Infiltrometer test is performed in general accordance with the procedures outlined in the latest revision of ASTM D3385, "Infiltration Rate of Soils using Double Ring Infiltrometers". The out ring, approximately 24 inches in diameter, was driven to a depth of 6 inches below the test depth. The inner ring, approximately, 12 inches in diameter, was inserted inside the outer ring, centered, and driven to a depth of approximately 2 to 4 inches below the test depth. The 2 rings were filled simultaneously with 4 inches of water.

The water level was maintained throughout the test period, with the required amount of water added to maintain this level in both rings recorded at time intervals of 15 minutes. After reaching a stabilized inflow volume of water, the test was continued for approximately 120 minutes.

STANDARD PENETRATION TESTING – ASTM D-1586

Penetration tests were performed in accordance with ASTM Procedure D-1586, Penetration Test and Split-Barrel Sampling of Soils. This test procedure generally involves driving a 1.4-inch I.D. split-tube sampler into the soil profile in six inch increments for a minimum distance of 18 inches using a 140-pound hammer free-falling 30 inches. The total number of blows required to drive the sampler the second and third 6-inch increments is designated as the N-value, and provides an indication of in-place soil strength, density and consistency.

APPENDIX D

Important Information About Your Geotechnical Engineering Report
Constraint and Restrictions

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled.* No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be,* and, in general, *if you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying it. A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old.*

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.*** Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

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CONSTRAINTS & RESTRICTIONS

The intent of this document is to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

WARRANTY

Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

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GENERAL TERMS AND CONDITIONS

SECTION 1: BINDING AGREEMENT

1.1 By accepting the Proposal, Client accepts and agrees to be bound by all terms set forth in the Proposal and these General Terms and Conditions and any applicable addendum attached hereto. Client acknowledges and agrees that these General Terms and Conditions include certain state-specific terms and conditions that are applicable based on the location where the Services (as hereinafter defined) are to be performed. Attached hereto are State-Specific Addenda, each corresponding to a particular state or region.

1.2 If the Services are performed in Forida, Texas, California, Nevada, Oregon, Washington or Arizona, the State-Specific Addendum attached hereto is incorporated into and made a part of these General Terms and Conditions.

1.3 In the event of any conflict between these General Terms and Conditions and the terms of the applicable State-Specific Addendum, the terms of the State-Specific Addendum shall govern and control for Services performed in that state or region.

1.4 The Proposal and these General Terms and Conditions (collectively, the "Agreement") represent and contain the entire and only agreement and understanding among UES Professional Solutions, LLC, a Florida limited liability company and its affiliates (the "Company") and Client with respect to the subject matter of this Agreement and supersede any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties.

SECTION 2: SERVICES

2.1 The Company is responsible for providing the services described under the Scope of Services ("Services") of the Proposal to which these General Terms and Conditions form a part. The term "the Company" as used herein includes all the Company's agents, employees, professional staff, and subcontractors.

2.2 The Company shall provide revised or additional services, including changes to the Services necessary due to changed or unforeseen conditions, only in accordance with a written addendum or change order (collectively, "Change Order") to the Agreement agreed to by the Company and Client, and only to the extent set forth in that Change Order.

2.3 The Company shall not be responsible for any delays, fees or costs associated with adverse or unusual weather conditions that prevent the Services from being safely conducted.

2.4 The Company shall provide the personnel, equipment, Level D personal protective equipment (as defined by the Occupational Safety and Health Administration ("OSHA"), and other materials necessary to provide the Services. The Company, at its sole discretion, may retain subcontractors or other third parties to assist it in the provision of the Services.

2.5 The terms "Project" and "Site" as used interchangeably in these General Terms and Conditions refer to the land and/or construction project on which or to which the Company is to provide Services under this Agreement.

2.6 The Company shall perform all Services hereunder as an independent contractor, and nothing contained herein shall be deemed to create any association, partnership, joint venture, or relationship of principal and agent or master and servant, or employer and employee between the parties hereto or any affiliates or subsidiaries thereof, or to provide either party with the right, power or authority, whether express or implied, to create any such duty or obligation on behalf of the other party.

SECTION 3: PROFESSIONAL STANDARD OF CARE

3.1 The Company will provide its Services under this Agreement in a manner consistent with the level of professional care and skill ordinarily exercised by similar professionals practicing contemporaneously under similar conditions in the locality of the Project. NO OTHER WARRANTY CONCERNING THE SERVICES THE COMPANY PROVIDES UNDER THE AGREEMENT OR ANY ADDENDUM OR CHANGE ORDER, EXPRESS OR IMPLIED, IS MADE, AND ALL OTHER WARRANTIES, INCLUDING THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED TO THE FULL EXTENT PERMITTED BY APPLICABLE LAW.

3.2 Client understands that subsurface investigations may involve drilling, boring, excavating or sampling through varied subsurface soil and water strata which, consistent with the prevailing standard of professional care, may result in the unavoidable or inadvertent cross-mingling of soil and water and any hazardous substances or constituents contained in them, and that this risk cannot be eliminated despite the exercise of professional care. IF SUBSURFACE INVESTIGATIONS ARE PART OF THE SERVICES, CLIENT WAIVES ANY CLAIM AGAINST THE COMPANY, AND SHALL INDEMNIFY, DEFEND, AND HOLD THE COMPANY HARMLESS FROM ANY CLAIM OR LIABILITY FOR INJURY OR LOSS ARISING FROM CROSS-CONTAMINATION RELATED TO SUCH SUBSURFACE EXPLORATIONS.

3.3 The Company will take reasonable precautions to minimize damage to the Site, but it is understood by Client that, in the normal course of the provision of the Services, including sampling or drilling, some damage to, or alteration of the Site is possible. The repair of such damage shall not be part of the Services unless explicitly specified in writing in the Agreement.

3.4 Execution and delivery of this Agreement by the Company is not a representation that the Company has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services.

3.5 Client's payment in full of the amount owed for Services rendered shall be taken to mean that Client is satisfied with and has accepted the Company's Services.

SECTION 4: RESPONSIBILITIES

4.1 Client is responsible for providing the Company with a clear understanding of the project's nature and scope. Client shall supply the Company with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow the Company to properly complete the Services. Client assumes all liability for information not provided to the Company that may affect the quality or sufficiency of the Services.

4.2 Client acknowledges that the Company's responsibilities in providing the Services is limited to those services described in the Proposal, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those Services. Such duties may include, but are not limited to, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for the Company's provision of the Services.

SECTION 5: SITE ACCESS AND SITE CONDITION

5.1 Client will grant or obtain at its expense lawful and safe access to the Site as needed for the Company to perform the Services and will notify all affected persons and entities in writing of the Company's presence. The access shall be adequate to allow the Company to conduct the Services, including bringing and storing equipment and tools on the Site and any necessary access to exterior and interior areas. The Company shall not be responsible for any delays, fees or costs caused by delayed or restricted access that prevents or slows the delivery of the Services. If the Site is not owned or operated by Client or the Client does not otherwise have the authority to grant the Company lawful access, Client shall be responsible for obtaining, at its own expense, an access agreement for the Site and any facilities located thereon and are necessary to perform the Services. The Company reserves the right to delay, without penalty, any Site visit and the provision of Services if a site access agreement, in the Company's reasonable judgment and discretion, would impose conditions, liabilities or risks on the Company in excess of those set forth in these General Terms and Conditions or the Agreement. IF THE SITE IS NOT OWNED BY CLIENT, CLIENT AGREES TO DEFEND, RELEASE, AND HOLD THE COMPANY, INCLUDING ITS OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, AGENTS, AFFILIATES AND SUCCESSORS (THE "COMPANY INDEMNITEES") HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ALLEGED BY THE SITE OWNER OR THE SITE OWNER'S EMPLOYEES, AGENTS, CONTRACTORS OR OTHER PERSONS OR ENTITIES ARISING FROM THE COMPANY'S PERFORMANCE OF SERVICES AT SUCH SITE.

5.2 Client shall be responsible for the safety of the Site where the Project is conducted and for providing a safe environment for the Company to provide the Services. The Company shall be responsible for the safe and compliant conduct of its personnel at the Site and shall also comply with the reasonable and lawful work rules for the Site. As required by applicable laws, the Company will prepare a site-specific Health and Safety Plan (HASP) applicable to its personnel for the Services provided at the Site. The Company shall not be responsible for the safety of other personnel at the Site, nor shall it be responsible for ensuring that the Site complies with environmental, health and safety laws, or reporting any unsafe conduct or non-compliance that it may observe. If the Company encounters conditions at the Site that are unsafe for its personnel, it reserves the right at its sole discretion to suspend or halt work until such conditions are cured. The Company shall not be responsible for any fees, costs or damages associated with any safety-related delays. Unless otherwise provided for in the Agreement, the Company shall not work in conditions that require personal protective equipment beyond that classified as Level D by OSHA, unless otherwise identified in the Proposal.

5.3 Client is responsible for accurately identifying to the Company in writing the existence and location of all subterranean structures and utilities on or affecting the Site and the Services. The Company will take reasonable precautions to avoid affecting subterranean structures and utilities disclosed to it in writing by Client. If included in the Agreement, Client may authorize the Company to conduct applicable private utility identification and clearance requirements on behalf of Client.

5.4 Unless otherwise stated in the Proposal, any soil or groundwater monitoring activities that are included in the Services are based on the assumption that soil borings and monitoring wells can be installed using standard truck-mounted drilling equipment, the locations are accessible to such equipment, and that surface conditions at each location consists of non-reinforced asphalt or concrete not exceeding six (6) inches in thickness and no concrete or asphalt cutting will be required. If the Company encounters materially different conditions at the Site, the Company shall inform Client, and a Change Order shall be agreed to that addresses any changes in schedule, fees or costs associated with the changed conditions.

SECTION 6: HAZARDOUS SUBSTANCES AND ENVIRONMENTAL CONDITIONS

6.1 Client represents it has informed the Company of all known or suspected Hazardous Substances on, under or near the Site of which it is aware, and that it has provided the Company with all studies, reports, investigations, or similar documents in its possession about the environmental conditions at the Site, including any documents and correspondence involving Federal, State or local environmental, health or safety regulatory notifications.

6.2 For purposes of the Agreement and these General Terms and Conditions, the term "Hazardous Substances" includes materials defined or regulated as hazardous substances, hazardous materials, hazardous wastes, hazardous constituents, solid wastes, pollutants, or toxic substances under any Federal, State or local environmental, health, safety or natural resources law, statute, regulation or ordinance, including but not limited to petroleum products, polychlorinated biphenyls, per- and polyfluoroalkyl substances, asbestos, and any other material or substance listed or identified by the United States Environmental Protection Agency or any similar State or local agency as presenting a potential danger to health, safety or the environment.

6.3 Except to the extent required by law, the Company shall not be responsible for making any disclosures to governmental agencies or the Site owner regarding the presence or release of Hazardous Substances on, under, from or around a Site.

6.4 **FOR ENVIRONMENTAL INVESTIGATION, GEOTECHNICAL AND REMEDIATION PROJECTS,** the discovery of Hazardous Substances or other environmental conditions on, under or near the Site not contemplated within the Services may constitute a changed condition, necessitating a Change Order. Although unlikely, Client acknowledges that such a discovery of Hazardous Substances may make it necessary for the Company to take immediate measures to protect the health and safety of its employees and other persons, or to arrange for others to do so, including and up to delaying or terminating work. Client agrees to compensate the Company for all expenses incurred or caused by the discovery of unanticipated Hazardous Substances or environmental conditions encountered at the Site, including but not limited to those related to worker protection and exposure, emergency response actions and equipment decontamination.

6.5 **FOR ENVIRONMENTAL INVESTIGATION AND REMEDIATION PROJECTS,** all substances on, in, or under Site, or obtained from Site as samples or as byproducts of the sampling process, shall be Client's property. The Company shall not be required to sign or certify a waste manifest, disposal ticket, or similar document relating to the transportation or disposal of wastes or Hazardous Substances. the Company may serve as Agent for Client if requested under a separate agreement and authorization. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances and shall not be so identified on any document.

FOR GEOTECHNICAL PROJECTS, all substances on, in, or under the Site, or obtained from the Site as samples or as byproducts of the sampling process, shall be Client's property. Unless otherwise expressly specified in the Agreement or the Services, the characterization, management and disposition of substances, including Hazardous Substances, generated during the Services (including, but not limited to, wastes, samples, produced soils or fluids, cuttings, or protective gear or equipment, etc.) is the sole responsibility of Client. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not and shall not be identified as a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances on any document. Unless specifically provided for in the Agreement, the Company shall not have any responsibilities with respect to the storage or preservation of samples, and Client agrees that the Company is not responsible or liable to Client for any loss of samples that are shipped to a testing facility or retained in storage.

6.6 The Company shall not have custody of any monitoring wells or permanent sampling locations installed as part of the Project, and shall not be responsible for proper maintenance, repair, or closure of such wells, unless otherwise provided for in the Agreement.

6.7 CLIENT AGREES TO DEFEND, INDEMNIFY, RELEASE, AND HOLD THE COMPANY INDEMNITEES HARMLESS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES (INCLUDING ATTORNEY'S FEES AND CONSULTANTS' FEES, COSTS OF DELAY OF THE SERVICES, AND ANY COSTS ASSOCIATED WITH POSSIBLE REDUCTION TO THE VALUE OF THE PROJECT OR THE SITE IN WHICH IT IS SITUATED) ARISING FROM (I) THE COMPANY'S DISCOVERY OF OR ITS EMPLOYEES' OR SUBCONTRACTORS' EXPOSURE TO HAZARDOUS SUBSTANCES OR SUSPECTED SUBSTANCES RELATED TO THE SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE ACTS, OMISSIONS OR WILLFUL MISCONDUCT; (II) ANY DISCLOSURES THE COMPANY IS REQUIRED TO MAKE BY LAW REGARDING HAZARDOUS SUBSTANCES OR ENVIRONMENTAL CONDITIONS AT A SITE; (III) ANY CLAIMS MADE ALLEGING THAT (A) THE COMPANY IS AN OWNER OR OPERATOR OF THE SITE AT WHICH THE SERVICES ARE RENDERED; (B) THE COMPANY IS THE GENERATOR, STORER OR TREATER OF HAZARDOUS SUBSTANCES AT SUCH SITE; OR (C) THAT THE COMPANY ARRANGED FOR THE TRANSPORTATION OR DISPOSAL OF ANY HAZARDOUS SUBSTANCES FROM THE SITE; (IV) ANY VIOLATION BY CLIENT OF ANY FEDERAL, STATE OR LOCAL LAW, REGULATION, ORDER, DECREE OR ORDINANCE RELATED TO HAZARDOUS SUBSTANCES; OR (V) ANY CLAIMS MADE BY THIRD-PARTIES WITH RESPECT TO ALLEGED EXPOSURES TO OR DAMAGES CAUSED BY HAZARDOUS SUBSTANCES AT OR FROM THE SITE OR DURING OR RELATED TO ANY PROJECT OR THE PROVISION OF SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE OR WILLFUL MISCONDUCT.

SECTION 7: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS

7.1 If the Services include oversight, monitoring or observation of work being conducted by third parties (other than the Company subcontractors), such Services shall be conducted solely to determine that the work being overseen, monitored, or observed is in general conformity to the contractual requirements between Client and such third parties. Client shall have sole responsibility and authority to reject, suspend or stop the work of such third parties, or modify or terminate any agreement between Client such third parties.

7.2 The Company shall not have the responsibility or authority to stop, suspend, or modify the work of such third parties, and does not guarantee that work it inspects conforms in all respects to the design, or to applicable laws, statutes, regulations, rules or codes, and it shall have no liability for design or construction defects, or the failure of Client's designers or contractors to comply with their contractual obligations.

7.3 Neither the activities of the Company pursuant to this Agreement, nor the presence of the Company or its employees, representatives, or subcontractors on the Project Site, shall be construed to impose upon the Company any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety or environmental conditions or compliance at the Project Site. Client acknowledges that Client or its contractor is solely responsible for Project jobsite safety and compliance with environmental, health and safety laws.

7.4 Client is responsible for scheduling all inspections and construction materials testing ("CMT") activities of the Company. The Company will not be responsible for tests and inspections that it does not perform due to Client's failure to timely schedule work. Client shall at the time of execution of the Agreement provide the Company with a proposed schedule for tests and inspections the Company shall perform. Client will give reasonable notice of all changes to that schedule. The Company shall not be required to conduct any tests or inspections on less than 72 hours written notice, nor after normal business hours or on weekends or holidays.

SECTION 8: BILLING AND PAYMENT

8.1 The Company will submit invoices to Client monthly or upon completion of Services. Invoices will show charges for different personnel and expense classifications. Partially completed items of work for which a fee has been specified may be billed based upon the percentage of completion as estimated by the Company. Reimbursable expenses, those outside of the scope of the proposed Services, will be charged to the Client at cost plus an applicable fee. Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of the lesser of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. If the Company incurs any expenses to collect overdue billings on invoices, the sums paid by the Company for reasonable attorneys' fees, court costs, the Company's time, the Company's expenses, and interest will be

due and owing by the Client. Client agrees that the Company may refuse to release to Client any reports, findings, data, and other work product until it has been paid in full for Services rendered.

SECTION 9: OWNERSHIP AND USE OF DOCUMENTS; INTELLECTUAL PROPERTY

9.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, as instruments of service, shall remain the property of the Company. Neither Client nor any other entity shall change or modify the Company's instruments of service. The Company disclaims any and all responsibility and liability for problems that may occur during implementation of the Company's plans, specifications, or recommendations when Company is not retained to observe such implementation. The Company will retain all pertinent records relating to the Services for a period of "five years or such longer period" of time required by applicable accrediting agency, unless specified in the Scope of Services following submission of the report or completion of the Services, during which period the records will be made available to the Client in a reasonable time and manner, subject to payment of a reasonable fee for the time of the Company's employees to assemble and transmit those documents.

9.2 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of the Company. Such written consent may take the form of a "reliance letter" which must be agreed to by such other person or entity to whom the Services and instruments of service may be disclosed, and for which a separate fee will be charged. The Company shall be entitled to injunctive relief preventing/prohibiting any disclosure, reliance or attribution prohibited hereunder, and CLIENT SHALL RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE COMPANY FROM ANY LOSSES ARISING FROM OR RELATED TO SUCH UNAUTHORIZED DISCLOSURE, ATTRIBUTION OR RELIANCE. Client is the only entity to which the Company owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

9.3 The Company shall retain sole and exclusive ownership of all ideas, concepts, theories, improvements, designs, original works of authorship, formulas, processes, models, software, algorithms, inventions, know-how, techniques, compositions of matter and any other information owned by the Company prior to the date of this Agreement or created or modified by the Company during the provision of the Services.

9.4 Each party may disclose to the other party certain information that it considers to be confidential ("Confidential Information") provided such information is disclosed in writing and clearly marked or, if orally disclosed, promptly thereafter reduced to writing and clearly marked "Confidential." In no event shall Confidential Information include information that: (a) is or becomes publicly available other than through a breach of the Agreement; (b) is known to the party receiving such information prior to disclosure or is independently developed by such party subsequent to such disclosure without reference to Confidential Information provided hereunder; or (c) is subsequently lawfully obtained by the party receiving such information from a third party without obligations of confidentiality. Each party agrees that it (a) will not disclose or divulge the other party's Confidential Information to any person, (b) will not use the other party's Confidential Information for its own benefit or the benefit of others, (c) will employ at least the same degree of care in protecting Confidential Information as it employs in protecting its own confidential information, and (d) will, upon termination of the Agreement, or at any time at the request of the other party, return to the other party or destroy all copies of the other party's Confidential Information. Notwithstanding the foregoing, each party may disclose the other party's Confidential Information to its employees, subcontractors and authorized agents who have a need to know such confidential information to fulfill its obligations under this Agreement. In the event a party receives a subpoena or other validly issued administrative or judicial process requesting the disclosure of the other party's Confidential Information, such party will promptly notify the other party and tender to it the defense of such demand and will cooperate (at the other party's expense) with the defense of such demand. Unless the demand shall have been timely quashed or extended, the party receiving the demand shall thereafter be entitled to comply with such demand when and to the extent required by law.

SECTION 10: RISK ALLOCATION AND INDEMNIFICATION

10.1 CLIENT AGREES THAT THE COMPANY'S LIABILITY FOR ANY DAMAGE ON ACCOUNT OF ANY BREACH OF CONTRACT, ERROR, OMISSION, OR PROFESSIONAL NEGLIGENCE WILL BE LIMITED TO A SUM NOT TO EXCEED THE GREATER OF $50,000 OR THE COMPANY'S FEE. If Client prefers to have higher limits on contractual or professional liability, the Company agrees to increase the limits up to a maximum of (i) $1,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of five percent of the total fee for Services or $1,000.00, or (ii) $2,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of ten percent of the total fee for Services or $2,000.00. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional contractual or professional liability insurance.

10.2 CLIENT SHALL NOT BE LIABLE TO THE COMPANY AND THE COMPANY SHALL NOT BE LIABLE TO CLIENT FOR ANY PUNITIVE, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS, LOSS OF USE, AND LOST SAVINGS) INCURRED BY EITHER PARTY DUE TO THE FAULT OF THE OTHER, REGARDLESS OF THE NATURE OF THE FAULT, OR WHETHER IT WAS COMMITTED BY CLIENT OR THE COMPANY, THEIR EMPLOYEES, AGENTS, OR SUBCONTRACTORS; OR WHETHER SUCH LIABILITY ARISES IN BREACH OF CONTRACT OR WARRANTY, TORT (INCLUDING NEGLIGENCE), STATUTORY, OR ANY OTHER CAUSE OF ACTION.

10.3 As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

10.4 Subject to the provisions of the limitation of liability described in this Section, Client and the Company each agree to indemnify and hold harmless the other party and the other party's affiliated companies, officers, directors, partners, employees, and representatives, from and against losses, damages, and judgments, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are legally determined to be caused by a negligent act, error, or omission of the indemnifying party or any of the indemnifying party's officers, directors, members, partners, agents, employees, or subconsultants in the performance of Services. If claims, losses, damages, and judgments are legally determined to be caused by the joint or concurrent negligence of Client and the Company, they shall be borne by each party in proportion to its negligence.

10.5 Notwithstanding any other term or provision in this Agreement, in recognition of the relative risks, rewards and benefits of the work being performed by the Company to both the Client and the Company, the risks have been allocated such that the Client agrees and acknowledged that, to the fullest extent permitted by law, the total liability of the Company to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Agreement from any cause or causes of action whatsoever, whether arising out of contract, negligence, strict liability in tort, or warranty, shall not exceed the amount specified in Section 10 of the General Terms and Conditions.

SECTION 11: INSURANCE

11.1 The Company represents it has Worker's Compensation insurance in force, that it has commercial general liability coverage in the amount of $1,000,000.00 per occurrence and has professional liability insurance in the amount of $1,000,000.00 per claim.

11.2 Client shall maintain such insurance as is necessary to fully underwrite Client's defense and indemnity obligations set forth herein, and shall, upon request by the Company, provide proof to the Company to verify such insurance.

SECTION 12: DISPUTE RESOLUTION

12.1 All claims, disputes, and other matters in controversy between the Company and Client arising out of or in any way related to this Agreement or any Addendum or Change Order shall be decided by binding arbitration in accordance with the Construction Industry Rules of the American Arbitration Association then obtaining, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Notwithstanding the foregoing, the Company shall not be required to arbitrate any legal and/or equitable claims (including statutory and equitable liens) for collection of monies due. The successful party in any such action will be entitled to recover its reasonable attorneys' fees, expert witness fees, and other claim-related expenses and court costs incurred, and also the time value at prevailing rates of its employees reasonably incurred in prosecuting or defending the claims, with any claims against the Company subject to the limitations in Section 10. For the purposes hereof, "successful party" shall mean a party who receives an award greater than fifty (50%) percent of its claimed amount.

12.2 The sole and exclusive venue for any dispute resolution proceeding shall be the location in which the Company office performing the Services is located. This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the Company office performing the Services is located.

12.3 Notwithstanding the foregoing, all claims, including for negligence or any other cause whatsoever that the Client has or claims to have against the Company, shall be deemed waived unless (i) Client notifies the Company of the claim or claims within thirty (30) days of discovery thereof, and (ii) if the Client contends that a claim exists against the Company for negligence

or another violation of a standard of care owed by the Company, Client has first provided the Company with a written certification executed by an independent design professional currently practicing in the same discipline as the Company. The certification shall: a) identify the name of the professional; b) specify each and every act or omission that the certifier contends is a violation of the standard of care identified in this Agreement; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to the Company not less than thirty (30) calendar days prior to the institution of any arbitration or judicial proceeding.

12.4 NOTWITHSTANDING THE FOREGOING, THE COMPANY SHALL HAVE NO LIABILITY FOR ANY CLAIM DISCOVERED BY CLIENT MORE THAN ONE YEAR AFTER DELIVERY OF THE LAST ISSUED REPORT BY THE COMPANY FOR THE SERVICES. THE PARTIES AGREE THAT THIS PROVISION IS MATERIAL TO THE DECISION OF THE COMPANY TO ENTER INTO THIS AGREEMENT, THAT IT IS A REASONABLE MEASURE TO ALLOCATE AND INSURE AGAINST RISK, AND THAT IT DOES NOT VIOLATE PUBLIC POLICY.

SECTION 13: TERMINATION

13.1 This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, the Company shall be paid for services performed to the termination notice date plus reasonable out of pocket termination expenses incurred or paid by the Company in connection with such termination and the winding down of its operations.

13.2 In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by this Agreement, the Company may complete such analyses and records as are necessary to complete its files and may also complete a report on the Services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct out of pocket costs incurred or paid by the Company in completing such analyses, records, and reports.

SECTION 14: SOLICITATION OF EMPLOYEES

14.1 Client agrees that during the term of the Agreement, and for a period of one (1) year after the last date on which the Company has provided Services, Client shall not, directly or indirectly, solicit or attempt to solicit for employment, or contract directly or indirectly with, any employee of the Company except as authorized in writing by the Company.

SECTION 15: ASSIGNS

15.1 Neither Client nor the Company may assign this Agreement or assign or delegate any of its rights or obligations without the prior written consent of the other party.

SECTION 16: SURVIVAL

If any of the provisions of this Agreement is held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this Agreement for the period of all applicable statutes of limitations to which they relate.

SECTION 17: MISCELLANEOUS

17.1 This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

17.2 Failure by either party at any time to enforce any obligation by the other party, to claim a breach of any term of the Agreement or to exercise any power agreed to hereunder will not be construed as a waiver of any right, power or obligation under the Agreement, will not affect any subsequent breach, and will not prejudice either party as regards any subsequent action.

17.3 The headings in these General Terms and Conditions are for reference only and are not intended to form part of the Agreement between the Parties.

17.4 It is agreed that this Agreement is entered into by the parties for the sole benefit of the parties to the Agreement, and that nothing in the Agreement shall be construed to create a right or benefit for any third party.

17.5 To the extent that a statute of limitations for any cause of action against the Company arising from this Agreement can be modified contractually in accordance with law, and the relevant statute of limitations for any claim arising of or relating to this Agreement, or the Services provided by Company r, is greater than two (2) years, the relevant statute of limitations shall be two (2) years from the date Company last provided Services. The parties agree that this provision is material to the decision of Company to enter into this agreement, that it is a reasonable measure to allocate and insure against risk, and that it does not violate public policy. This section shall not be construed as an agreement to increase the statute of limitations for any causes of action that are otherwise barred by law.

17.6 All future services rendered by the Company at Client's request for the Project described in the Proposal (whether by Change Order, Addendum, or amendment to this Agreement) shall be conducted under the terms of this Agreement.

CLIENT APPROVAL

In the event the Client authorizes work without returning a signed copy of the Proposal, the Client agrees to be bound by the General Terms and Conditions as stated herein. The Proposal presented has been read, understood, and accepted by the Client effective as of the date that the executed Proposal is returned to the Company.

STATE-SPECIFIC ADDENDUM – FLORIDA

SECTION 1: ADDENDUM TO AGREEMENT

1.1 This Florida addendum (this "Addendum") is made and entered into by and between the Company and Client and is effective as of the date of execution of the Agreement if the Services are performed in the State of Florida, and this Addendum is incorporated into and made a part of the General Terms and Conditions solely with respect to the Services covered by this Addendum.

SECTION 2: INDEMNITY

2.1 IN **ADDITION TO AND NOTWITHSTANDING ANY OTHER PROVISION IN THIS AGREEMENT**, CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, TO RELEASE, DEFEND (WITH COUNSEL REASONABLY ACCEPTABLE TO THE COMPANY), INDEMNIFY, AND HOLD THE COMPANY INDEMNITEES HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES FROM OR BY ANY PERSON OR ENTITY ARISING FROM (1) ACTS OR OMISSIONS BY CLIENT, CLIENT'S AGENTS, STAFF, AND OTHERS EMPLOYED BY OR CONTRACTED TO CLIENT, INCLUDING ARCHITECTS, ENGINEERS, CONTRACTORS, SUBCONTRACTORS, AND CONSULTANTS, WHETHER OR NOT THE COMPANY IS RESPONSIBLE IN PART FOR THE ACTS OR OMISSIONS FOR WHICH CLIENT IS INDEMNIFYING THE COMPANY AND (2) THE PROVISION OF THE SERVICES BY THE COMPANY EXCEPT TO THE EXTENT CAUSED BY THE COMPANY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, SUCH EXCEPTION SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.2 THE COMPANY AGREES TO INDEMNIFY, AND HOLD CLIENT HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ARISING TO THE EXTENT SOLELY FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT BY THE COMPANY IN THE PROVISION OF THE SERVICES, SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.3 To the extent either party's damages are covered by available insurance, Client and the Company waive all rights of subrogation against each other and against the contractors, subcontractors, consultants, agents, and employees of the other, except such rights as they may have to the proceeds of such insurance.

SECTION 3: INDIVIDUAL LIABILITY (5 POINTS LARGER THAN ADJACENT TEXT)

3.1 **PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE COMPANY MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

PRELIMINARY
GEOTECHNICAL EXPLORATION SERVICES

Tax Parcels 03042-005/003 – US 441
Alachua, Alachua County, Florida

PROJECT NO. A25140.00683.005
REPORT NO. 2162758

Prepared For:

Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402
(423) 654-7104

Prepared By:

UES Professional Solutions, LLC
4475 SW 35th Terrace
Gainesville, Florida 32608
(352) 372-3392

March 6, 2026

Consultants in: Geotechnical Engineering • Environmental Sciences • Construction Materials Testing

March 6, 2026

Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

Attention: Mr. Sam Berry
VP of Development

Reference: **PRELIMINARY GEOTECHNICAL EXPLORATION REPORT**

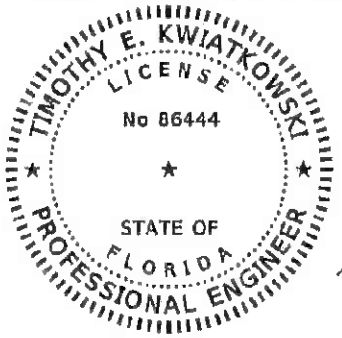
Tax Parcels 03042-005/003 – US 441
Alachua, Alachua County, Florida
UES Project No. A25140.00683.005 UES Report No. 2162758

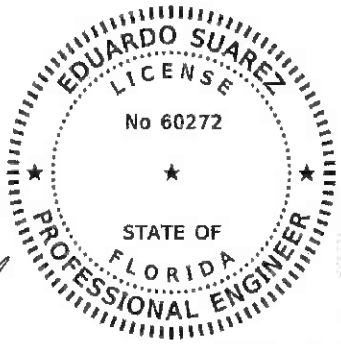
Dear Mr. Berry:

UES Professional Solutions, LLC has completed the subsurface exploration at the above referenced site in Alachua, Alachua County, Florida. The preliminary exploration was conducted in general accordance with authorized proposal 2162534, dated February 13, 2026. This preliminary exploration was performed in accordance with generally accepted soil and foundation engineering practices and "Geotechnical Investigation Specifications and Report Requirements" dated September 25, 2018.

The following report presents the results of our preliminary field exploration and a geotechnical engineering interpretation of those results with respect to the project characteristics provided to us. Included are: general recommendations for site preparation procedures, foundation design parameters, pavement design and subgrade preparation. This preliminary report is provided to assist your project feasibility schedule. The initial and final geotechnical report will formalize the subsurface findings and provide test borings, and recommendations. We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please contact us if you have any questions, or if we may further assist you as your plans proceed.

UES PROFESSIONAL SOLUTIONS, LLC
Certificate of Authorization Number 549





Eduardo Suarez
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Timothy E. Kwiatkowski, P.E.
Project Geotechnical Engineer
Florida P.E. No. 86444

Eduardo Suarez, P.E.
Senior Geotechnical Engineer
Florida P.E. No. 60272

This item has been electronically signed and sealed by Eduardo Suarez, PE on the date adjacent to the seal using Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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EXECUTIVE SUMMARY

We have prepared this executive summary as a general overview. Please refer to, and rely on, the full report for information about findings, recommendations, and other considerations.

Project Location and Description

The proposed will be a prototype C-171-SGR-QR and will be approximately 170,471 square feet, with truck well, associated drives and parking areas, and a gas station. The project site will be located adjacent to the southeast corner of US HWY 441 and NW 118th Street in Alachua, Alachua County, Florida. The site is currently undeveloped.

Finish floor elevation for the proposed will be set at 102 feet. We anticipate, within the building area, a significant amount of cut and fill (up to 3 feet of cut and 10 feet of fill) will be required to achieve the proposed finish floor elevation. Existing elevations within the proposed building footprint range from approximately 105 feet to 92 feet NAVD. Additionally, we anticipate significant amounts of cut and fill to achieve the proposed parking and drive grades,with up to 4 feet of cut or nine feet fill being expected in the surrounding pavement areas assuming existing grades between approximately 105 to 92 feet.

Soil and Groundwater Conditions

In general, the soil test borings encountered sand to sand with silt and sand with clay interbedded with lenses of silty sand [SP, SP-SC, SP-SM, SM] between the elevations of approximately +101 feet to at least +82 feet, NAVD. Below, the sand with silt to silty sands, the soil test borings generally encountered clayey sand to sandy clay layer [SC/CH] to maximum boring termination depths of 20 feet below ground surface.

Variations in depth, thickness and consistency of the soil strata depicted in the Generalized Soil Profile occurred at the individual boring locations. The amount of silt and clay fines present in the soil strata varied between boring locations. The clayey sand [SC], sandy clay [CL], and clay [CH], strata were found at all of the boring locations.

The subgrade after excavation, in some areas may include silty-clayey sands, which may be difficult to compact. The silty-clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods. Normal proof-rolling and compaction of exposed subgrade, and filling to grade with compacted selected structural fill is also expected.

Very loose sand with silt was encountered in some of the soil borings; the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas shall be proof-rolled to detect soft or loose soils. Proof-rolling operations should be followed by subgrade/backfill compaction operation. If necessary to achieve the recommended soil compaction at depth, the loose areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

Groundwater Considerations

Groundwater levels and seasonal high groundwater levels may be affected by the proposed construction which will modify the surface and subsurface hydrology. Based on the general grading information provided, it should not be necessary to provide a permanent subsurface drainage system for the building and pavement areas. To maintain the recommended separation between the water table and various structural elements in the truck well areas we recommend a permanent drainage system in the loading dock/truck well and TLE pit areas.

We found shallow deposits of silty-clayey sands [SM-SC, SC] across the site during our site exploration. Due to the poor permeability characteristics of these silty-clayey soils, these soils tend to act as an aquiclude (a sediment through which groundwater cannot pass) to the natural infiltration of the rainwater. Therefore, rainfall will most likely temporarily perch on top of these relatively impermeable soils causing isolated areas with temporary groundwater levels significantly higher during periods of heavy or extended rainfall or artificial irrigation.

Based on site-specific information and factors listed above, we estimate the following "pre-development", transient, perched seasonal high groundwater levels:

Building Pad:	Between elevations 101 to 88 feet NAVD or below
Driveway & Parking Lot Areas:	Between elevations 90 to 82 feet NAVD or below

It is important to note that the pre-development and post-development transient perched seasonal high groundwater levels will be a function of the elevation location of the top of the aquiclude (SM-SC, SC) and will generally occur approximately 1 foot above the top of the aquiclude, where present or where created by site grading.

Site Preparation

Site preparation for the site will consist of stripping of surficial organics and clearing of trees/vegetation and their associated root systems greater than ½ inch in diameter, followed by surface densification, proof-rolling and compaction of existing subgrade, and filling to construction grade with structural fill.

Foundation Design

After successful completion of the building site preparation, we recommend a shallow foundation system be used for support of the proposed building. The shallow spread foundations should be designed with a net allowable soil bearing pressure of 2,500 pounds per square foot (psf) provided the building pad preparation recommendations presented in Section 9 of this report are followed.

Pavement Design

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-

effective combination of available construction materials. Concrete pavement has the advantage of the ability to "bridge" over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. Recommendations for both rigid and flexible pavements are presented in Section 9.2 of this report.

Typically, the most prevalent flexible pavement base material in Alachua County is limerock because of its local availability. Alternative base materials may be considered as requested.

On-site Borrow and Excavation Considerations

With the exception of topsoil, debris and undiscovered organic soils, the on-site soils may be reused as structural fill, but they will require careful moisture control. Excess topsoil and organic soil may be used in landscaped areas.

Soils classified as SP, SP-SM and SP-SC may be used for structural fill provided the organic content is less than 5 percent. Soils classified as SM and SC with less than 25 percent fines and less than 5 percent organic content are generally suitable for use as structural fill with the understanding that greater than normal moisture control will be required for compaction. SM and SC soils with more than 25 percent fines and Plasticity Index of 15 or greater are generally not suitable for structural fill but may be used deeper than 5 feet below finished grades in pavement area fills and will require significant moisture conditioning and working to effect the recommended compaction. It shall be expected that most site soils reused as fill material will require greater handling on the part of the Earthwork Contractor to dry and work the soils.

1.0 INTRODUCTION

UES Professional Solutions, LLC (UES) has completed the preliminary subsurface exploration for the proposed , which will be located at the SWC of US 441 and NW 118th Street in Alachua, Alachua County, Florida. Our exploration was authorized by Sam Berry of Rise Partners and was conducted as outlined in our Proposal Number 2162534, dated February 13, 2026. This exploration was performed in accordance with generally accepted soil and foundation engineering practices and Geotechnical Investigation Specifications and Report Requirements", dated September 25, 2018. The quantity, location of the building and non-building area test borings have been adjusted by CPH for this preliminary report. This report is provided to assist your project feasibility schedule. The initial and final geotechnical report will formalize the subsurface findings and provide additional test borings, and recommendations.

2.0 PROJECT CONSIDERATIONS

The geotechnical exploration was planned and executed based on the Boring Exhibit, dated February 12, 2026, prepared by CPH, Consulting LLC (CPH). These plans were also used in developing the scope of the preliminary geotechnical subsurface exploration. The proposed will be a prototype C-171-SGR-QR and will be approximately 170,471 square feet, with truck well, associated drives and parking areas, and a gas station. The parking lot will occupy the western, eastern, and northern portion of the property. Stormwater management facilities will be located along the southern and western portions of the site.

The proposed will be single story, high bay commercial structure. The store building will be constructed of a combination of load-bearing concrete block walls and steel columns supporting roof loads by means of steel joist girders and steel joists. Typical bay spacing between columns is approximately 55 by 48 feet. Typical gravity loads for interior columns are 85 kips with a maximum total loading under severe live load conditions of 150 kips. Maximum column uplift force from wind is estimated at 30 kips. Typical gravity loads for exterior columns are 50 kips each. The concrete block wall gravity loads will range from 1.5 to 2.0 kips per lineal foot for non-load bearing walls and 4.0 to 6.0 kips per lineal foot for load bearing wall. The estimated maximum uniform floor slab live load is 125 pounds per square foot, and the estimated maximum concentrated floor slab load is 5 kips.

The proposed Gas Station will include fuel islands, canopy, small service building and underground storage tanks. Typical gravity axial loads for interior columns are 12 kips with a maximum total loading under severe live load conditions of 25 to 40 kips. Further, the foundation for the canopy structure may be sized and embedded at greater depths to resist uplift forces. Maximum column uplift forces from wind is estimated at 25 kips. Based on the information provided, we assume that the finished floor elevation for the fuel station to be +98 feet.

Two types of pavement sections will be required at the project; standard duty and heavy duty pavements. Per requirements the standard duty pavement will be designed for equivalent 18 kip single axle loads (E_{18}SAL) of 109,500 over a 20 year design life. The heavy duty pavement section will be designed for approximately 335,800 E_{18}SALs over a 20 year design life. Terminal serviceability, initial serviceability, and reliability for all pavement sections will be 2.0, 4.2, and 85%, respectively.

Across the proposed building, the site grades range from a high of about +105 feet to a low of about +92 feet. Based on the presumed finish floor elevation of 102.0 feet, we anticipate approximately 3 feet of cut and 10 feet of fill below the existing ground surface in the proposed building area to achieve subgrade elevation with up to 4 feet of cut or nine feet fill being expected in the surrounding pavement areas assuming existing grades between approximately 105 to 92 feet.

Current grading plans do not require cut and fill slopes equal to or greater than 3H:1V. Based on the site elevations and the conceptual site plan provided to UES, most of the site will not require cutting or filling over 10 feet high.

We assume the building will be constructed with an exposed concrete floor slab throughout the facility and founded on a minimum 4 inch thick compacted base material.

If any of the above information is incorrect or changes prior to construction, please contact UES immediately so that revisions to the recommendations contained in this report can be made, as necessary. In order to verify that these recommendations are properly interpreted and implemented, UES must be allowed to review the final design and specifications prior to the start of construction and understands that this is part of the overall geotechnical contract.

Deviations from the GISRR are listed below.

- Limerock Bearing Ratio (LBR) FM 5-515 was used to test the subgrade soils in lieu of California Bearing Ratio (CBR) tests since LBR is the standard test required by the Florida Department of Transportation (FDOT) to test the base and stabilized subgrade materials for pavements.

- Boring quantities for the proposed building, stormwater management areas, parking and access roads, and retaining walls deviated from the Geotechnical Investigation Specifications and Report Requirements.

- The site and planned construction are not located in a jurisdiction governed by International Building Code (IBC) and therefore the 100 feet deep test boring was not performed, however, in the absence of any governing standard for seismic matters in Florida, and based on our general geologic knowledge of the site and vicinity, we assigned an IBC site classification in order to meet report content specification.

3.0 SITE DESCRIPTION

3.1 General

The subject site is a proposed located within Section 8, Township 8 South, Range 18 East in Alachua County, Florida. More specifically, the property is located adjacent to the southeast corner of US HWY 441 and NW 118th Street in Alachua, Alachua County, Florida. The site is currently undeveloped.

3.2 Soil Survey

Based on the 1985 Soil Survey for Alachua County, Florida, as prepared by the US Department of Agriculture, Natural Resources Conservation Service (NCRS), the predominant soil types at the site are identified as Arredondo fine sand, 0 to 5 percent slopes (3B), Arredondo fine sand, 5 to 8 percent slopes (3C), and Fort Meade fine sand, 0 to 5 percent slopes (5B). The published general description of these soils with depth, their published range of permeability characteristics and their published range of seasonal high groundwater levels, is presented in Table 1 below.

TABLE 1
Summary of NRCS Soil Survey Information

Soil Type	Constituents		Hydrologic Group	Natural Drainage	Soil Permeability (Inches/Hr)		Seasonal High Water Table
Arredondo fine sand, 0 to 5 percent slopes (3B)	0-49" 49-54" 54-86"	Fine sand Loamy sand, loamy fine sand, sandy loam Sandy loam, fine sandy loam, sandy clay loam	A	Well Drained	0-49" 49-54" 54-86"	6.0 – 20 2.0 – 6.0 0.2 – 2.0	Greater than 6 feet below ground surface
Arredondo fine sand, 5 to 8 percent slopes (3C)	0-65" 65-88"	Fine sand Sandy loam, fine sandy loam, sandy clay loam	A	Well Drained	0-65" 65-88"	6.0 – 20 0.2 – 2.0	Greater than 6 feet below ground surface
Fort Meade fine sand, 0 to 5 percent slopes (5B)	0-14" 14-85"	Fine sand Loamy sand, loamy fine sand, fine sand	A	Well Drained	0-14" 14-85"	6.0 – 20 6.0 – 20	Greater than 6 feet below ground surface

3.3 Topography

According to information obtained from the Grading Plan prepared by Foresite Group for this site, the ground surface elevation across the site area ranges between approximately +105 feet to +85 feet. A copy of a portion of the USGS Map for the site area is included in Appendix A.

3.4 Geology

The general geology of central Alachua County is characterized by a surface veneer of Pleistocene and Pliocene sands and sandy clays overlying the Miocene-age Hawthorn Group. The Hawthorn Group includes a highly variable mixture of interbedded quartz sands, clays, carbonates, pebbles and grains occurring with thicknesses of up to 150 feet. Underlying the Hawthorn Group is the upper Eocene age Ocala Formation, occurring as a uniform limestone, which is approximately 200 feet thick and overlies the Eocene age Avon Park Formation, which can be up to 500 feet this. Both the Ocala and Hawthorn Formations dip to the northeast by approximately one degree.

The general hydrogeology of Alachua County consists of three aquifer systems; a surficial aquifer, an intermediate aquifer, and the Floridan aquifer system. The surficial aquifer exists as an unconfined water table situated over the impermeable Hawthorn Group and is usually a subdued reflection of surface topography. The intermediate aquifer system includes all rocks that collectively retard the exchange of water between the overlying surficial aquifer system and the underlying Floridan aquifer system. Water in this system is contained under confined conditions.

The Floridan aquifer system is a thick, carbonate sequence that functions regionally as a water-yielding hydraulic unit. The direction of shallow groundwater flow is generally toward surface water bodies. The potentiometric surface map of the upper Floridan Aquifer suggests groundwater elevations, outside perched zones, on the order of +30 to +40 feet, NGVD in the general site area.

4.0 PURPOSE AND SCOPE OF SERVICES

4.1 Purpose

The purposes of this exploration were:

- to explore and evaluate the subsurface conditions at the site and note potential geotechnical considerations that may affect the proposed design, construction, or serviceability of the proposed improvements,

- to provide preliminary geotechnical engineering recommendations for site preparation, pavement and foundation design parameters.

4.2 Scope of Service

A compilation of the services conducted by UES to date for the subsurface exploration program are as follows:

- Advanced five (5) Standard Penetration Test (SPT) borings in the proposed building and truck dock areas to depths of 25 feet below existing land surface (bls).

- Advanced three (3) Standard Penetration Test (SPT) borings in the proposed fueling station area to depths of 25 feet below existing land surface (bls).

- Advanced six (6) Standard Penetration Test (SPT) borings in the proposed stormwater management system area to depths of 20 feet below existing land surface (bls).

- Advanced eleven (11) Standard Penetration Test (SPT) borings in the proposed parking lot and driveway areas to depths of 20 feet below existing land surface (bls).

- Secured samples of representative soils found in the soil borings for laboratory analysis and classification by a member of our geotechnical staff. As required all samples not used for laboratory testing have been stored for at least six months.

- Recorded site groundwater levels at the boring locations and providing an estimate of the typical wet season groundwater level.

- Conducted laboratory tests on selected soil samples obtained in the field to evaluate their engineering properties.

- Assessed the existing soil conditions with respect to the proposed construction.

- Prepared a preliminary report which documents the results of our subsurface exploration and analysis with geotechnical engineering recommendations.

The site and planned construction are not located in a jurisdiction governed by International Building Code (IBC) and therefore the 100 foot deep test boring was not performed, however, in the absence of any governing standard for seismic matter in Florida, and based on our general geologic knowledge of the site and vicinity, we assigned an IBC site classification in order to meet ' report content specification. Since there are no planned cut or fill areas of 3 feet or more, no borings were required for these purposes.

The quantity, location of the building and non-building area test borings have been adjusted by CPH for this preliminary report. This report is provided to assist your project feasibility schedule. The initial and final geotechnical report will formalize the subsurface findings and provide additional test borings, and recommendations.

4.3 Limitations

This report has been prepared for the exclusive use of Rise Partners and other members of the Design/Construction Team for the specific project discussed in this Report to aid the Architect/Engineer in the evaluation of the proposed
This preliminary report is also hereby certified to , and its affiliates, successors, and assigns (hereinafter referred to collectively as "' Accordingly, has a right to rely on this preliminary report and all of the contents therein as though it were issued to ' directly. The scope is limited to the specific project and locations described herein. Our description of the project's design parameters represents our understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in the design or location of the structures or improvements as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified, if required, and approved in writing by UES.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations which may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations during the construction period and noting the characteristics of the variations.

All users of this report are cautioned that there was no requirement for UES to attempt to locate any man-made buried objects or identify any other potentially hazardous conditions that may exist at the site during the course of this exploration. Therefore, no attempt was made by UES to locate or identify such concerns. UES cannot be responsible for any buried man-made objects or subsurface hazards which may be subsequently encountered during construction that are not discussed within the text of this report. We can provide this service if requested.

For a further description of the scope and limitations of this report please review the document attached within Appendix F, "Important Information About Your Geotechnical Engineering Report" prepared by GBA.

5.0 FIELD EXPLORATION

5.1 General

The soil borings were performed with a drill rig mounted on a rubber-tired truck. The boring locations were staked by UES prior to our mobilization to the site. The approximate locations of the borings are shown on the Boring Location Plan presented in Appendix B. Estimated ground surface elevations are presented in tabular form, Boring Survey Control, in Appendix B and also presented on the boring logs. Existing groundwater levels were recorded at the time of our soil test borings.

5.2 Standard Penetration Test Borings

As previously described in Section 4.2 and as indicated on the Boring Location Plan in Appendix B, five (5) SPT borings were drilled to depths of 25 feet in the proposed t building and truck dock areas. Three (3) SPT borings were drilled to depths of 25 feet beneath the proposed fueling station site. Six (6) SPT borings were drilled to depths of 20 feet within the proposed stormwater management system. Eleven (11) SPT borings were drilled to depths of 20 feet within the proposed parking and driveway areas.

The SPT borings were performed in general accordance with the procedures of ASTM D 1586 (Standard Method for Penetration Test and Split-Barrel Sampling of Soils). In addition, continuous sampling was performed within the upper 10 feet. The SPT drilling technique involves driving a standard split-barrel sampler into the soil by a 140-pound hammer, free falling 30 inches. The number of blows required to drive the sampler 1 foot, after an initial seating of 6 inches, is designated the penetration resistance, or N-value, an index to soil strength and consistency.

The results of the classification and stratification have been shown on the attached Boring Logs. It should be noted that soil conditions might vary between soil test boring locations, and between the subsurface soil strata interfaces which have been shown on the Boring Logs. The soil test boring data reflect information from the specific test locations only. This report presents an evaluation of site conditions on the basis of traditional geotechnical procedures for site characterization. The recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards.

6.0 LABORATORY TESTING

The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). Representative soil samples were then selected from the retained soils and tested in our laboratory. The following is a summary of the laboratory tests performed in all studies for this site to date:

- Fourteen (14) Wash #200 fines content determinations - ASTM D 1140 (Standard Method for Particle Size Analysis of Soils)

- Four (4) Grain Sieve Analysis tests – ASTM D-422
- Eighteen (18) moisture content tests – ASTM D 2216
- Four (4) Atterberg Limits Tests – ASTM D 4318-05
- Two (2) organic content test – ASTM D 2974 (Standard Test Methods for Moisture, Ash, and Organic Matter of Peat and Other Organic Soils).
- Four (4) Permeability Test – ASTM D-2434
- One (1) Limerock Bearing Ratio (LBR) test - Florida Department of Transportation FM-515 (Limerock Bearing Ratio)
- Two (2) Corrosion Series (pH, sulfates, chlorides, and resistivity) from surficial soils
- One (1) Topsoil Series, per specifications
- One (1) Modified Proctor test ASTM D-1557

These tests were performed to aid in classifying the recovered samples and to help in evaluating the general engineering characteristics of the site soils. The laboratory classification data is presented on the Boring Logs at the approximate depth sampled in Appendix B. All laboratory data is summarized and report sheets included in Appendix C. In addition, the detailed laboratory test procedures are enclosed in Appendix C.

The surficial clayey soils found in the building footprint soil borings consisted of clayey sands [SC] with generally less than 35 percent fines passing the No. 200 sieve. Due to the low clay fraction and cohesion of these soils we did not perform any unconfined compression tests. BTEX Testing for fuel tank borings was not performed because the water table was not encountered in the soil borings during drilling operations. The quantity and type of laboratory tests performed for the geotechnical exploration were selected by UES based on the soil conditions found and our experience and knowledge concerning the local soil conditions. We note that since most shallow sands in Florida are poorly graded fine sand it is customary to perform percent fines content testing only for classification purposes.

7.0 SOIL STRATIGRAPHY

7.1 Generalized Soil Profile

The results of our field exploration and laboratory analysis, together with pertinent information obtained from the SPT borings, such as soil profiles, penetration resistance and stabilized groundwater levels are shown on the boring logs included in Appendix B. The Key to Boring Logs is also included in Appendix B. The soil profiles were prepared from field logs after the recovered soil samples were visually classified by a member of our geotechnical staff. The stratification lines shown on the boring logs represent the approximate boundaries between soil types, and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A composite generalized profile of the soils found at our boring

locations is presented below in Table 2. For soil profiles at individual boring locations, please refer to the soil boring logs, Appendix B.

TABLE 2
GENERAL SOIL PROFILE

Typical Elevation (ft.)		Soil Descriptions	Range of SPT "N" Blow Count
From	To		
105/87	101/82	Very loose to loose brown and orange SAND to SAND with silt, and clay [SP, SP-SM, SP-SC]	1/12" to 30
101/82	80/67	Very loose to medium dense, orange and tan silty-clayey SAND to stiff green and orange sandy CLAY [SM, SM-SC, SC, CH]	2 to 29

* Termination of Deepest Boring
[ ] Indicates Unified Soil Classification

Significant variations in depth, thickness and consistency of the soil strata depicted in the General Soil Profile occurred at the individual boring locations. The amount of silt and clay fines present in the soil strata varied between boring locations. Very clayey sand [SC], and sandy clay [CL], and clay [CH] strata were found at all the boring locations.

7.2 Soil Corrosion Characteristics

UES routinely performs pH, resistivity, sulfates and chloride tests for evaluation of corrosion potential of soils. According to the guidelines of the Florida Department of Transportation (FDOT) "Florida-Concrete Design, Environmental Classification and Construction Criteria" (based on the three tier scale of slightly, moderately, and extremely aggressive) the results of the pH, sulfate, chloride, and resistivity tests indicate that the surficial soils in the building and parking area are "moderately aggressive" to steel and concrete. The controlling factor in the test results was the pH level (pH=6.34). Therefore we recommend use of Type II cement with fly ash for below grade concrete construction.

Further, adequate concrete cover should be provided for concrete substructures and protective galvanized coating is recommended for steel utility lines which extend below the seasonal high groundwater level. Accelerated corrosion conditions typically occur when below grade structures are in prolonged contact with groundwater, allowing the contact of corrosive compounds to the concrete and reinforcing steel. The results of these tests are listed on the Report of Corrosion Parameters sheet enclosed with the laboratory test results in Appendix C. Results of pH and resistivity tests with recommended measures are also presented on the "Geotechnical Investigation Fact Sheet".

7.3 Topsoil Analysis

Per : criteria, topsoil analysis were performed on composites of surface samples collected. The results are presented in tabular form in Appendix C.

8.0 GROUNDWATER CONSIDERATIONS

8.1 Existing Groundwater Level

We attempted to measure the water level in the boreholes upon completion of the soil borings. At the time our field exploration was conducted we did not encounter a stabilized groundwater level within a depth of 25 feet below existing grade in any of the borings performed. Based on available data, we estimate the permanent water table to be near elevation +30 to +40 feet NAVD. This equates to about 50 to 60 feet below grade depending on the ground surface elevations.

8.2 Typical Wet Season Groundwater Level

The typical wet season groundwater level is defined as the highest groundwater level sustained for a period of 2 to 4 weeks during the "wet" season of the year, for existing site conditions, in a year with average normal rainfall amounts. Based on historical data, the rainy season in Alachua County, Florida typically occurs between June and September. To estimate the wet season water level at the boring locations, many factors were considered, including the following:

As mentioned previously, we found shallow deposits of silty-clayey sands across the site during our site exploration. Due to the poor permeability characteristics of these silty-clayey soils, these soils tend to act as an aquiclude (a sediment through which groundwater can not pass) to the natural infiltration of the rainwater. Therefore, surface water will most likely temporarily perch on top of these relatively impermeable soils causing isolated areas with temporary groundwater levels significantly higher during periods of heavy rainfall or artificial irrigation.

Based on site-specific information and factors listed above, we estimate the following "pre-development", transient, perched seasonal high groundwater levels:

Building Pad:	Between elevations 101 to 88 feet NAVD or below
Driveway & Parking Lot Areas:	Between elevations 90 to 82 feet NAVD or below

It is important to note that the pre-development and post-development transient perched seasonal high groundwater levels will be a function of the elevation location of the top of the aquiclude (SM-SC, SC) and will generally occur approximately 1 foot above the top of the aquiclude, where present or where created by site grading.

Our estimated seasonal high groundwater levels are based on the existing site conditions and are presented on each of the boring logs shown in Appendix B. Please note, however, that peak stage elevations immediately following various intense storm events, may be somewhat higher than the estimated typical wet season levels. Further, it should be understood that changes in the surface hydrology and subsurface drainage from on-site or off-site improvements could have significant effects on the normal and seasonal high groundwater levels.

9.0 ANALYSIS AND RECOMMENDATIONS

Our geotechnical engineering evaluation and recommendations for building pad and pavement area preparation and foundation design are based on (1) our site observations, (2) the collected

field and laboratory data, and (3) our understanding of the project and structural information presented in this report.

Based on our exploration, the primary geotechnical considerations for the design and construction of the proposed structure are the presence of loose sandy soils in the near-surface profile. Subsurface sandy soils will undergo immediate settlements upon application of surface loads, and this could be a result of both fill placement for building pad construction and building construction. In light of the above, it becomes important to compact the subgrade soils as much as possible prior to both building pad fill placement and foundation construction.

Very loose sand with silt was encountered in some of the soil borings; the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas shall be proof-rolled to detect soft or loose soils. Proof-rolling operations should be followed by subgrade/backfill compaction operation. If necessary to achieve the recommended soil compaction at depth, the loose areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

Our local experience has found that fat clay layers [CH] are often laterally discontinuous, which makes it more difficult to ascertain their presence on a given project parcel. If at the time of construction the contractor encounters or suspects that clay soils may be near the grade slab or foundation bearing elevations, UES shall be contacted to prepare appropriate recommendations. **We recommend that the bottom of all footings be probed to confirm the suitability of the bearing soils. We recommend 4-foot static cone penetrometer probe and auger borings be performed in the proposed footings excavations to investigate for clayey soils.** If encountered, fat clays (CH) shall be removed to a minimum of 4 feet fellow the bottom of the footing/floor slab. The over-excavated areas shall be backfilled with a compacted, low permeability, engineered fill material. Fill material shall consist of poorly draining, silty sand or clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8 inches or less are recommended.

The subgrade after excavation, in some areas include clayey sands, which will be difficult to compact; the clayey sand soils may require stringent moisture control during compaction, particularly during rainy periods. Footings that are excavated through the upper layer of compacted sand fill soils into the native clayey sand, should be visually inspected and tested to verify the in-place density and condition of the subgrade bearing soils.

Care should be exercised in performing the site preparation procedures due the presence of clayey soils near the existing ground surface, in some areas of the project site. The use of heavy-vibratory equipment is not recommended due to the potential for disturbance and pumping of the near surface clayey soils. To avoid pumping of the underlying clayey soils, we recommend self-propelled vibrating equipment remain a minimum of two feet above the clayey soils. The sandy soils could be compacted with a vibratory roller operating in static mode or with a track-mounted dozer to avoid disturbance of the clayey soils prior to operation. We recommend a minimum of 2 feet of sand overlying the clayey soils prior to operation of construction equipment. Excessive disturbance of the clayey soils will degrade the strength characteristics of the soil and may result in an unsuitable soil which will require over-excavation and subsequent backfilling with selected material.

Due to the presence of near surface clayey soil it is important that the foundation design incorporate factors to minimize water seepage around the proposed foundation. The design factors should include undercutting around the perimeter of the structure, positive drainage such that water flows away from the structure, use of low permeability fill, gutters tied into the drainage system, use of drought tolerant landscaping, and limiting irrigating around the structure.

We recommend that we be provided the opportunity to review the project plans and specifications to confirm that our recommendations have been properly interpreted and implemented. If the structural loadings or the building locations change significantly from those discussed previously, we request the opportunity to review and possibly amend our recommendations with respect to those changes. The discovery of any subsurface conditions during construction which deviate from those encountered in the borings should be reported to us immediately for observation, evaluation, and recommendations.

9.1 Foundation Design Recommendations

Based on the results of our exploration, it is our opinion that the subsurface conditions at the site are adaptable for support of the proposed structure on a properly designed and constructed shallow foundation system, provided the site preparation and earthwork construction recommendations outlined in Section 9.3 of this report are performed. Provided the improvements and specific site preparation procedures are carefully followed, the parameters outlined below may be used for foundation design.

9.1.1 Bearing Pressure

The maximum allowable net soil bearing pressure for shallow foundations shall not exceed 2,500 pounds per square foot (psf). Net bearing pressure is defined as the soil bearing pressure at the base of the foundation in excess of the natural overburden pressure. The foundations shall be designed based upon the maximum load that could be imposed by all loading conditions. The allowable bearing pressure may be increased by 25 percent to account for short duration loadings such as wind or seismic.

9.1.2 Foundation Size

The minimum width recommended for any isolated column or continuous wall footing is 30 and 24 inches, respectively. Even though the maximum allowable soil bearing pressure may not be fully achieved, this width recommendation should control the minimum size of the foundations.

9.1.3 Bearing Depth

The exterior foundations should bear at a depth of at least 18 inches below the finished exterior grades and the interior foundations should bear at a depth of at least 18 inches below the finish floor elevation to provide confinement of the bearing level soils. It is recommended that stormwater be diverted away from the building area both during and permanently following construction.

9.1.4 Bearing Material

The foundations and floor slabs should bear on a compacted structural fill. The bearing level soils shall be densified to at least 95 percent of the modified Proctor maximum dry density (ASTM D 1557) to a depth of at least three (3) feet below the bearing levels, or approximately 4 feet below finished floor.

9.1.5 Settlement Estimates

Post-construction settlements of the structure will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundations; and (3) site preparation and earthwork construction techniques used by the Contractor. Our settlement estimates for the structure are based on the site preparation/earthwork construction recommendations in Section 9.3 of this report. Any nonconformance with these recommendations could result in an increase in the estimated post-construction settlements of the structure.

Using the recommended maximum bearing pressure, the provided maximum structural loads, the anticipated fill loading and the field data which we have correlated to geotechnical strength and compressibility characteristics of the subsurface soils using N-value data, we estimate that total settlements of the structure should be less than ¾ inch if the site preparation recommendations in Section 9.3 are followed. Without appropriate site preparation procedures, total settlements could exceed 3/4 inch.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. We anticipate that differential settlements should be within tolerable limits of ½ inch or less in 40 feet length for masonry walls and ¾ inch or less between isolated interior columns, and ¾ inch between columns and floor slabs.

9.1.6 Floor Slab

The floor slab recommendations are predicated upon the understanding that structures have exposed concrete floor slabs throughout. The floor slab can be constructed as a slab-on-grade provided the subsequent lifts of structural backfill are compacted and tested in accordance with the recommendations included in this report. The floor slab can be designed using a subgrade reaction modulus of 150 pounds per cubic inch for slabs founded on the : required minimum 4 inch aggregate base and well compacted subgrade. Therefore, there is no cost premium to attain the recommended subgrade modulus.

The geotechnical requirements prefer the use of a capillary break consisting of free-draining aggregate. The specifications further allow use of a plastic vapor barrier if justified by site conditions or required by local building codes. In addressing the requirements outlined in the current "Geotechnical Investigation Specifications and Report Requirements" the Florida Building Code requires the use of vapor barriers beneath floor slabs. Typically, polyethylene plastic sheets are used in Florida to reduce floor dampness and minimize moisture emissions through floor slabs. In conformance with the Florida Building Code, we recommend the use of a vapor barrier beneath the floor slab.

The "vapor barrier" should consist of a polyvinyl chloride or polyethylene plastic sheet or membrane (minimum 15 MIL thickness meeting ASTM E1745, Class 'A' requirements). The performance of the "vapor barrier" is ultimately dependent upon its proper installation, including lapping and sealing plus repair of tears and punctures prior to placement of concrete. The vapor barrier should be placed immediately beneath the concrete slab atop 4 inches of compacted aggregate base. UES recommends the aggregate base material be constructed on a compacted subgrade fill in accordance with the Foundation Subsurface Preparation note included in this report.

9.1.7 Site Walls

Assuming the retaining walls and the subsurface walls in the tire lube express (TLE) service pit will be smooth concrete, we recommend using the following parameters for the upper 3 feet of in-situ sands and/or on-site and imported free draining fine sand backfill soil compacted to at least 95 percent of the Modified Proctor test maximum dry density for your retaining wall design.

Earth pressures on retaining walls are influenced by structural design of walls, conditions of wall restraint, construction methods, and the strength of the materials being restrained. The most common conditions assumed for earth retaining wall design are the active and at-rest conditions.

Active conditions apply to relatively flexible earth retention structures, such as free-standing walls, where some movement and rotation may occur to mobilize shear strength. Walls which are rigidly restrained, such as loading dock or service pits walls, should be designed for the at-rest condition. However, if the walls will be backfilled before they are braced by the floor slabs, they should also be designed to withstand active earth pressures as self-supporting cantilever walls.

Development of the full active earth pressure case requires a magnitude of horizontal wall movement that often cannot be tolerated or cannot occur due to the rigidity of the wall and other design restrictions such as the impact on adjacent structures. In such cases, walls are often designed for either the at-rest condition or a condition intermediate of the active and at-rest conditions, depending on the amount of permissible wall movement.

Passive earth pressure represents the maximum possible pressure when a structure is pushed against the soil, and is used in wall foundation design to help resist active or at-rest pressures. Because significant wall movements are required to develop the passive pressure, the total calculated passive pressure is usually reduced by one-half for design purposes.

We recommend that any proprietary retaining walls be backfilled with materials deemed suitable by the Retaining Wall Designer. For all other walls, typically sandy soils [SP, SP-SM, SP-SC] should be used as backfill. We recommend that the soils selected for use as backfill be tested as specified by either the Proprietary Retaining Wall Designer or UES prior to commencement of wall construction. Recommended soil parameters for design of low retaining walls for loading docks and landscape features using SP, SP-SM or SP-SC soils found on site are shown in Table 3.

TABLE 3 LATERAL EARTH PRESURE DESIGN PARAMETERS (LEVEL BACKFILL)*	
Design Parameter	**Recommended Value**
At-rest Earth Pressure Coefficient, K_o	0.5
Active Earth Pressure Coefficient, K_a	0.33
Passive Earth Pressure Coefficient, K_p	3.0
Wet Unit Soil Weight (pounds per cubic foot - pcf)	125
Submerged Unit Weight of Soil (pcf)	62
Coefficient of Friction (sliding)	0.4
Angle of Internal Friction, φ	30 degrees

* For sloping backfill or backfill with clayey sands the table values must be adjusted.
**Hydrostatic pressure should be accounted for based on seasonal high water table estimates and other site drainage considerations.

The recommended lateral earth pressure coefficients and equivalent fluid pressures do not consider the development of hydrostatic pressure behind the earth retaining wall structures. As such, positive wall drainage must be provided for all earth retaining structures. These drainage systems can be constructed of open-graded washed stone isolated from the soil backfill with a geosynthetic filter fabric and drained by perforated pipe, or with one of several wall drainage products made specifically for this application.

Our recommendations assume that the ground surface above the wall is level and that native or imported soils consisting of sands and sands with silt or clays will be used for wall backfill. Lateral earth pressures arising from surcharge loading should be added to the above earth pressures to determine the total lateral pressure. Additional consideration must also be given for sloped backfill at the top of the wall. In each circumstance the earth pressure coefficients for active and at-rest conditions will increase based upon the amount of surcharge and angle above horizontal of the sloped backfill.

9.1.8 Geologic Hazards – Desktop

There are no fault zones, landslides, or other geologic hazards associated with the site and immediate vicinity. Our "desktop" assessment of the presence of karst features included a review of available data from the United States Geological Survey (USGS) and Florida Geological Survey (FGS), and current topography survey. The FGS maintains an inventory of reported sinkholes as a continuation of the work originally performed by the Florida Sinkhole Research Institute. This sinkhole database is generally considered to be a record of more recent sinkholes, and does not incorporate older and more mature karst features such as large lakes. The FGS database is not a definitive or authoritative resource, and should only be used for a generalized overview of recent sinkhole relative density. Our assessment included a search of the FGS database for sinkholes within a 2 mile radius of the subject site. No sinkholes were reported within 2 miles of the site. We note that the FGS data base only contains more recently recorded sinkhole events. This map can provide a false sense of security for areas that have remained rural and undeveloped until more recently. A site Map presenting the FGS recorded subsidence locations local to the subject property is presented in Appendix E.

Our assessment also included a review of the USGS Quadrangle Map (High Springs). Fewer than 5 mapped natural lakes were identified surrounding the subject property within a two-mile radius of the site. These natural lakes are relic sinkholes that formed in the geologic past. In addition to the natural lakes, there are several manmade stormwater ponds. The excavation and construction of stormwater ponds can affect natural hydrogeologic processes. Some of these areas appear to have exposed groundwater as a result of excavation and construction operations. Our desktop analysis also included a review of a USDA Soil Survey aerial image of the project area. Based on the USDA Soil Survey aerial, at least ten (10) depressions were identified within a 2-mile radius of the project site.

The USGS Quadrangle Map, Florida Geological Survey, and current Topography Survey did not detect presence of surface karst features within the project site.

With regard to seismic considerations, UES reviewed the Florida Building Code (FBC) which has jurisdiction in the State of Florida. Since seismic design is not part of the FBC, we consulted the only available recognized source of seismic information, the International Building Code (Section 1613). Per Table 1613.5.2 we recommend a Site Class of E for this project site. Due to the deep permanent water table, the overall fines content of the soils and the minimal expected ground accelerations per Figures 1613.5(1) and (2), it is our opinion that the liquefaction potential of the site is minimal.

9.1.9 Expansive Clay Considerations

Portions of Alachua County, Florida are known to have shallow expansive clays which can cause differential foundation movement and associated cracking and distress to structures that are not adequately designed for these subsurface conditions. Part of the purpose of our exploration program was to identify the presence of potentially expansive soils on site and provide preliminary geotechnical recommendations for site preparation and foundation design to minimize the potential impact if these are found. If it is determined that structures and or pavement will be constructed in deeper areas with potential expansive clay soils, additional geotechnical exploration and analysis will be required to provide site specific requirements to mitigate the potential damage associated with the shrink/swell activity of these soils.

Based upon the findings of our field exploration, our experience in the general vicinity of the subject site, and the laboratory test results, it is our professional opinion that special foundation design considerations for expansive soils are not indicated. However, during construction all footings shall be probed to determine if undercutting of potentially expansive clayey soils is required.

9.2 Pavement Recommendations

9.2.1 General

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-effective combination of available construction materials. Concrete pavement has the advantage of the ability to "bridge" over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. Disadvantages of rigid pavement may include

an initial higher cost and more difficult patching of distressed areas than occurs with flexible pavement.

If encountered, we recommend undercutting the very clayey sands and sandy clays to a minimum depth of 24 inches below the proposed bottom of the base course in accordance with FDOT Standard Plans Index 120-002. We recommend proof-rolling of the exposed subgrade to help determine area that will need to be undercut. Positive drainage must be established to prevent irrigation and stormwater from migrating into the pavement area.

The design calculations and pavement section details for both a rigid and flexible pavement section are enclosed in Appendix D.

Referencing the "Geotechnical Investigation Specifications and Report Requirements" as provided by , the Minimum Pavement Surface Thickness is specified as follows:

A) Standard Duty
Asphalt - 3 inches
Concrete - 5 inches

B) Heavy Duty
Asphalt - 4 inches
Concrete - 6 inches

Further, the pavement section is to be designed for a 20 year life based on a terminal serviceability index (P_t) of 2, reliability of 85 percent, initial serviceability of 4.2 and a standard deviation of 0.45 for flexible pavement and 0.35 for rigid pavement.

Within the following tables, we have provided our recommendations for pavement design. These recommendations incorporate minimum pavement surface thickness specifications referenced above. *UES has selected pavement materials that are cost effective and locally available.*

9.2.2 Asphalt (Flexible) Pavement

Tables 4 and 5 contain our recommendations for standard and heavy duty pavement sections designed for equirement for total equivalent 18 kips single axle loads (E_{18}SAL) of 109,500 and 335,800, respectively.

TABLE 4
STANDARD DUTY FLEXIBLE PAVEMENT DESIGN

Pavement Layer	Thickness	Minimum Requirements
Superpave Asphalt Concrete(FDOT SP-9.5) Superpave Asphalt Concrete (FDOT SP-12.5)	1.5 Inch Minimum 1.5 Inch Minimum	Type SP Asphalt Traffic Level C/D-FDOT. FDOT Section 334
Limerock or Crushed Concrete Base	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

TABLE 5 HEAVY DUTY FLEXIBLE PAVEMENT DESIGN		
Pavement Layer	**Thickness**	**Minimum Requirements**
Superpave Asphalt Concrete(FDOT SP-9.5) Superpave Asphalt Concrete (FDOT SP-12.5)	1.5 Inch Minimum 2.5 Inch Minimum	Type SP Asphalt Traffic Level C/D-FDOT. FDOT Section 334
Limerock or Crushed Concrete Base	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of at least 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

9.2.2.1 Stabilized Subgrade

We recommend that subgrade materials be compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D 1557/ AASHTO T-180) value. Further, beneath the base course, stabilize the subgrade materials to a minimum Limerock Bearing Ratio (LBR) of 40 as specified by the current version of the Florida Department of Transportation (FDOT) "Standard Specifications for Roadway and Bridge Construction" (SSRBC) requirements for Type B Stabilized Subgrade, Section 160 and Section 914. For crushed concrete base, the subgrade material should be "free-draining" ($k > 1 \times 10^{-3}$ cm/sec) and therefore clayey soils or other impermeable stabilization material should not be used for the stabilized subgrade with a crushed concrete base course.

The primary function of stabilized subgrade beneath the base course is to provide a stable and firm subgrade so that the base can be properly and uniformly placed. Depending upon the soil type, fill material from an off-site source may have sufficient stability to provide the needed support without additional stabilizing material. Generally sands with shell or rock should have sufficient stability and may not require additional stabilizing material. Prior to compaction of the subgrade, the representative samples of soils exposed at rough subgrade from both on and off-site fill sources should be tested for Limerock Bearing Ratio (LBR) value on a frequency of one test per 20,000 square feet to evaluate whether or not additional stabilization will be required beneath the base course.

9.2.2.2 Base Course

We recommend the base course consist of locally available limerock complying with the requirements of the current version of the FDOT SSRBC, Section 200, and Section 911. The limerock should have a minimum LBR of 100 percent and should be mined or supplied from an FDOT approved source. Place the limerock in maximum 6 inch thick loose lifts and compact each lift to a minimum density of 98 percent of the modified Proctor maximum dry density (ASTM D1557/AASHTO T-180).

Alternatively, we believe locally available crushed concrete base of equal thickness could be substituted for the limerock. Crushed concrete should be supplied by an FDOT approved plant with quality control procedures and should have an average LBR value of not less than 100. The gradation for crushed concrete should meet the current requirements for graded aggregate base per Section 207, FDOT SSRBC, pages 206-208.

A prime and sand coat should be applied to the base to provide for a smooth, uniform surface for asphalt placement. Perform compliance testing for limerock or crushed concrete for full depth of the base at a frequency of one test per 10,000 square feet. Compliance testing should consist of performing in-place density tests and thickness measurements at the recommended frequency.

9.2.2.3 Surface and Binder Course

The wearing surface should consist of Florida Department of Transportation (FDOT) Type SP asphaltic concrete. Specific requirements for Type SP asphaltic concrete, Traffic Level C/D wearing surface are outlined in the Florida Department of Transportation (FDOT), *Standard Specifications for Road and Bridge Construction, current Edition,* Section 334.

The asphaltic concrete shall be placed in two layers. Specifically for light duty areas, the lower binder course shall consist of a minimum of 1.5 inches of FDOT Type SP-12.5. The surface course shall be a minimum of 1.5 inches of FDOT Type SP-9.5. For heavy duty pavements, the binder shall consist of a minimum of 2.5 inches of Type SP-12.5 with a surface course consisting of a minimum 1.5 inches of Type SP-9.5. Per Asphalt specs, the SuperPave (SP) surface course may contain up to 20 percent recycled asphalt pavement (RAP).

After placement and field compaction, the wearing surface should be cored to evaluate material thickness and to perform laboratory densities. Cores should be obtained at frequencies of at least one core per 10,000 square feet of placed pavement or a minimum of two cores per day's production.

9.2.2.4 Curbing

Typical curbing is extruded and placed atop the asphaltic concrete surface. This type of curbing does not act as a horizontal cutoff for lateral migration of storm and irrigation water into the base material and as a result of this it is not uncommon for base and subgrade materials adjacent to these areas to become saturated, promoting subsequent localized pavement deterioration. Consequently, we recommend that most pavements abutting irrigated landscape areas be equipped with an underdrain system that penetrates a minimum depth equivalent to the bottom of the stabilized subgrade to intercept trapped shallow water and discharge it into a closed system or other acceptable discharge point.

Alternatively, curbing around landscaped sections adjacent to the parking lots and driveways could be constructed with full-depth curb sections to reduce horizontal water migration. However, underdrains may still be recommended dependent upon the soil type and spatial relationships. UES should review final grading plans to evaluate the need and placement of pavement and landscape underdrains.

9.2.3 Concrete (Rigid) Pavements

Concrete pavement is a rigid pavement that transfers reduced wheel pressures to the underlying subgrade soils when compared to a flexible pavement section. Current t specifications require a base course beneath concrete pavement. We recommend that the base course be supported on a stabilized subgrade. Our recommendations for the rigid pavement system are presented below:

1. The stabilized subgrade should be at least 4 inches thick, "free-draining" ($k \geq 1 \times 10^{-3}$ cm/sec), and have a minimum LBR value of 40. The base course should be at least 4 inches thick, "free-draining" ($k \geq 1 \times 10^{-3}$ cm/sec), and have a minimum LBR value of 100.

2. The stabilized subgrade and base materials should be densified to at least 98 percent of modified Proctor test maximum dry density (ASTM D1557/AASHTO T-180).

3. The surface of the subgrade soils must be level, and any disturbances or wheel rutting corrected prior to placement of concrete.

4. Concrete pavement thickness should be uniform throughout, with exception to thickened edges (curb or footing).

5. The bottom of the pavement should be separated from the estimated typical wet season groundwater level by at least 12 inches.

Our recommendations for slab thickness for standard and heavy duty concrete pavements are presented below.

TABLE 6
(UNREINFORCED) CONCRETE PAVEMENT WITH FREE-DRAINING BASE

Minimum Pavement Thickness*	Maximum Control Joint Spacing	Recommended Sawcut Depth
Standard Duty - 5 Inches	10 Feet x 10 Feet	1 ¼ Inches
Heavy Duty - 6 Inches	12 Feet x 12 Feet	1 ½ Inches

*Minimum pavement thickness values if the "free-draining" base material is available. Free draining material should be at least 4 inches and have a minimum LBR of 100.

TABLE 7
(UNREINFORCED) CONCRETE PAVEMENT – WITH POORLY DRAINING MATERIAL

Minimum Pavement Thickness*	Maximum Control Joint Spacing	Recommended Sawcut Depth
Standard Duty – 6 Inches	10 Feet x 10 Feet	1 ½ Inches
Heavy Duty - 7 Inches	12 Feet x 12 Feet	1 ¾ Inches

*Minimum pavement thickness values if the "free-draining" base material is not available. Poorly drainage material such as crushed concrete aggregate base should be at least 4 inches and have a minimum LBR of 100. Crushed concrete aggregate base material should be placed over compacted stabilized subgrade.

We recommend using concrete with a minimum 28-day compressive strength of 4,000 psi and minimum 28-day flexural strength (modulus of rupture) of at least 600 pounds per square inch, based on 3rd point loading of concrete beam test samples. Layout of the sawcut control joints should form square panels, and the depth of sawcut joints should be ¼ of the concrete slab thickness. The control joints should be sawed within 6 hours of concrete placement or as soon as the concrete has sufficient strength to support workers and equipment. We recommend allowing UES to review and comment on the final concrete pavement design, including section and joint details (type of joints, joint spacing, etc.), prior to the start of construction.

For further details on concrete pavement construction, please reference the "Guide to Jointing of Non-Reinforced Concrete Pavements" published by the Florida Concrete and Products Association, Inc., and "Building Quality Concrete Parking Areas", published by the Portland Cement Association.

9.2.4 Groundwater Considerations

One of the most critical influences on pavement performance is the relationship between the pavement subgrade and the seasonal high groundwater level. It has been our experience that roadways and parking areas may be damaged as a result of deterioration of the base and the base/surface course bond from saturation of the subgrade and/or base materials. We recommend that the seasonal high groundwater and the bottom of the base course be separated by at least 24 inches. For concrete pavement the minimum separation may be reduced to 18 inches provided the compacted base and subgrade is "free-draining" material.

Based on the assumed finish floor elevation, existing topographic information available, and presumed pavement grades, it appears the recommended separation will be provided in most of the pavement areas; however as mentioned before some borings encounter sand-clay mixtures. Where encountered, we recommend undercutting the very clayey sands and sandy clays to a minimum depth of 24 inches below the proposed bottom of the base course in accordance with FDOT Standard Plans Index 120-002. If the separation is not provided by grading and/or permanent surface drainage improvements, underdrains may be required.

9.2.5 Construction Traffic

Light duty roadways and incomplete pavement sections may not perform satisfactorily under construction traffic loadings. We recommend that construction traffic (construction equipment, concrete trucks, sod trucks, garbage trucks, dump trucks, etc.) be re-routed away from these roadways or that the pavement section design account for these loadings.

9.3 Site Preparation

9.3.1 General

We recommend normal, good practice dry weather site preparation procedures for the building and pavement areas. These procedures include stripping/demolition of the site to remove vegetation, surficial organics, trees and root systems greater than ½ inch in diameter and other debris. Following stripping/demolition, the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas should be proof-rolled to detect soft/loose or questionable soils. A more detailed description of this work is as follows:

1. Prior to construction, existing underground utility lines within the construction area should be located. Provisions should be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may lead to excessive settlement of overlying structures.

2. Strip/demolish the proposed construction limits of topsoil, asphalt, and other deleterious materials within and 5 feet beyond the perimeter of the proposed building and pavement

areas.

3. The site should be graded to direct surface water runoff away from the construction areas. Positive drainage of improved areas should be maintained during construction and throughout the design life of the project. If required, perform remedial dewatering prior to any earthwork operations. Dewatering operations scheduled should be carefully evaluated for possible impacts to the existing foundation systems. Dewatering systems should not be decommissioned until the excavation is backfilled two feet above the groundwater level at the time of construction. Further, the site should always be graded to prohibit ponding of stormwater runoff.

4. After clearing and stripping of the site is completed, the prepared subgrade soils within the building area should be observed and probed by a qualified agent of testing agency to locate any surficial deposits of vegetation, excessive roots or debris. If identified, undercut the vegetation, organics, muck, or deleterious material until clean natural soils are encountered and backfill the resulting excavations according to the fill placement procedures provided later in this section.

5. The building pad area, including 5 feet beyond the perimeter, should be proof-rolled, deep compacted, and tested for compliance to compaction requirements, to a depth of three (3) feet below foundation bearing levels, four (4) feet below finished floor slab or Elevation +98 ft NAVD, whichever is deeper, prior to any fill placement.

   The Fuel Station building pad area, including 5 feet beyond the perimeter, should be proof-rolled, deep compacted, and tested for compliance to compaction requirements, to a depth of three (3) feet below foundation bearing levels, four (4) feet below finished floor slab or Elevation +94 ft NAVD, whichever is deeper, prior to any fill placement.

6. Weak subgrade soils identified during proof-rolling operations shall be excavated and removed from the site, and replaced with selected (low permeability) fill material. We recommend that the bottom of all footings be probed to confirm the suitability of the bearing soils. We recommend 4-foot static cone penetrometer probe and/or auger borings be performed in the proposed footing excavations to investigate for clayey soils, or below grade structures. We recommend you probe every column footing, probe every 50 lineal feet of wall footing. If encountered, fat clays (CH) shall be removed to a minimum of 4 feet below the bottom of the footing/floor slab. The over-excavated areas shall be backfilled with a compacted, low permeability, engineered fill material. Fill material shall consist of poorly draining, silty-clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8 inches or less are recommended.

7. In the areas to receive fill or at subgrade cut elevation, the subgrade should be compacted using a smooth drum vibratory roller having a minimum static, at-drum weight on the order of 10 tons and a drum diameter on the order of 3 to 4 feet making a minimum of eight overlapping passes with the second set of 4 passes perpendicular to the first set of 4 passes. If wet conditions are prevalent anywhere on site, at the discretion of a qualified representative of ' testing agency, a bridge lift of "dry" sand may be placed to raise the compaction surface above the water table sufficiently to enable effective

compaction. Typically, the material should exhibit moisture contents within +/- 2 percent of the modified Proctor optimum moisture content (ASTM D-1557) during the compaction operations. Compaction should continue until densities of at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) have been uniformly achieved within the upper 36 inches of the compacted subgrade surface. If necessary to achieve the recommended soil compaction at depth, the loose/soft areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation. In non-building areas, compaction should continue until densities of at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) have been uniformly achieved within the upper 24 inches of the compacted subgrade surface.

8. Place fill material, as required. The fill should consist of sand with less than 10 percent soil fines. Place fill in uniform 10- to 12-inch loose lifts and compact each lift to a minimum density of at least 95 percent of the modified Proctor maximum dry density (ASTM D1557). The last 12 inches of fill beneath the parking areas should be compacted to at least 98 percent of the Modified Proctor maximum dry density. Stabilize the upper 6 inches of this zone with shell or limerock as required to meet the subgrade recommendations contained in Section 9.2.2.1 and the Pavement Section Design, Appendix D.

9. Test the subgrade and each lift of backfill in over-excavated and fill areas for compaction at a frequency of not less than one test per 2,500 square feet in the building areas and one test per 10,000 square feet in paved areas.

10. In the building areas, test all footing cuts for compaction to a depth of 3 feet below bearing levels and probe footing, and building pad areas, to a depth of 4 feet to confirm suitability of bearing soils. We recommend you test every column footing, and conduct one test for every 50 lineal feet of wall footing.

11. If difficult compaction conditions are encountered during the site work operations, the compaction efforts should stop and a qualified representative of testing agency should be consulted for recommendations. The qualified representative of testing agency should observe proof-rolling of the exposed subgrade to determine if additional compaction is warranted or if any soil material needs to be over-excavated and replaced.

12. If site preparation work is performed during the rainy season (June through September, reference historic data and Climatic Atlas of the United States), special care should be taken to maintain positive drainage from the building pad and paved areas to drains or ditches around the site. Unexpected wet periods can also occur in Florida during the "dry" season. Such events can raise water tables to levels above seasonal highs without the associated high temperatures to evaporate ponded water. Therefore, the Contractor should practice wet weather means and methods for earthwork during the "dry" season as well. Groundwater and surface water control, use of granular fill material and aeration are the normal means to accommodate wet weather construction. All fill materials that are excavated from below the water table should be stockpiled for a sufficiently long period to allow drainage.

9.3.2 Suitability of Over-excavated Site Materials

9.3.2.1 Suitability Designation

From the point of view of evaluating the quality of site soils for re-use as fill material, we have subdivided the soil layers into four groups (Group A, Group B, Group C, Group D, and Group E) based on the percent fines determined from our laboratory tests. Please note that these groupings are not in accordance with industry standards but offered for ease of presentation and end use of the excavated soils. Also, organic soils are not suitable and are not recommended for use as structural fill material. Brief descriptions of the various groups based on fill suitability are presented in the following paragraphs. Table 8 shows the soil suitability groups.

TABLE 8
SUITABILITY OF EXCAVATED SOILS FOR RE-USE AS FILL

Designation	% fines passing No. 200 sieve	USCS Soil Classification	Suitability for re-use as fill material
Group A	0 - 5	SP	Favorable, freely draining, clean sands
Group B	5 - 12	SP - SM, SP - SC	Suitable, impedes infiltration and will require some aeration and moisture control
Group C	12 - 25	SM, SC, SM - SC	Poor, impedes infiltration, limit overall use, may be used for stabilizing material. Will require very strict moisture control.
Group D	> 25	SM, SC, SM – SC, CL, CH, ML, CH	Very Poor, not recommended for fill material, may be used as stabilizing material in pavement subgrade or used in green areas
Group E	organic	PT, OL, SP-OL, SM-OL	Unsuitable, must be removed/demucked and replaced with Group A or B soils

9.3.2.2 Soils & Suitability

A review of the subsurface conditions found in our Borings indicates that the predominate soil designations are Groups A and B, which is suitable for re-use as fill. Individual boring logs must be reviewed to determine the actual soil classification at any boring location. We estimate that about 50 percent of the soils to be over-excavated will be designated as Groups C or D. If encountered during excavation, soils in **Group D should not be used as backfill material due to difficulties in material handling**, however, these soils may be used in non-structural areas (green areas). Alternatively, they may be used greater than 5 feet below finished grade in deep fills for pavement areas with the understanding that there may be a negative effect on the project scheduling due to handling problems associated with moisture. Additionally, if these soils are not properly placed pavement performance may be negatively impacted. It should be noted that the successful use of group C and D soil types will be related to the sitework contractor's experience in working with these types of soils.

9.4 Sewer and Utility Lines

9.4.1 General Recommendations

We assume that proposed sewer and other deep utility lines at the site may have invert elevations several feet below existing grades. In general, the soils at this approximate level may

be sands to silty sands [SP/SM]; clayey sands and or clay [SC, CL, CH] may be encountered at deeper depths. The fine sand type soils, when excavated from below the water table, may require spreading and drying prior to reuse to achieve a moisture content sufficient to obtain the recommended degree of compaction. Silty sands may be reused as backfill material, but will require stringent moisture control to achieve compaction. The clayey soils [SC, CL, CH] should not be used as backfill material beside or above the utilities.

9.4.2 Trench Excavation and Backfill Recommendations

The following are our recommendations for construction of the proposed utility lines.

- Where required, the soils in the areas of excavations for the installation of the proposed gravity/force main lines should be dewatered prior to the start of excavation. The groundwater level should be maintained at least 24 inches below the base of the trench and compaction surface during construction and backfill activities.

- After proper dewatering, excavate the trench as per the design configuration. Excavated trenches should be set back to a stable configuration or shored, in either case in accordance with OSHA requirements. Adequate bracing should be provided if necessary to prevent side slope failures.

- Compact the trench bottom a minimum density of 95 percent of the Modified Proctor maximum dry density to a depth of 1-foot below the bottom of the pipe or place the pipe in gravel bedding as described by FDOT Design Standards. Remove rock, boulders or other hard lumpy or unyielding material to depth of 12 inches below the bottom of the pipe elevation. The subgrade after excavation in some areas may include silty-clayey sands [SM-SC/SC] [A-2-4]/[A-2-6], which will be difficult to compact. If these soils are soft in nature, they should be over-excavated and removed under the direction of the testing agency representative. Alternatively, approximately 6 to 12 inches of #57 stone (gravel) may be placed at the bottom and compacted to stabilize the subgrade. When utilizing graded stone material, sufficient amount of sand should be added to fill all voids created by the use of 57 stone. The undercut areas should be covered with geotextile (separation fabric). Some areas may also include very clayey sands or sandy clay [SC/CH][A-6]/[A-7]; these soils should be over-excavated and removed under the direction of the testing agency representative.

- Fill materials above the spring-line of the pipe should be compacted to a minimum of 95 percent of the Modified Proctor maximum dry density (AASHTO T-180/ASTM D-1557). Native soils consisting of clean sands with less than 12 percent fines may be used as backfill material provided they are inorganic, have moisture contents below the optimum level and are properly placed. As possible, we recommend you avoid using silty and clayey sands as backfill material for this project.

- If imported materials are used as trench backfill material, the imported fill should contain less than 5 percent soil fines passing a number 200 sieve. You may also use imported fill material containing 5 to 12 percent soil fines; however, strict moisture control measures will be required, particularly for placement of these materials in excavations extending below the groundwater level.

- Backfill placed around the pipe and extending up to a level of 12 inches above the top of the pipe should be placed in loose, 6-inch lifts and compacted with light-weight equipment such as a small plate compactor. The remaining backfill may be placed in loose, 12-inch lifts across the full trench width and compacted. All backfill lifts should be compacted to a minimum density of 95 percent of the Modified Proctor maximum dry density prior to the placement of additional backfill. Compaction within the backfill trench should be performed using light-weight compaction equipment until the backfill has attained a level of at least 4 feet above the crown of the pipe. Beneath pavement areas, the top 12 inches of backfill should be compacted to at least 98 percent.

- Compliance test for densities should be performed as recommended by FDOT standards. Additionally, local jurisdictional compaction requirements should be followed when stricter than the recommendations herein.

Backfill above and around thrust blocks should consist of clean fine sands (SP) compacted at least 98 percent of Modified Proctor maximum dry density (ASTM D 1557). For a design criteria, we recommend using an allowable passive earth pressure coefficient of K_p=3.0.

9.5 Underground Storage Tanks

9.5.1 General

It is assumed the tanks will have a maximum embedment depth of 10 feet below the existing ground surface. We anticipate the buried structure (tanks) will exert little or no net downward pressure on the soils, rather, the structure may be subject to hydrostatic uplift pressure when the tanks are empty. Below grade structures should be designed to resist lateral earth pressures and hydrostatic uplift pressures appropriate for their depth below existing grade and west season groundwater table.

The walls of the structures (tanks) should be designed to resist at-rest lateral earth pressures, with equivalent fluid densities above and below the water table being as follows:

Above Water Table – Equivalent Fluid Density 55 pcf
Below Water Table – Equivalent Fluid Density 90 pcf

The water table for well design purposes should be assumed to be 2 feet below prevailing grade.

9.5.2 Excavation Considerations

The proposed construction area should be dewatered as necessary and excavated to the required foundation depth. Excavation work will be required to meet OSHA Excavation Standard Subpart P regulations, Type C Soils. Either a braced sheet pile structure or an excavation with temporary side slopes cut back at 1.5 horizontal to 1.0 vertical can be implemented, depending on the specific project requirements. The side slope of 1.5 horizontal to 1.0 vertical is contingent upon the dewatering system adequately controlling slope seepage. Sheet piling should be designed according to OSHA sheeting and bracing requirements. We recommend a Florida registered Professional Engineer design the sheeting/bracing system. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance

equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

We recommend positive drainage be established and maintained on the site during construction. Exposed subgrade soils consisting of silty and clayey soils will most likely result in saturated and pumping conditions due to the perched or standing water conditions. Further, short periods of intense rainfall can saturate surface soils, leading to instability during compaction and placement. In the event that heavy rainfall during construction activities resulted in unstable saturated conditions, the exposed saturated subgrade soils should be windrowed and aerated to reduce the moisture contents prior to further earthwork operations. Alternatively, the saturated soils could be over excavated and backfilled with compacted structural fill

9.5.3 Bedding Level Preparation

Based on our evaluation of the soil conditions encountered in this area, we offer the following recommendations for the proposed underground construction.

1. A dewatering system may be required for the project, if water perches above the clayey soils after significant rainfall. The water table should be maintained at least 2.0 feet below the proposed bottom of the tank elevation. The dewatering system should not be decommissioned until sufficient deadweight exists on the structure to prevent uplift protection system as described below, if necessary, is in place.

2. The subgrade after excavation in some areas may include silty-clayey sand type soils, which may be difficult to compact. If these soils are soft in nature, they should be over-excavated and removed under the direction of the testing agency representative. Alternatively, approximately 6 to 12 inches of #57 stone (gravel) may be placed at the bottom and compacted to stabilize the subgrade. The undercut area should be covered with a geotextile (separation) fabric.

3. The excavation bottom should be densified using hand-operated compaction equipment. Compaction should continue until a minimum density of 95 percent of the soils Modified Proctor maximum dry density (ASTM D1557) has been achieved as tested for a depth of 1.0 foot below tank bottoms.

4. Backfill which will be required around buried tanks should be compacted with a light hand-operated compactor to a density of 95 percent of the soils Modified Proctor maximum dry density. All backfill should be placed in level lifts not exceeding six inches loose thickness. Care should be taken not to over compact the backfill (i.e., limit compaction to a maximum of 98 percent of the maximum density) in order to limit the lateral loads applied to the proposed tanks. The sands excavated for the structure may be used as backfill.

9.5.4 Uplift Protection

When the fluid level within the fuel tank structure is maintained at or above the surrounding groundwater level, no net buoyancy will occur. However, when these structures are drained for maintenance or as fluid levels fluctuate within the tanks, a positive means of uplift protection may be necessary. Hydrostatic uplift forces can be resisted in several ways including:

1. Addition of dead weight to the structure.

2. Mobilizing the dead weight of the soil surrounding the structure through extension of footings outside the perimeter of the structure.

3. Use of a permanent gravity or mechanical dewatering system that is operated only when the structure is to be drained.

It is anticipated that use of one or more of the above methods may be necessary for uplift for protection.

9.6 Stormwater Management System

The field and laboratory test data indicates that the near-surface sands with silt generally have permeability rates of 9 to 16 feet per day, and the underlying clayey sand to sandy clay soils within the proposed stormwater management area for this project generally have permeability rates of less than 0.1 foot per day at the boring locations. Based upon the above findings, we recommend that you consider the soil parameters presented in Table 9 for design of the stormwater management system on the subject project site. It should be noted that the above referenced values are measured values and do not incorporate factor of safety.

TABLE 9 – STORMWATER MANAGEMENT SYSTEM SOIL DESIGN PARAMETERS			
Corresponding Soil Boring Test Locations	B9/B10	B11/B12	B13/B14
Average Ground Surface Elevation, feet	91	92.5	99
Average Depth to Confining Layer, feet	4.5	4.5	5
Average Confining Layer Elevation, feet	86.5	88	94
Estimated Average Unsaturated Vertical Infiltration rate, feet per day	9	11	10
Estimated Average Horizontal Hydraulic Conductivity, feet per day	16	18	17
Estimated Average Fillable Porosity, percentage	20	20	20
Estimated Seasonal High Water Table Elevation, feet	87.5	89	95
Estimated Seasonal High Water Table Depth, feet[1]	3.5	3.5	4

[1]The seasonal high water table will be a result of perched conditions.

9.7 Stormwater Management System Fill Suitability

The recovered soil samples were classified using visual and textural means, and limited laboratory testing. We offer below ***preliminary guidelines*** for the use of on-site soils, such as those excavated from the proposed retention pond, as fill material for the project.

Soil materials excavated and classified as fine sands to sand with silt and sand with clay (SP, SP-SM, SP-SC), with typically 12% fines or less (silt/clay fraction), may be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, provided the materials are properly dried, placed, and compacted.

Soil materials excavated and classified as silty fine sands [SM], with typically 12% to 25% fines, may also be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, after significant drying and some mixing with the fine sand material described above. Proper placement, proof rolling and compaction must also be performed.

Soil materials excavated and classified as clayey sand, silt or clay (SC, ML, MH, CL, and CH) and any organic-laden soils (5% or greater organics by weight) should not be reused as fill beneath building or pavement sections. These materials could be used in green areas, if applicable and in non-structural applications where excessive ground subsidence will not create functional or aesthetic problems. It should be noted that silt and clay materials will retain water and if used near the final grade may become saturated and soft for a significant period of time following a rain event.

Soil borings for a typical geotechnical report are widely spaced and generally not sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, UES does not recommend relying on our boring information to negate presence of anomalous materials or for estimation of material quantities unless our contracted services ***specifically*** include sufficient exploration for such purpose(s) and within the report we so state that the level of exploration provided should be sufficient to detect such anomalous conditions or estimate such quantities. Therefore, UES will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended.

9.8 Excavations

Excavations should be sloped as necessary to prevent slope failure and to allow backfilling. Temporary excavations below a depth of 4 feet should be sloped in accordance with current OSHA regulations (29 CFR Part 1926). Where lateral confinement will not permit slopes to be laid back, the excavation should be shored in accordance with OSHA requirements. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the Contractor.

10.0 CLOSURE

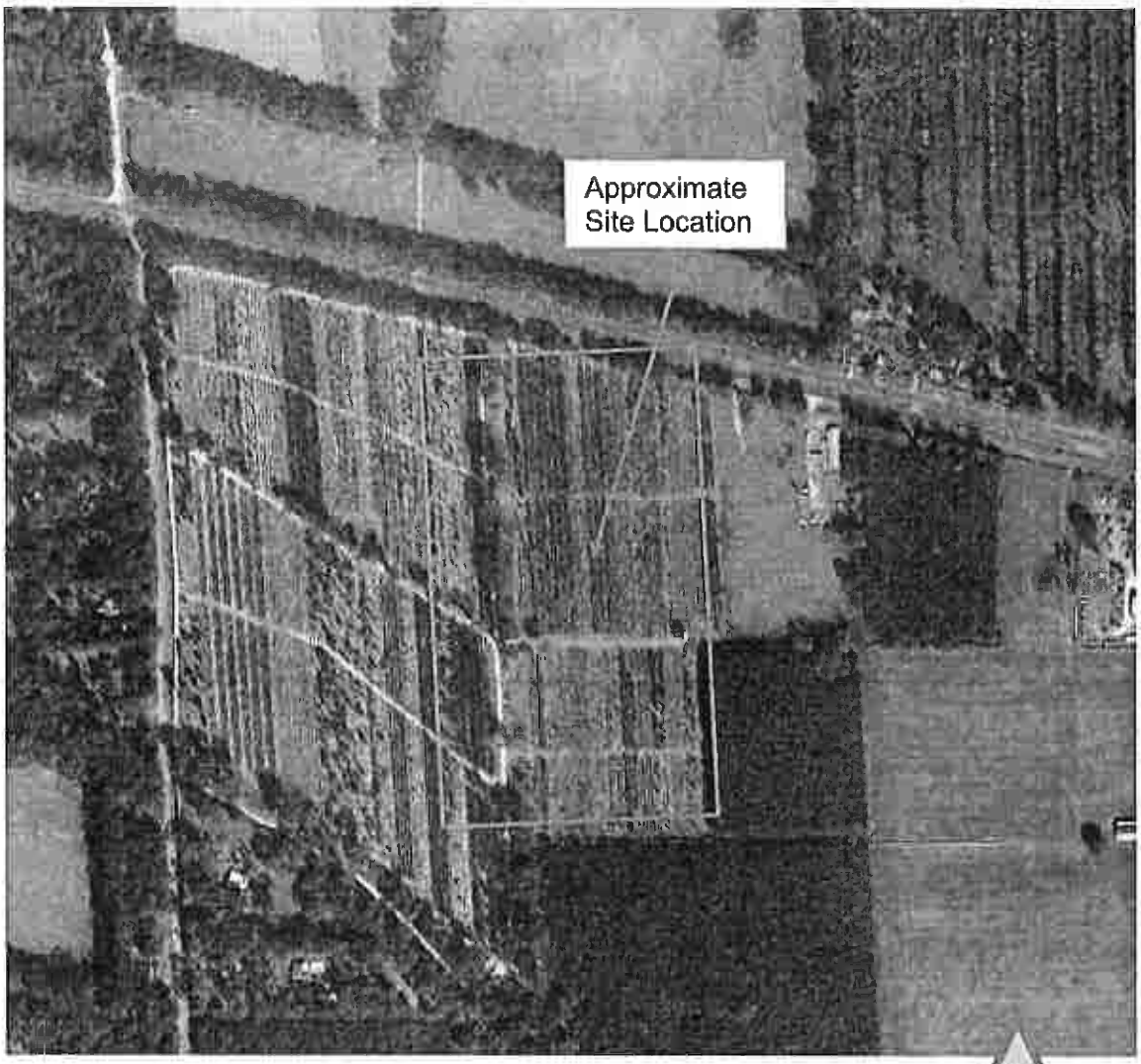
Our interpretation of the site soil and groundwater conditions is based on our general knowledge of the area, subsurface borings performed and laboratory analysis conducted. UES did identify geotechnical considerations that may impact the planned development of the site, as we currently understand it, using conventional construction practices. The identified considerations are:

1. Shallow deposits of Clayey Sands [SC] that may not be re-usable as fill in utility excavations;
2. The subgrade after excavation, in some areas may include very clayey sands, which will be difficult to compact. The clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods.
3. Loose surficial sandy soils that will necessitate compaction to at least Elevation +98 feet, NAVD.

Standard methods of surficial stripping, general excavation, proof-rolling, compaction and backfilling should adequately prepare the site. testing agency should provide observation and testing services during the site preparation procedures to confirm that the earthwork operations meet the intent of the recommendations presented in this report. **UES strongly recommends that a pre-construction meeting be held with the following representatives in attendance at a minimum: Representative, General Contractor, Site (Earthwork) Contractor, Civil Engineer, Underground Utility Contractor, and UES Geotechnical Engineer and Material Testing Technician**. At this meeting, UES would describe in detail the geotechnical considerations that would impact the construction process and future serviceability of the improvements.

APPENDIX A

SITE LOCATION MAP
USGS SITE LOCATION MAP

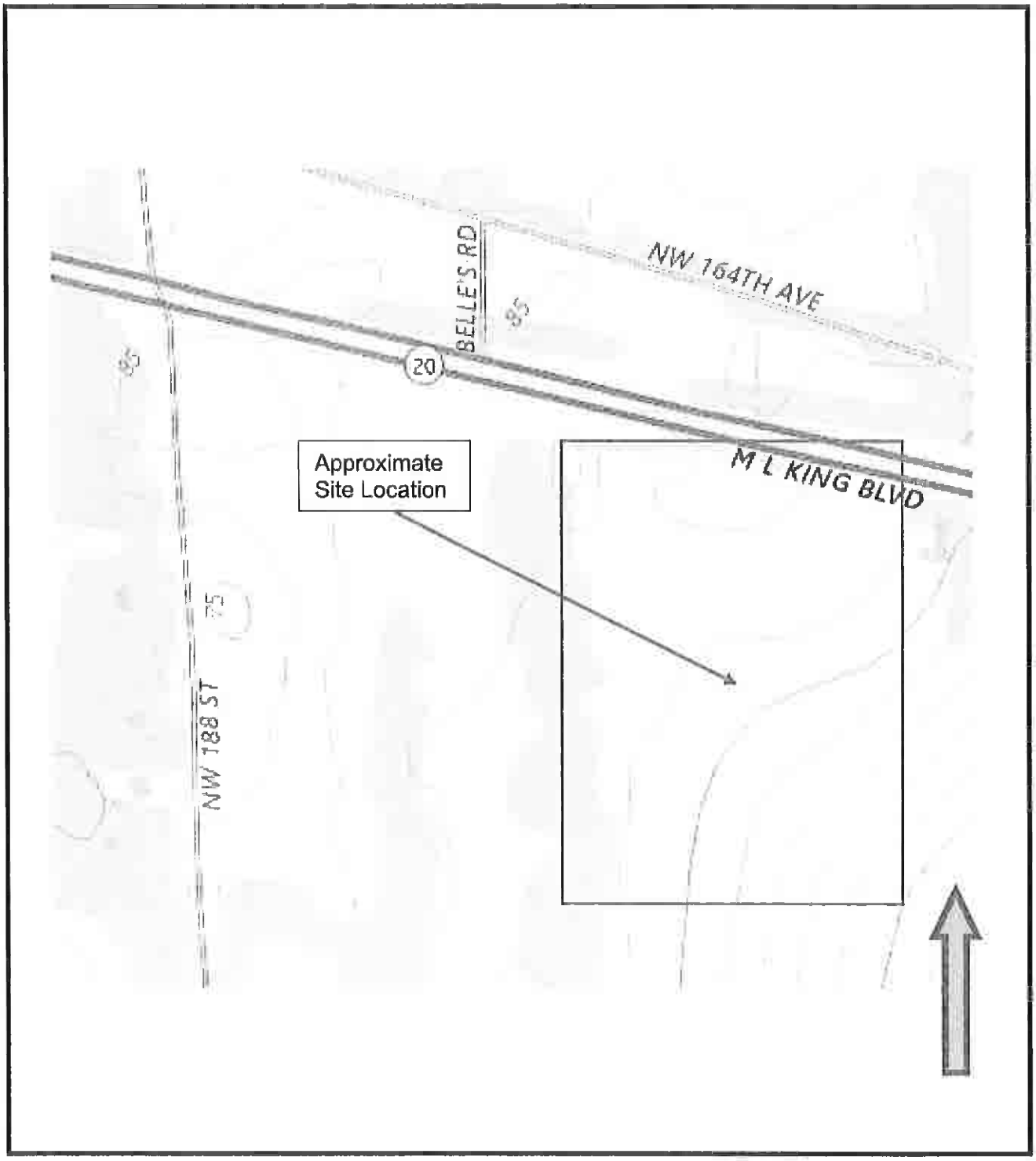


UES

US 441 & NW 188th St.
Alachua, Alachua County, Florida

Aerial Site Location Map

DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: A
SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:A 1



UES	**US 441 & NW 188th St.** **Alachua, Alachua County, Florida**		
	USGS Site Location Map		
	DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: A
	SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:A 2

APPENDIX B

BORING LOCATION PLAN
BORING LOGS
KEY TO BORING LOGS
BORING COORDINATES & ELEVATION

LEGEND

TEST BORING LOCATION

NOTE: ALL SOIL TEST BORING LOCATIONS SHOWN ARE APPROXIMATE.

N

PAGE NO: B - 1	WALMART SC # 90402 - ALACHUA US 441 & NW 188TH ST. ALACHUA, ALACHUA COUNTY, FLORIDA	RISE PARTNERS
	BORING LOCATION PLAN	DRAWN BY: TK DATE: 3/2/26 CHECKED BY: ES DATE: 3/2/26 SCALE: NTS ACADFILE: A25140.00883.005 PROJECT NO: A25140.00883.005 REPORT NO: 2162758

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-2

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-1** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 101' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/2426
EST. W.S.W.T. (ft): >10

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose brown and orange SAND, with silt [SP-SM]						
2		1-1-1	2									
3						Very loose orange SAND, with silt [SP-SM]						
4		1-1-1	2									
5		1-1-0	1									
6												
7		1-1-1	2									
8		1-1-2	3									
9												
10		1-2-2	4									
11												
12												
13						Medium dense gray and orange very clayey SAND [SC]						
14												
15		5-7-8	15			Stiff gray and orage sandy CLAY [CH]						
16												
17						Stiff orange and green CLAY [CH]						
18												
19												
20		3-5-5	10									
21												
22												
23						Medium dense orange and tan clayey SAND [SC]						
24												
25		4-5-8	13			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 3/4/22 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-3

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-2** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 104' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 3

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose brown and orange SAND, with silt [SP-SM]						
2		2-2-1	3									
3				▽		Very loose orange silty SAND, with clay [SM]						
4		1-1-1	2			Loose orange clayey SAND [SC]						
5												
6		1-1-2	3									
7		3-5-5	10			Medium dense to loose light orange very clayey SAND to sandy CLAY [SC/CH]						
8		4-4-5	9				39	24	39	19		
9												
10		3-2-3	5									
11												
12						Loose tan, gray, and orange very clayey SAND to sandy CLAY [SC/CH]						
13												
14												
15		2-3-4	7									
16												
17						Medium dense tan andf orange clayey SAND [SC]						
18												
19												
20		4-6-7	13									
21												
22						Loose light orange clayey SAND [SC]						
23												
24												
25		3-3-4	7									
						Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-4

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-3** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 98' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/25/26
EST. W.S.W.T. (ft): >10

DATE STARTED: 2/25/26
DATE FINISHED: 2/25/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1	X					Very loose brown and orange SAND, with silt [SP-SM]						
2	X	2-2-1	3									
3	X					Very loose orange silty SAND [SM]						
4	X	1-1-2	3									
5	X					Loose orange silty SAND [SM]						
6	X	2-2-2	4									
7	X	1-2-3	5									
8	X											
9	X	2-2-3	5			Loose orange silty-clayey SAND [SM-SC]						
10	X	2-3-4	7									
11						Medium dense tan and orange clayey SAND [SC]						
12												
13												
14	X											
15	X	3-7-9	16									
16												
17						Medium dense orange and gren very clayey SAND to sandy CLAY [SC/CH]						
18												
19	X											
20	X	4-4-7	11									
21												
22						Medium dense tan and orange clayey SAND [SC]						
23												
24	X											
25	X	6-6-8	14									
						Boring Terminated at 20'						

NEW LOGS BORING LOG WM SC [illegible] - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-5

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-4** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 93' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/25/26
EST. W.S.W.T. (ft): 1.5

DATE STARTED: 2/25/26
DATE FINISHED: 2/25/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1				▽		Loose orange silty SAND [SM]						
2		2-2-2	4									
3						Very loose orange clayey SAND [SC]						
4		1-1-2	3			Medium dense orange very clayey SAND to sandy CLAY [SC/CH]						
5		3-4-6	10			Stiff green and orange sandy CLAY [CL/CH]						
6												
7		3-3-4	7									
8		3-3-3	6				56	31	44	26		
9												
10		2-2-3	5									
11												
12												
13												
14												
15		2-3-4	7			Loose green and orange very clayey SAND to sandy CLAY [SC/CH]						
16												
17												
18												
19												
20		2-3-3	6									
21												
22												
23						Medium dense tan and orange clayey SAND [SC]						
24												
25		7-7-8	15			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-6

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-5** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 94' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/25/26
EST. W.S.W.T. (ft): 5.5

DATE STARTED: 2/25/26
DATE FINISHED: 2/25/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		2-2-2	4			Very loose orange SAND [SP]						
3												
4		1-1-1	2									
5		1/12"-1	1	▽								
6												
7		1-1-2	3			Very loose orange silty-clayey SAND [SM-SC]						
8		1-1-3	4									
9												
10		4-3-3	6									
11												
12						Medium dense tan and orange clayey SAND [SC]						
13												
14												
15		5-6-8	14									
16												
17						Medium dense light brown and orange clayey SAND [SC]						
18												
19												
20		5-5-5	10									
21												
22						Stiff green and orange CLAY [CH]						
23												
24												
25		4-6-6	12									
						Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-7

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-6** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/26/26
EST. W.S.W.T. (ft): 5.5

DATE STARTED: 2/26/26
DATE FINISHED: 2/26/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light brown and orange SAND, with silt [SP-SM]						
2		1-2-2	4									
3						Very loose light orange SAND [SP]						
4		2-1-1	2									
5		1-2-2	4	▽		Loose orange and tan SAND, with silt [SP-SM]						
6												
7		1-2-2	4			Loose orange clayey SAND [SC]						
8												
9		3-4-3	7									
10		4-4-3	7									
11												
12												
13												
14						Stiff green and orange CLAY [CH]						
15		2-4-6	10									
16												
17												
18												
19												
20		2-3-5	8									
21												
22						Medium dense orange clayey SAND [SC], with lenses of clay						
23												
24												
25		4-6-8	14			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-8

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-7** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/26/26
EST. W.S.W.T. (ft): 2.5

DATE STARTED: 2/26/26
DATE FINISHED: 2/26/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1	X					Very loose light brown and orange SAND, with silt [SP-SM]						
2	X	2-2-1	3	▽								
3	X					Very loose orange silty SAND [SM]						
4	X	2-1-2	3			Loose orange clayey SAND [SC]						
5	X	2-3-4	7									
6	X					Medium dense brown and orange clayey SAND [SC]						
7	X	3-4-5	9									
8	X	5-5-5	10				17	12				
9	X											
10	X	6-6-7	13									
11												
12						Stiff green and orange CLAY [CH]						
13												
14	X					Medium dense tan and orange very clayey SAND [SC]						
15	X	2-6-7	13									
16												
17						Medium dense tan and orange clayey SAND [SC], with lenses of clay						
18												
19	X											
20	X	4-4-6	10									
21												
22						Stiff green and orange CLAY [CH]						
23												
24	X											
25	X	5-9-10	19									
						Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC [illegible] - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-9

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-8** SHEET: **1 of 1**

SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/26/26
EST. W.S.W.T. (ft): 2.5

DATE STARTED: 2/26/26
DATE FINISHED: 2/26/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose light brown and orange SAND, with silt [SP-SM]						
2		2-2-1	3	▽								
3												
4		2-1-1	2			Loose orange clayey SAND [SC]						
5												
6		1-2-3	5									
7		3-3-5	8			Medium dense light brown and orange clayey SAND [SC]						
8												
9		3-5-5	10									
10		4-5-4	9									
11												
12						Stiff green and orange CLAY [CH]						
13												
14												
15		3-4-6	10				79	44	57	37		
16												
17						Medium dense green and orange very clayey SAND to sandy CLAY [SC/CH]						
18												
19												
20		3-5-5	10									
21												
22												
23												
24						Stiff green and orange CLAY [CH]						
25		5-6-6	12			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-10

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-9** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 90' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1	X					Loose to very loose tan and orange SAND, with silt [SP-SM]						
2	X	2-1-2	3				9	5			13	
3	X											
4	X	1-1-2	3	▽								
5	X	1-1-1	2			Very loose to loose orange, light brown and gray clayey SAND [SC]						
6	X											
7	X	1-4-4	8									
8	X	5-5-5	10			Medium dense orange and tan clayey SAND [SC]						
9	X											
10	X	5-6-7	13									
11												
12												
13						Very stiff green, gray and orange sandy CLAY [CH]						
14	X											
15	X	3-6-9	15									
16												
17												
18												
19	X											
20	X	5-6-8	14			Boring Terminated at 20'						

NEW LOG - BORING LOG WM SC 9-472 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

UES

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-11

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-10** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 92' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/19/26
EST. W.S.W.T. (ft): 2.5

DATE STARTED: 2/19/26
DATE FINISHED: 2/19/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		1-2-2	4	▽			11	6				
3												
4		2-1-2	3			Loose to medium dense orange clayey SAND [SC]						
5												
6		2-4-4	8				21	15				
7		6-6-7	13			Very stiff orange and gray sandy CLAY [CH], trace cemented sand						
8		4-7-10	17									
9												
10		5-5-7	12									
11												
12						Medium dense green and brown very clayey SAND [SC]						
13												
14												
15		3-4-6	10									
16												
17						Medium dense orange and tan very clayey SAND [SC]						
18												
19												
20		4-4-5	9			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 2017 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-12

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-11** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/19/26
EST. W.S.W.T. (ft): 3

DATE STARTED: 2/19/26
DATE FINISHED: 2/19/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light brown and light orange SAND, with silt [SP-SM]						
2		1-2-1	3			Loose light orange SAND, with silt [SP-SM]	10	4				
3				▽								
4		1-2-2	4			Loose orange clayey SAND [SC]						
5		2-3-4	7			Medium dense orange and gray very clayey SAND to sandy CLAY [SC/CH]						
6												
7		3-4-6	10									
8		4-5-7	12									
9												
10		5-6-7	13									
11						Medium dense gray and orange clayey SAND [SC]						
12												
13												
14												
15		3-5-6	11									
16												
17												
18												
19												
20		3-3-5	8			Stiff green and orange sandy CLAY [CH], trace cemented sand						
						Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

UES

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-13

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-12** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 94' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/19/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/19/26
DATE FINISHED: 2/19/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose light brown SAND, with silt [SP-SM]						
2		1-2-2	4			Loose to very loose light brown and orange SAND, with silt [SP-SM]						
3												
4		1-1-1	2	▽			9	4			13	
5		2-1-1	2			Loose to medium dense orange clayey SAND [SC]						
6												
7		2-3-4	7									
8		5-5-5	10									
9												
10		7-6-6	12									
11												
12												
13						Medium dense orange and gray very clayey SAND [SC]						
14												
15		6-6-10	16									
16												
17						Gray and green clayey SAND [SC]						
18												
19						Stiff green and orange sandy CLAY [CH]						
20		3-4-6	10			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 2022 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-14

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-13** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 97' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose orange SAND, with silt [SP-SM]						
2		1-2-2	4									
3												
4		1-2-1	3	▽			9	3			13	
5		1-1-1	2			Loose orange silty-clayey SAND [SM-SC]						
6												
7		1-2-2	4				15	7				
8		1-2-2	4									
9						Medium dense tan, gray and orange very clayey SAND [SC]						
10		3-5-6	11									
11												
12												
13												
14												
15		4-6-7	13									
16												
17						Medium dense tan and orange clayey SAND [SC]						
18												
19												
20		5-7-9	16			Boring Terminated at 20'						

NEW LOGS BORING LOG WM SC 2021 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

UES

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-15

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-14** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 101' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose orange SAND, with silt [SP-SM]						
2		1-2-1/12"	1/12"									
3												
4		1/12"	1/12"	▽			11	5			9	
5		WOH-1	1			Loose orange silty-clayey SAND [SM-SC]						
6												
7		1-2-2	4									
8		2-2-2	4									
9												
10		3-2-2	4									
11												
12												
13												
14												
15		4-5-6	11									
16												
17												
18						Stiff orange and gray sandy CLAY [CH]						
19												
20		3-6-7	13			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-16

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-15** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 90' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/23/26
EST. W.S.W.T. (ft): 6.5

DATE STARTED: 2/23/26
DATE FINISHED: 2/23/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		1-2-3	5									
3												
4		2-2-2	4									
5		2-2-3	5									
6				▽								
7		2-2-3	5									
8		2-3-3	6			Loose orange clayey SAND [SC]						
9						Loose light orange and light brown clayey SAND [SC]						
10		4-3-3	6									
11												
12						Medium dense brown, tan and orange very clayey SAND [SC]						
13												
14												
15		4-6-7	13									
16												
17												
18												
19												
20		3-5-6	11			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 06102 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-17

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-16** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 94'(est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 4.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose orange SAND, with silt [SP-SM]						
2		2-4-2	6									
3												
4		1-1-1	2	▽								
5		2-2-3	5									
6						Loose orange silty-clayey SAND [SM-SC]						
7		2-2-3	5				16	7				
8		3-3-3	6									
9												
10		3-2-3	5									
11												
12												
13												
14						Loose gray very clayey SAND [SC]						
15		4-5-8	13									
16												
17						Green and orange CLAY [CH]						
18												
19						Medium dense light green and orange very clayey SAND tosandy CLAY [SC/CH]						
20		2-5-7	12			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 9-4-12 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-18

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-17** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 97' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 11

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		3-2-2	4									
3						Very loose to loose orange SAND, with silt [SP-SM]						
4		1-1-1/12"	1/12"									
5		1-2	3									
6												
7		1-2-1	3									
8		1-2-2	4									
9												
10		1-1-1	2									
11				▽								
12						Very stifff green and orange CLAY [CH]						
13												
14												
15		3-7-9	16									
16												
17												
18												
19						Medium dense tan and orange very clayey SAND tosandy CLAY [SC/CH]						
20		3-6-5	11			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 0412 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

UES

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-19

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-18** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 94' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 7.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		1-2-1	3				10	12				4
3						Very loose orange SAND, with silt [SP-SM]						
4		1-1-1	2									
5												
6		1/12"-1	1									
7		2-1-2	3	▽								
8												
9		2-2-2	4			Medium dense orange silty-clayey SAND [SM-SC]						
10		3-4-5	9									
11												
12						Loose light orange and orange clayey SAND [SC]						
13												
14												
15		4-4-3	7									
16												
17												
18						Loose gray and orange very clayey SAND [SC]						
19												
20		2-3-4	7			Boring Terminated at 20'						

NEW LOG - HOLDING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

UES

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-20

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-19** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 96' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 6.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		2-2-2	4									
3						Loose orange SAND, with silt [SP-SM]						
4		1-2-1	3									
5												
6		2-1-2	3	▽								
7		1-1-2	3									
8						Medium dense orange and gray very clayey SAND to sandy CLAY SC/CH]						
9		3-3-6	9									
10		6-6-9	15									
11												
12						Stiff green and orange CLAY [CH]						
13												
14												
15		4-6-7	13									
16												
17						Medium dense tan and orange very clayey SAND [SC]						
18												
19												
20		4-5-9	14									
						Boring Terminated at 20'						

NEW LOGS\BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-21

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-20** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 93' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/23/26
EST. W.S.W.T. (ft): 3.5

DATE STARTED: 2/23/26
DATE FINISHED: 2/23/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose brown and orange silty SAND [SM]						
2		2-1-1	2				14	8				
3				▽		Very loose light orange SAND, with silt [SP-SM]						
4		1/12"-WOH	WOH									
5		1-1-1	2			Very loose to loose orange silty-clayey SAND [SM-SC]						
6												
7		2-2-3	5									
8		2-3-2	5									
9												
10		3-3-3	6									
11						Loose orange silty SAND [SM], withclay						
12												
13												
14												
15		2-3-2	5									
16												
17						Loose light orange and orange clayey SAND [SC]						
18												
19												
20		3-3-3	6			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 9MAR2 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-22

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-21** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 93' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 3.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose brown and orange SAND, with silt [SP-SM]						
2		2-1-1	2			Very loose light orange SAND, with silt [SP-SM]						
3				▽								
4		1-1-1	2									
5						Very loose orange clayey SAND [SC]						
6		1-1-1	2									
7		1-2-2	4			Loose orange very clayey SAND [SC]						
8		2-2-4	6			Loose light orange and orange very clayey SAND [SC]						
9												
10		3-4-5	9									
11												
12						Stiff green and orange CLAY [CH]						
13												
14												
15		4-5-6	11			Loose light tan clayey SAND [SC]						
16												
17												
18												
19												
20		2-5-6	11			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

UES

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-23

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-22** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 92' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4.5

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		2-3-2	5									
3												
4		1-2-2	4	▽								
5		3-4-4	8			Medium dense orange clayey SAND [SC]						
6												
7		6-7-7	14									
8		7-5-6	11									
9												
10		6-5-6	11									
11												
12												
13												
14						Medium dense green and orange very clayey SAND to sandy CLAY [SC/CH]						
15		4-4-7	11									
16												
17						Medium dense orange and tan very clayey SAND [SC], with limerock fragments						
18												
19												
20		5-4-5	9			Boring Terminated at 20'						

NEW LOGS BORING LOG WM SC 9-24.2 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-24

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-23** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 3

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown silty SAND [SM]						
1												
2		2-2-2	4			Loose light orange SAND, with silt [SP-SM]	13	8				3
3				▽								
4		2-2-3	5			Medium dense orange clayey SAND [SC]						
5												
		5-5-9	14			Very stiff to stiff green and orange sandy CLAY [CH]	35	15				
6												
7		6-7-9	16									
8		5-6-6	12									
9												
10		3-5-5	10									
11												
12						Medium dense orange and tan clayey SAND [SC]						
13												
14												
15		7-14-15	29									
16												
17												
18												
19												
20		7-7-8	15			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-25

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-24** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 1.5

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1				▽		Loose light orange silty SAND [SM]						
2		2-3-4	7			Loose to medium dense light orange clayey SAND [SC]						
3												
4		6-5-5	10				34	15	32	11		
5												
		6-5-5	10									
6												
7		4-5-5	10			Medium dense tan and light orange clayey SAND [SC]						
8		5-4-4	8									
9												
10		4-5-5	10									
11												
12						Medium dense tan and orange clayey SAND [SC]						
13												
14												
15		5-6-7	13									
16												
17												
18						Stiff green and orange sandy CLAY [CH]						
19												
20		5-6-50/1.25"	50/1.25"			Hard green CLAY [CH], with limestone fragments						
						Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-26

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-25** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 87' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/23/26
EST. W.S.W.T. (ft): 5

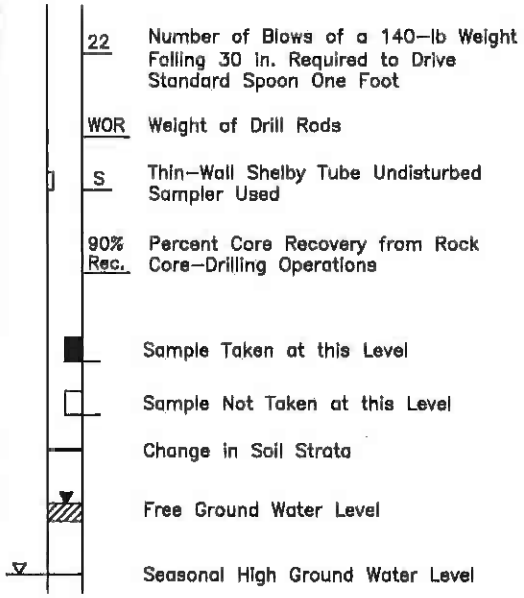
DATE STARTED: 2/23/26
DATE FINISHED: 2/23/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		1-2-2	4									
3												
4		1-2-1	3			Loose light orange and tan SAND, with silt [SP-SM]						
5				▽								
6		1-2-2	4			Medium dense orange clayey SAND [SC]						
7		2-3-5	8									
8		4-4-5	9									
9												
10		4-5-4	9									
11												
12						Medium dense tan and orange very clayey SAND [SC]						
13												
14												
15		4-5-6	11									
16												
17												
18												
19						Stiff orange sandy CLAY [CH]						
20		3-4-5	9			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 2402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

KEY TO BORING LOGS

SYMBOLS



GRANULAR MATERIALS

Relative Density	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Loose	Less than 4	Less than 3
Loose	4–10	3–8
Medium Dense	10–30	8–24
Dense	30–50	24–40
Very Dense	>50	>40

COHESIVE MATERIALS

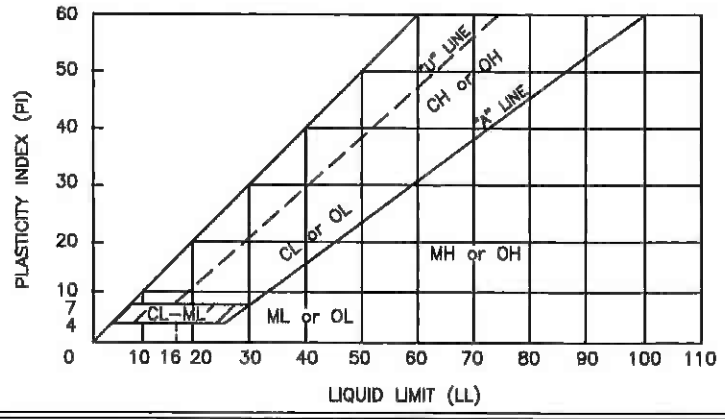
Consistency	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Soft	Less than 2	Less than 1
Soft	2–4	1–3
Firm	4–8	3–6
Stiff	8–15	6–12
Very Stiff	15–30	12–24
Hard	>30	>24

UNIFIED CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 200 sieve	CLEAN GRAVELS	GW	Well–graded gravels and gravel–sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel–sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels, gravel–sand–silt mixtures
			GC	Clayey gravels, gravel–sand–clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well–graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand–silt mixtures
			SC	Clayey sands, sand–clay mixtures
FINE-GRAINED SOILS 50% or more passes No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts
			CH	Inorganic clays or high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly organic Soils			PT	Peat, muck and other highly organic soils

* Based on the material passing the 3–in. (75mm) sieve.

PLASTICITY CHART



BORING	LATITUDE (DMS)	LONGITUDE (DMS)	ELEVATION
B-1	29° 48' 14.90" N	82° 32' 14.55" W	101 (EST)
B-2	29° 48' 12.55" N	82° 32' 14.60" W	104 (EST)
B-3	29° 48' 13.80" N	82° 32' 17.10" W	98 (EST)
B-4	29° 48' 15.35" N	82° 32' 19.80" W	93 (EST)
B-5	29° 48' 13.10" N	82° 32' 20.15" W	94 (EST)
B-6	29° 48' 20.85" N	82° 32' 20.35" W	91 (EST)
B-7	29° 48' 21.75" N	82° 32' 20.10" W	91 (EST)
B-8	29° 48' 22.45" N	82° 32' 20.05" W	91 (EST)
B-9	29° 48' 18.75" N	82° 32' 23.70" W	90 (EST)
B-10	29° 48' 15.35" N	82° 32' 24.15" W	92 (EST)
B-11	29° 48' 11.45" N	82° 32' 23.90" W	91 (EST)
B-12	29° 48' 8.30" N	82° 32' 21.30" W	94 (EST)
B-13	29° 48' 10.80" N	82° 32' 18.50" W	97 (EST)
B-14	29° 48' 7.90" N	82° 32' 16.05" W	101 (EST)
B-15	29° 48' 21.75" N	82° 32' 18.15" W	90 (EST)
B-16	29° 48' 18.10" N	82° 32' 13.00" W	94 (EST)
B-17	29° 48' 16.30" N	82° 32' 13.45" W	97 (EST)
B-18	29° 48' 18.60" N	82° 32' 15.90" W	94 (EST)
B-19	29° 48' 16.60" N	82° 32' 16.45" W	96 (EST)
B-20	29° 48' 19.00" N	82° 32' 18.80" W	93 (EST)
B-21	29° 48' 17.00" N	82° 32' 19.30" W	93 (EST)
B-22	29° 48' 14.25" N	82° 32' 21.75" W	92 (EST)
B-23	29° 48' 17.25" N	82° 32' 22.35" W	91 (EST)
B-24	29° 48' 19.50" N	82° 32' 21.80" W	91 (EST)
B-25	29° 48' 21.20" N	82° 32' 24.95" W	87 (EST)

APPENDIX C

LABORATORY TEST DATA
DESCRIPTION OF LABORATORY TESTING PROCEDURES
DESCRIPTION OF FIELD TESTING PROCEDURES

SUMMARY OF LABORATORY RESULTS

PROJECT: \

REPORT: 2162758

CLIENT: Rise Partners

March 2, 2026

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-2	8	Light Orange very Clayey Sand to Sandy Clay	SS	24	39	19								39		SC/CH
B-4	8	Green & Orange Sandy Clay	SS	31	44	26								56		CLCH
B-7	8	Brown & Orange Clayey Sand	SS	12										17		SC
B-8	14	Green & Orange Clay	SS	44	57	37								79		CH
B-9	2	Tan & Orange Sand, with silt	SS	5			13							9		SP-SM
B-10	2	Light Orange Sand, with silt	SS	6					100	100	95	81	32	11		SP-SM
B-10	6	Orange Clayey Sand	SS	15					99	97	91	75	40	21		SC
B-11	3	Light Orange Sand, with silt	SS	4					100	100	96	77	30	10		SP-SM
B-12	4	Light Brown & Orange Sand, with silt	SS	4			13							9		SP-SM
B-13	4	Orange Sand, with silt	SS	3			13							9		SP-SM
B-13	7	Orange Silty-Clayey Sand	SS	7					98	97	93	73	30	15		SM-SC
B-14	4	Orange Sand, with silt	SS	5			9							11		SP-SM
B-16	6	Orange Silty-Clayey Sand	SS	7										16		SM-SC
B-18	1	Brown & Orange Sand, with silt	SS	12				4						10		SP-SM
B-20	1	Brown & Orange Silty Sand	SS	8										14		SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

UES

SUMMARY OF LABORATORY RESULTS

PROJECT: '

REPORT: 2162758

CLIENT: Rise Partners

March 2, 2026

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-23	1	Brown Silty Sand	SS	8				3						13		SM
B-23	5	Orange Clayey Sand	SS	15										35		SC
B-24	4	Light Orange Clayey Sand	SS	15	32	11								34		SC

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	CORROSION SERIES				SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					RESITIVITY (Ω*cm)	SULFATE	CHLORIDE	pH	No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-5	1 – 2	Brown Sand, with silt	-	-	20,000	3	0	6.44						-		SP-SM
B-8	1 – 2	Brown Sand, with silt	-	-	24,000	12	30	6.34						-		SP-SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

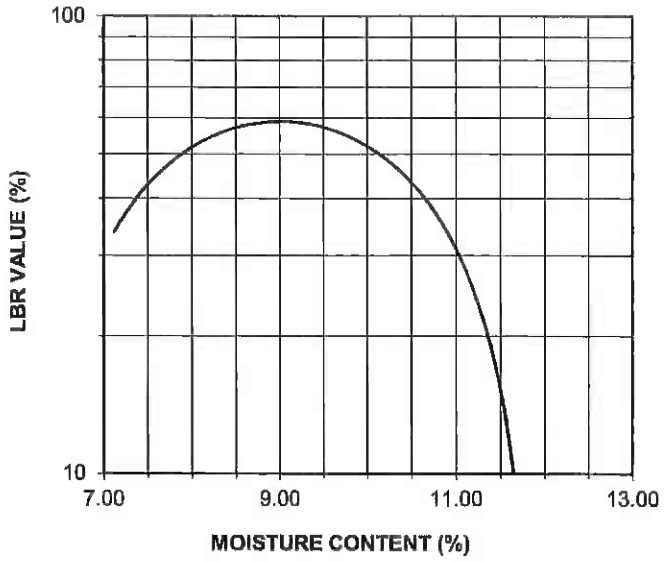
LIMEROCK BEARING RATIO TEST RESULTS
(FM 5-515)

TESTED FOR: Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

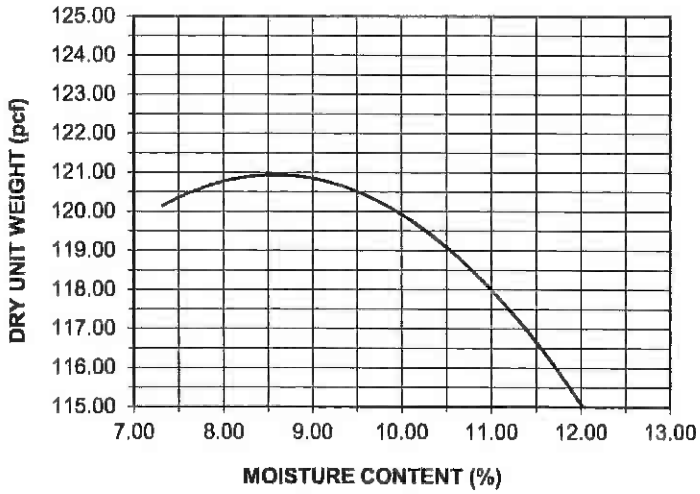
PROJECT: Alachua Commercial Development
US 441 & NW 188th St.
Alachua County

DATE TESTED: February 23, 2026 **REPORT NO:** 2162758

SAMPLE LOCATION: B-20
SOIL DESCRIPTION: Brown Silty Sand

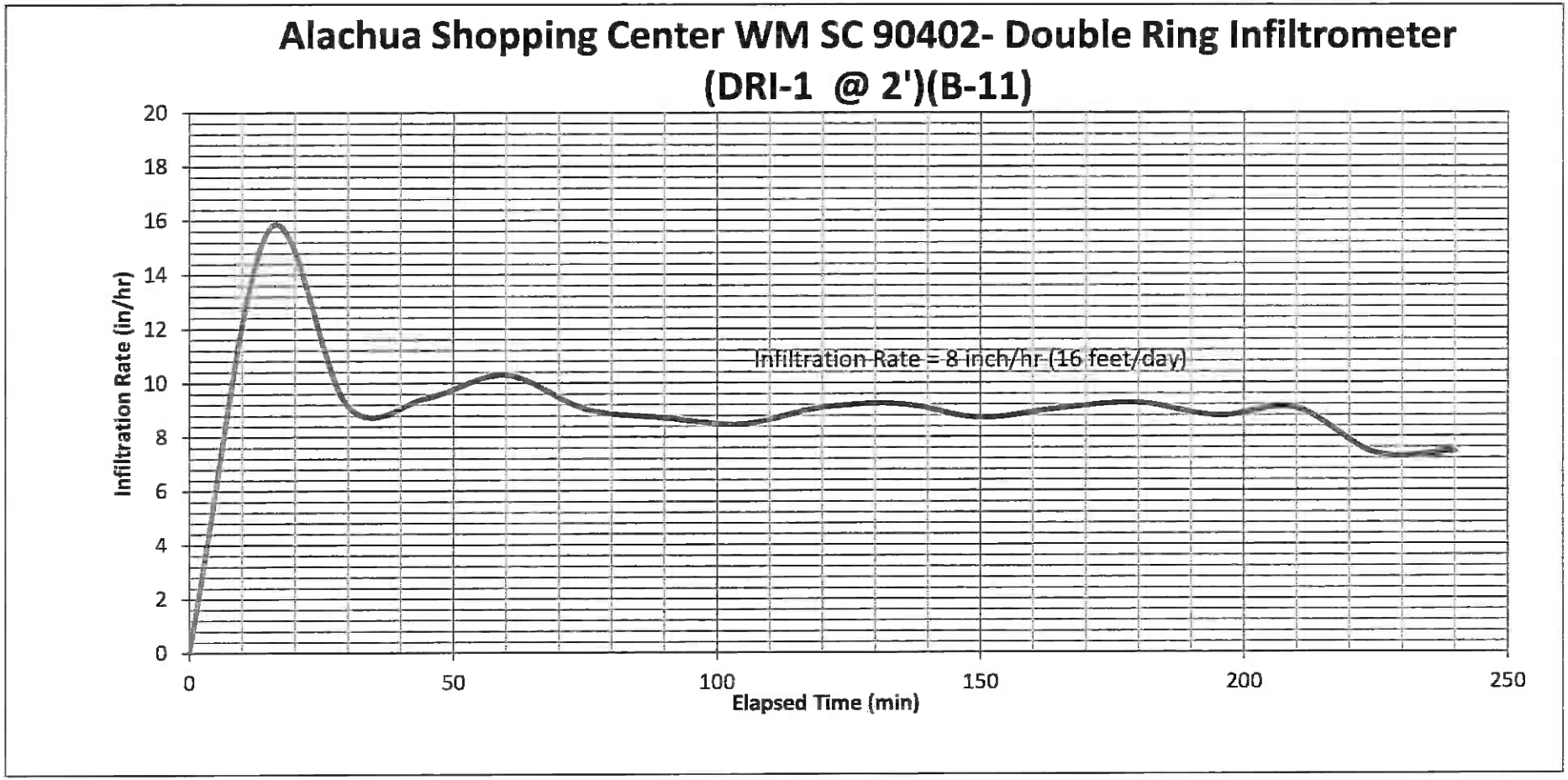


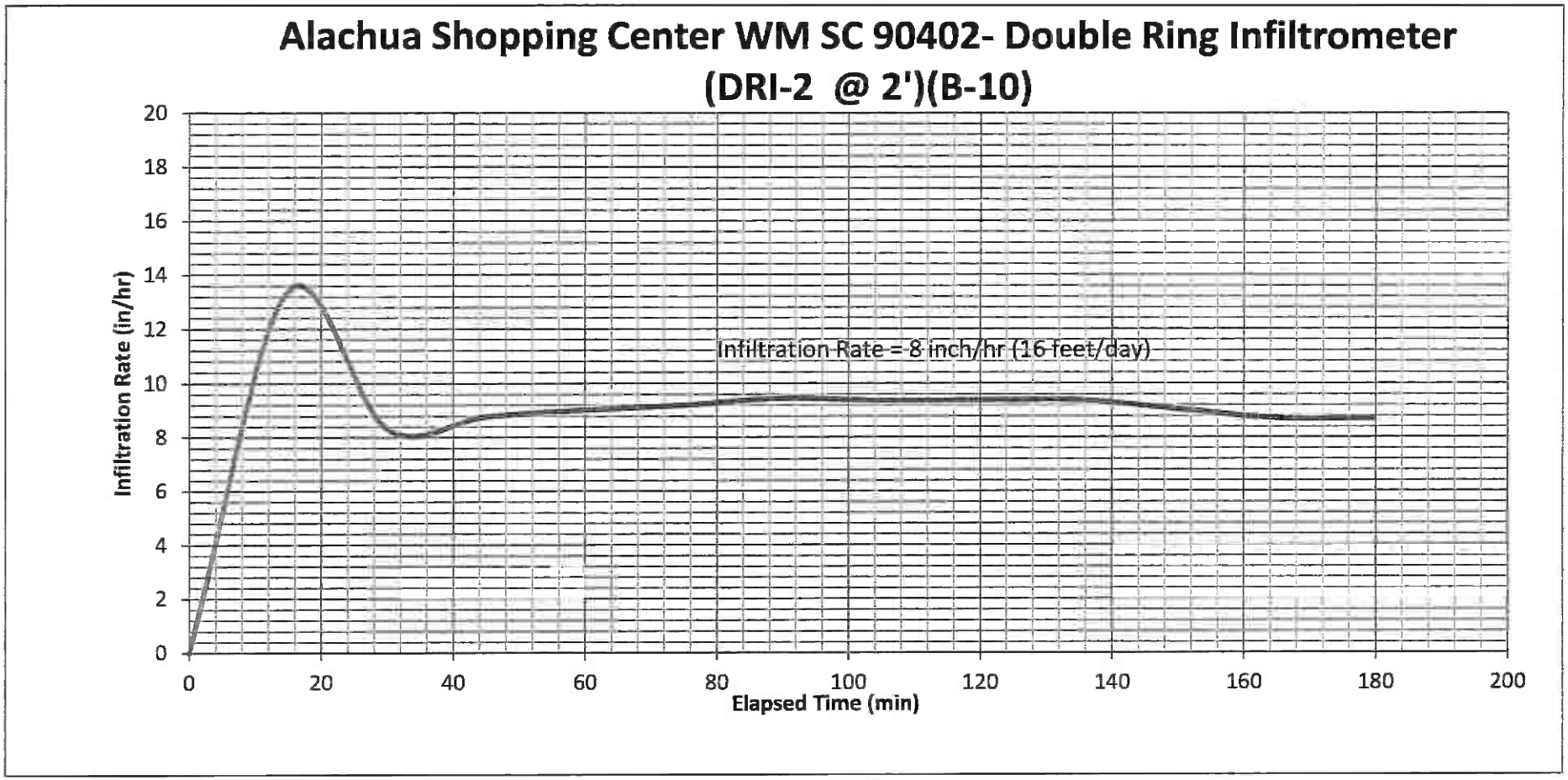
PROJECT LBR REQUIREMENT: **40** LBR VALUE: **59**



OPT MOISTURE: **8.5** MAX DENSITY: **121.0**

UES PROFESSIONAL SOLUTIONS
4475 S.W. 35TH TERRACE, GAINESVILLE, FL. 32608
(352)372-3392 (352)336-7914 (FAX)


Alachua Shopping Center WM SC 90402- Double Ring Infiltrometer
(DRI-1 @ 2')(B-11)
Infiltration Rate (in/hr)
20
18
16
14
12
10
8
6
4
2
0
0
50
100
150
200
250
Elapsed Time (min)
Infiltration Rate = 8 inch/hr (16 feet/day)


Alachua Shopping Center WM SC 90402- Double Ring Infiltrometer
(DRI-2 @ 2')(B-10)
Infiltration Rate (in/hr)
Elapsed Time (min)
Infiltration Rate = 8 inch/hr (16 feet/day)
0
2
4
6
8
10
12
14
16
18
20
0
20
40
60
80
100
120
140
160
180
200

To
UES Gainesville
4475 SW 35th Terrace
Gainesville FL, 32605

Tel: (352)562-2295

ESuarez@teamues.com

UF UNIVERSITY of FLORIDA IFAS

UF/IFAS Analytical Services Laboratories
UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Landscape And Vegetable Garden Test Report

To:
UES Gainesville
4475 SW 35th Terrace
Gainesville FL, 32605
Tel: (352)562-2295
ESuarez@teamues.com

For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-18 Set Number: E89168 Lab Number: E227905

Crop: **Bahiagrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	25	HIGH	Sulfur (S)	5.4	*For these nutrients see directions on the following pages
Potassium (K)	35		Copper (Cu)	0.6	
Magnesium (Mg)	36		Manganese (Mn)	0.6	
			Zinc (Zn)	2.1	
			Boron (B)	0.0	
Calcium (Ca)	427	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: Bahiagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**1-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: Bahiagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

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Landscape And Vegetable Garden Test Report

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For more information contact:
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Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-18 Set Number: E89168 Lab Number: E227905

Crop: **Bermudagrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 6.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	25	HIGH	Sulfur (S)	5.4	*For these nutrients see directions on the following pages
Potassium (K)	35		Copper (Cu)	0.6	
Magnesium (Mg)	36		Manganese (Mn)	0.6	
			Zinc (Zn)	2.1	
			Boron (B)	0.0	
Calcium (Ca)	427	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: Bermudagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**3-5**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Directions

Sample Number: 227905 **Crop: Bermudagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

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Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-18 Set Number: E89168 Lab Number: E227905

Crop: **Centipedegrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7	This is the pH of your sample in water medium
A-E Buffer Value: N/A	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**25**	**HIGH**	**Sulfur (S)**	**5.4**	***For these nutrients see directions on the following pages**
Potassium (K)	**35**		**Copper (Cu)**	**0.6**	
Magnesium (Mg)	**36**		**Manganese (Mn)**	**0.6**	
			Zinc (Zn)	**2.1**	
			Boron (B)	**0.0**	
Calcium (Ca)	**427**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Centipedegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**0.4-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: Centipedegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

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Client Identification: B-18
Crop: **St. Augustinegrass Lawn**

Set Number: E89168 Lab Number: E227905

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 6.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	25	HIGH	Sulfur (S)	5.4	*For these nutrients see directions on the following pages
Potassium (K)	35		Copper (Cu)	0.6	
Magnesium (Mg)	36		Manganese (Mn)	0.6	
			Zinc (Zn)	2.1	
			Boron (B)	0.0	
Calcium (Ca)	427	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: St. Augustinegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**2-4**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertillzer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: St. Augustinegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

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Tel: 352-955-2402

Client Identification: B-18 Set Number: E89168 Lab Number: E227905

Crop: **Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7	This is the pH of your sample in water medium
A-E Buffer Value: N/A	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**25**	**HIGH**	**Sulfur (S)**	**5.4**	***For these nutrients see directions on the following pages**
Potassium (K)	**35**		**Copper (Cu)**	**0.6**	
Magnesium (Mg)	**36**		**Manganese (Mn)**	**0.6**	
			Zinc (Zn)	**2.1**	
			Boron (B)	**0.0**	
Calcium (Ca)	**427**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora

Lime:	**0.00**	**lbs per 1000 sq. ft.**
Nitrogen(N):	**1.10**	**lbs per 1000 sq. ft.**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft.**
Potassium(K_2O):	**0.70**	**lbs per 1000 sq. ft.**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft.**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

General

- Indicated fertilizer rates, coupled with nutrients already in the soil, will satisfy the crop-nutrient requirement for the current growing season.

Fertilizer and water management are linked. Maximum fertilizer efficiency is achieved only with close attention to water management. Supply only enough irrigation water to satisfy plant requirements and minimize leaching conditions.

- Established trees (more than 3 to 5 years since transplanting) do not need routine fertilization.

For recently-planted trees, broadcast fertilizer within a circle 1.5 times the dripline diameter.

- Broadcast P_2O_5 either in one application or as half the recommended rate in each of two applications during the growing season. To minimize leaching losses, broadcast N and K_2O in small increments throughout the growing season. Schedule one application every 12 weeks (three times per growing season), adding 33% of the recommended rate of N and K_2O at each application. To insure equal coverage when fertilizer rates are small, blend all compatible fertilizers.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

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Tel: 352-955-2402

Client Identification: B-23
Crop: **Bahiagrass Lawn**

Set Number: E89168 Lab Number: E227906

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.4 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	35	HIGH	Sulfur (S)	3.3	*For these nutrients see directions on the following pages
Potassium (K)	22		Copper (Cu)	3.3	
Magnesium (Mg)	25		Manganese (Mn)	0.4	
			Zinc (Zn)	2.2	
			Boron (B)	0.0	
Calcium (Ca)	400	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: Bahiagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**1-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Directions

Sample Number: 227906 **Crop: Bahiagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

This data report has been issued on the authority of Dr. Franta Majs, Laboratory Director, and Mrs. Nancy Wilkinson, QA Officer, in support of Florida Cooperative Extension Service.

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22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-23
Crop: **Bermudagrass Lawn**

Set Number: E89168 Lab Number: E227906

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 6.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.4 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	35	HIGH	Sulfur (S)	3.3	*For these nutrients see directions on the following pages
Potassium (K)	22		Copper (Cu)	3.3	
Magnesium (Mg)	25		Manganese (Mn)	0.4	
			Zinc (Zn)	2.2	
			Boron (B)	0.0	
Calcium (Ca)	400	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: Bermudagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**3-5**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: Bermudagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

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Tel: 352-955-2402

Client Identification: B-23
Crop: **Centipedegrass Lawn**

Set Number: E89168 Lab Number: E227906

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.4 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	35	HIGH	Sulfur (S)	3.3	*For these nutrients see directions on the following pages
Potassium (K)	22		Copper (Cu)	3.3	
Magnesium (Mg)	25		Manganese (Mn)	0.4	
			Zinc (Zn)	2.2	
			Boron (B)	0.0	
Calcium (Ca)	400	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: Centipedegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**0.4-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: Centipedegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

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Tel: 352-955-2402

Client Identification: B-23 Set Number: E89168 Lab Number: E227906

Crop: **St. Augustinegrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 6.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.4 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	35	HIGH	Sulfur (S)	3.3	*For these nutrients see directions on the following pages
Potassium (K)	22		Copper (Cu)	3.3	
Magnesium (Mg)	25		Manganese (Mn)	0.4	
			Zinc (Zn)	2.2	
			Boron (B)	0.0	
Calcium (Ca)	400	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: St. Augustinegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**2-4**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Directions

Sample Number: 227906 **Crop: St. Augustinegrass Lawn**

General

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Sulfur

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  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

This data report has been issued on the authority of Dr. Franta Majs, Laboratory Director, and Mrs. Nancy Wilkinson, QA Officer, in support of Florida Cooperative Extension Service.

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Client Identification: B-23 Set Number: E89168 Lab Number: E227906

Crop: **Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.4 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

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Phosphorus (P)	35	HIGH	Sulfur (S)	3.3	*For these nutrients see directions on the following pages
Potassium (K)	22		Copper (Cu)	3.3	
Magnesium (Mg)	25		Manganese (Mn)	0.4	
			Zinc (Zn)	2.2	
			Boron (B)	0.0	
Calcium (Ca)	400	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora

Lime:	**0.00**	**lbs per 1000 sq. ft.**
Nitrogen(N):	**1.10**	**lbs per 1000 sq. ft.**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft.**
Potassium(K_2O):	**0.70**	**lbs per 1000 sq. ft.**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft.**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

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Directions

Sample Number: 227906 **Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

General

- Indicated fertilizer rates, coupled with nutrients already in the soil, will satisfy the crop-nutrient requirement for the current growing season.

Fertilizer and water management are linked. Maximum fertilizer efficiency is achieved only with close attention to water management. Supply only enough irrigation water to satisfy plant requirements and minimize leaching conditions.

- Established trees (more than 3 to 5 years since transplanting) do not need routine fertilization.

For recently-planted trees, broadcast fertilizer within a circle 1.5 times the dripline diameter.

- Broadcast P2O5 either in one application or as half the recommended rate in each of two applications during the growing season. To minimize leaching losses, broadcast N and K2O in small increments throughout the growing season. Schedule one application every 12 weeks (three times per growing season), adding 33% of the recommended rate of N and K2O at each application. To insure equal coverage when fertilizer rates are small, blend all compatible fertilizers.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

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GUIDANCE ON MICRONUTRIENTS

The IFAS Extension Soil Testing Laboratory currently offers a soil test for four micronutrients, copper (Cu), manganese (Mn), zinc (Zn), and boron (B). Interpretations in terms of plant needs of the particular nutrients are still quite tentative. They are presented here with the understanding that other criteria such as crop production records and observation of deficiency symptoms should be used along with the test results in reaching the management decision concerning micronutrient fertilization.

Interpretation of extractable Cu, Mn, Zn, and B depends on the soil pH. The critical soil levels for these nutrients increase with pH for crops grown on acid sandy soils of Florida. Micronutrient availability in the alkaline pH range is better evaluated with a plant tissue test or with soil test extractants developed especially for alkaline soils.

Indiscriminate use of micronutrient soil tests should be avoided. However, if plant performance has been less than optimum in the past and the soil test levels are below those shown in the tables, fertilization with the respective micronutrients may be indicated.

COPPER

In Florida, Cu deficiencies have been generally confined to soils high in organic matter and so-called "new ground" just coming into cultivation in the flatwood areas. Known Cu phytotoxicity occurs in citrus groves and vegetable crop areas where Cu applied in fungicides and fertilizers has accumulated in the soil over the years. Liming to pH 7.0 is the simplest means of overcoming phytotoxicity.

Table 1 provides guidelines for interpreting the IFAS Micronutrient Soil Test values for extractable Cu in mineral soils. Dilute acids are poor extractants of Cu on organic soils and do not give reliable estimates of crop responses. The IFAS Soil Testing Lab does not presently provide a Cu soil test for organic soils.

Application of 3 to 5 pounds elemental Cu per acre (as copper sulfate or finely ground copper oxide) will correct Cu deficiencies in most crops growing on mineral soils. Mixing these Cu sources with macronutrient fertilizers presents no agronomic problems, provided segregation of the materials is avoided. A single Cu application may be sufficient for several years. Do not repeat this application until soil or tissue tests indicate a need for Cu. Copper added to soil is there "forever" and Florida already has too many cases of soils with phytotoxic levels of Cu. Fertilizer Cu should not be applied to mineral soils where Cu will be used as a pesticide.

Table 1. Tentative interpretation of extractable Cu in mineral soils

	Soil pH Minerals Soils Only		
	5.5-6.0	6.0-6.5	6.5-7.0
	ppm		
Level below which there may be a crop response to applied Cu	0.1-0.3	0.3-0.5	0.5*
Level above which Cu phytotoxicity may occur	2.0-3.0	3.0-5.0	5.0**

*If in doubt about copper nutrition of crop, get a tissue test

MANGANESE

There has been some success in predicting crop response to fertilizer Mn with extractable Mn. Lack of success in some cases has resulted from the complex nature of soil Mn and the many factors that affect its uptake by plants. Levels in table 2 are suggested as a guide for interpreting extractable Mn in mineral and organic soils.

Application of 8 to 10 pounds elemental Mn (as manganese sulfate or manganese oxide) per acre in banded fertilizer is recommended when the soil test levels are below those shown in Table 2. Broadcast applications are less effective and the rate should be increased to 20 or 30 pounds Mn if the fertilizer is broadcast. Uptake of Mn is generally best when Mn is banded with acid forming fertilizers. Field crops most likely to give a yield response to applied Mn in Florida are soybeans, small grains, and irrigated corn. Sugarcane grown on organic soils having pHs above 6.5 will also respond to banded Mn fertilizer.

ZINC

Table 2 presents a guide to interpretation of extractable Zn in both mineral and organic soils. Where Zn fertilization is needed, application rates may vary considerably with crop and Zn source but generally are around 5 to 10 pounds Zn per acre. For tree crops, use tissue tests to determine if Zn fertilization is needed, and it is known that no Zn is applied in the spray program.

Table 2. Interpretive guide to extractable Mn and Zn

	Soil pH Minerals Soils Only		
	5.5-6.0	6.0-6.5	6.5-7.0
	ppm		
Level below which there may be a crop response to applied Mn	3-5	5-7	7-9
Level below which there may be a crop response to applied Zn	0.5	0.5-1.0	1.0-3.0

The critical values shown in Table 2 are higher than those used in other states of the Southeastern U.S. and reflect a significant "margin of safety" in interpretation of the test results. These critical levels may be modified as results from field trials justify such changes.

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BORON

A Mehlich 3-extractable B soil test of 0.05 ppm or higher is considered adequate for most crops grown in Florida.

B exists in both organic and inorganic forms in the soil. Total B in soils can range between 10 and 100 mg/kg (ppm) depending on the organic matter content in the surface layer, but only a small amount will be available for plant uptake at any given time. B becomes plant-available as soil organic matter is mineralized and as B-containing minerals slowly dissolve. B is often added to the soil unintentionally as a contaminant in fertilizers like superphosphate and with soil amendments like manures and lime. For Florida soils, the Ca-B relationship is of utmost importance because soils with high Ca will require higher applications of B. However, excessive application must be avoided at all times due to the potential for B toxicity.

Please read the following if B applications are being considered: For tomatoes and alfalfa, applications of elemental B up to 2.0 lbs per acre per year can be broadcast. For all other crops including row and vegetable crops, broadcast B applications should not exceed 0.5 lb per acre per year.

For intensively managed sunflower and certain vegetables (beets, broccoli, cabbage, cauliflower, green onions, sweet potatoes, greens), applications up to 1.0 lb per acre of elemental B can be considered.

When foliar spraying is considered for any crop, do not exceed 0.2 lb per acre of elemental B per spray. Additional sprays should be at least 2 weeks apart. Spraying prior to bloom will help with fruit set. B can be supplied in combination with pesticide or fungicide sprays where compatible.

As B toxicity is real, all B applications, broadcast or foliar, should supplement B applied through soil amendments and fertilizer sources.

APPENDIX C

DESCRIPTION OF LABORATORY TESTING PROCEDURES

UNIFIED SOIL CLASSIFICATION - ASTM D-2487

This practice describes a system for classifying mineral and organo-mineral soils for engineering purposes based on laboratory determination of particle size characteristics, liquid limit, and plasticity index.

WASH 200 TEST - ASTM D-1140

The Wash 200 test is performed by passing a representative soil sample over a No. 200 sieve and rinsing with water. The percentage of the soil grains passing this sieve is then calculated.

FULL SIEVE GRADATION TEST – ASTM D-422

On occasion it is helpful to evaluate the overall compositional characteristics of a soil and the #200 sieve analysis is supplemented with a full grain size distribution. A set of sieves with varying mesh sizes is used to determine the gradation of the soil particle sizes.

MOISTURE CONTENT DETERMINATION - ASTM D-2216

Moisture content is the ratio of the weight of water to the dry weight of soil. Moisture content is measured by drying a sample at 105 degrees Celsius. The moisture content is expressed as a percent of the oven dried soil mass.

ATTERBERG LIMITS – ASTM D-4318

The Atterberg limits are the upper and lower limits of the range of water content over which a soil exhibits plastic behavior, and are defined as the liquid limit and plastic limit, respectively.

The liquid limit is estimated as follows: The soil is mixed with distilled water to form a thick paste, which is then placed in a brass cup mounted on an edge pivot and rests initially on a rubber base. The base is then leveled off horizontally and divided by cutting a groove with a standard tool. The two halves of the soil gradually flow together as the cup is repeatedly dropped onto its base at a specified rate. The liquid limit is defined as the water content at which 25 blows are required to close the groove over a distance of 1/2 inch.

The plastic limit is estimated as follows: The soil is mixed with distilled water until it can be molded. A ball of soil is then rolled into a thread 1/8 inch in diameter between the hand and a glass plate. The soil is molded together again and the process repeated until the thread cracks when its diameter is 1/8 inch. The water content of the soil at this state is determined and defined as the plastic limit.

ORGANIC CONTENT – ASTM D-2974

Ash content of a pear or organic soil sample is determined by igniting the over dried sample from the moisture content determination in a muffle furnace at 440 degrees Celsius. The substance remaining after the ignition is the ash. The ash content is expressed as a percentage of the oven dried sample. Organic matter is determined by subtracting the percent ash from 100.

APPENDIX C

DESCRIPTION OF FIELD TESTING PROCEDURES

STANDARD PENETRATION TESTING – ASTM D-1586

Penetration tests were performed in accordance with ASTM Procedure D-1586, Penetration Test and Split-Barrel Sampling of Soils. This test procedure generally involves driving a 1.4-inch I.D. split-tube sampler into the soil profile in six inch increments for a minimum distance of 18 inches using a 140-pound hammer free-falling 30 inches. The total number of blows required to drive the sampler the second and third 6-inch increments is designated as the N-value, and provides an indication of in-place soil strength, density and consistency.

APPENDIX D

FOUNDATION DESIGN CRITERIA
GEOTECHNICAL EXPLORATION FACT SHEET
FOUNDATION SUBSURFACE PREPARATION –
FOUNDATION SUBSURFACE PREPARATION – GAS STATION
PAVEMENT DESIGN CALCULATIONS
PAVEMENT SECTION DESIGN
PAVEMENT SECTION DETAILS

PRELIMINARY FOUNDATION SUBSURFACE PREPARATION-

ALACHUA, ALACHUA COUNTY, FLORIDA

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING AND APPURTENANCES. APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDINGS PROPER (REFER TO DRAWING SHEET SP1), TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, GARDEN CENTER, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, CONCRETE APRONS AT THE AUTOMOTIVE CENTER, COMPACTOR PAD, ETC. THE INTERIOR SLAB-ON GRADE BASE AND VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND APPURTENANCES.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE THE 4-INCH THICK BASE MATERIAL SHALL CONSIST OF FDOT LIMEROCK MATERIAL, WITH AT LEAST 97% (BY WEIGHT) PASSING A 3.5 INCH SIEVE AND THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST. THE FINE MATERIAL SHALL CONSIST ENTIRELY OF DUST OF FRACTURE. THE LIMEROCK SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF AT LEAST 100 AND NO MORE THAN 20% FINES WHEN WASHED THROUGH A NO. 200 SIEVE. THE FLOOR SLAB BEARING SOILS SHALL BE COVERED BY A LAPPED VAPOR RETARDER OF AT LEAST 15-MIL THICKNESS, CONFORMING TO ASTM E 1745, CLASS A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATION, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, EXISTING FILL, AND SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. THE BOTTOM OF ALL FOOTINGS AND BUILDING PAD AREAS SHALL BE PROBED TO CONFIRM THE SUITABILITY OF THE BEARING SOILS. REMOVE AND REPLACE UNSUITABLE AREAS WITH SUITABLE MATERIAL. IF ENCOUNTERED, FAT CLAYS SHALL BE REMOVED TO A MINIMUM OF 4 FEET BELOW THE BOTTOM OF THE FOOTINGS/BUILDING PAD. THE OVER-EXCAVATED AREAS SHALL BE BACKFILLED WITH A COMPACTED, LOW PERMEABILITY, ENGINEERED FILL MATERIAL. FILL MATERIAL SHALL CONSIST OF POORLY DRAINING SILTY SAND OR CLAYEY SAND WITH BETWEEN 15% TO 30% MATERIAL PASSING THE NO. 200 SIEVE, A LIQUID LIMIT (LL) VALUE OF LESS THAN 30, AND A PLASTICITY INDEX (PI) VALUE LESS THAN 15.

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 2 PERCENT ABOVE THE OPTIMUM.

THE BEARING LEVEL SOILS SHOULD BE DENSIFIED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) TO A DEPTH OF THREE FEET BELOW THE BEARING LEVELS, OR FOUR FEET BELOW FINISH FLOOR, OR ELEVATION +98 FT. NAVD, WHICHEVER IS DEEPER. THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS STRIP FOOTINGS AT WALLS.

PERCHED SURFACE AND GROUNDWATER MAY OCCUR IN SOME AREAS OF THE SITE AND SURFACE AND SHALLOW GROUNDWATER CONTROL SHOULD BE ANTICIPATED, PARTICULARLY IN LOW AREAS, OR AREAS THAT ARE DEEPLY STRIPPED OR UNDERCUT. SHALLOW GROUNDWATER MAINTENANCE TYPICALLY CONSISTS OF PUMPING FROM SUMPS IN PERIMETER DITCHES OR PITS. GROUNDWATER CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS, LLC, UES PROJECT NO. A25140.00683.005, REPORT NO: 2162758. THE GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION.

AN E-MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER, EDUARDO SUAREZ, P.E.:
esuarez@teamues.com

PRELIMINARY FOUNDATION SUBSURFACE PREPARATION- FUEL STATION SERVICE BUILDING

ALACHUA, ALACHUA COUNTY, FLORIDA

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE FUEL STATION SERVICE BUILDING AND SERVICE BUILDING FLATWORK AREAS, AS WELL AS DIRECTLY BENEATH CANOPY FOUNDATIONS. THE INTERIOR SLAB-ON GRADE BASE AND VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND APPURTENANCES.

AT THE SERVICE BUILDING AND FLATWORK SLABS, ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE THE 4-INCH THICK BASE MATERIAL SHALL CONSIST OF FDOT LIMEROCK MATERIAL, WITH AT LEAST 97% (BY WEIGHT) PASSING A 3.5 INCH SIEVE AND THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST. THE FINE MATERIAL SHALL CONSIST ENTIRELY OF DUST OF FRACTURE. THE LIMEROCK SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF AT LEAST 100 AND NO MORE THAN 20% FINES WHEN WASHED THROUGH A NO. 200 SIEVE. THE FLOOR SLAB BEARING SOILS SHALL BE COVERED BY A LAPPED VAPOR RETARDER OF AT LEAST 15-MIL THICKNESS, CONFORMING TO ASTM E 1745, CLASS A. AT THE CANOPY FOUNDATION, ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CANOPY CONCRETE FOUNDATIONS. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED FOUNDATION THICKNESS. AT THE CANOPY SLAB, THE MINIMUM 4-INCH THICK "FREE DRAINING" BASE MATERIAL SHALL CONFORM TO FDOT GRADED AGGREGATE BASE. AT ALL LOCATIONS IN THE FUEL STATION AREA, THE BASE SHALL BE PROVIDED BY THE BUILDING CONTRACTOR IN JOINT PROJECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATION, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, EXISTING FILL, AND SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. THE BOTTOM OF ALL FOOTINGS AND BUILDING PAD AREAS SHALL BE PROBED TO CONFIRM THE SUITABILITY OF THE BEARING SOILS. REMOVE AND REPLACE UNSUITABLE AREAS WITH SUITABLE MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS, SHALL BE COMPRISED OF INORGANIC, NON PLASTIC GRANULAR SOILS WITH LESS THAN THAT 12 PERCENT PASSING THE #200 SIEVE (RELATIVELY CLEAN SAND WITH UNIFIED SOIL CLASSIFICATION OF SP, SP-SM, SP-SC OR SW-SM) AND SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION WITH RESPECT TO FINAL GRADE	**P.I.**	**L.L.**
BUILDING AREA, BELOW UPPER 4 FEET	NP	NP
BUILDING AREA, UPPER 4 FEET	NP	NP

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 2 PERCENT ABOVE THE OPTIMUM.

THE BEARING LEVEL SOILS SHOULD BE DENSIFIED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) TO A DEPTH OF THREE FEET BELOW BEARING LEVELS, OR FOUR FEET BELOW FINISH FLOOR, OR ELEVATION +94 FT. NAVD, WHICHEVER IS DEEPER. THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS STRIP FOOTINGS AT WALLS.

PERCHED SURFACE AND GROUNDWATER MAY OCCUR IN SOME AREAS OF THE SITE AND SURFACE AND SHALLOW GROUNDWATER CONTROL SHOULD BE ANTICIPATED, PARTICULARLY IN LOW AREAS, OR AREAS THAT ARE DEEPLY STRIPPED OR UNDERCUT. SHALLOW GROUNDWATER MAINTENANCE TYPICALLY CONSISTS OF PUMPING FROM SUMPS IN PERIMETER DITCHES OR PITS. GROUNDWATER CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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AN E-MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER, EDUARDO SUAREZ, P.E.:

esuarez@teamues.com

PRELIMINARY GEOTECHNICAL EXPLORATION FACT SHEET

Project Location: Alachua, Alachua County, Florida

Engineer: Eduardo Suarez, P.E. **Phone No:** (352) 372-3392

Geotechnical Engineering Company: UES Professional Solutions, LLC

Report Date: March 6, 2026

Ground Water Elevation: Transient perched at +101 to +82, NAVD

Date Groundwater Measured NA

Topsoil/Stripping Depth: 6 to 12 inches

Undercut: If encountered, fat clays shall be removed to a minimum of 4 feet below the bottom of the footings. See Section 9.3 of this report for more detailed site preparation recommendations

pH: 6.34 to 6.44

Resistivity: 20,000 to 24,000 ohm-cm

Corrective Action for pH: Type II cement, control of minimum concrete cover over rebar, Protective coatings for steel which are within 2 feet of or below SHGWL

Cement Type: Type II cement with fly ash for below grade construction

Recommended local DOT base material (See Foundation Subsurface Preparation): FDOT limerock base. Very clayey sands and sandy clays shall be removed to a minimum in accordance with FDOT Standards Index 120-002

Modified Proctor Results: MDD 121, OMC 8.5% (See Appendix C)

Recommended Compaction Control Tests:

1 Test for Each 2,500 Sq. Ft. each Lift (bldg. area)

1 Test for Each 10,000 Sq. Ft. each Lift (parking area)

Structural Fill Maximum Lift Thickness 12 in. (Measured loose)

Subgrade Design LBR: LBR = 59

Fill Soils Characteristics

Maximum Liquid Limit: NP

Maximum Plasticity Index: NP

Specified Compaction: 95% Modified Proctor

Moisture Content Range: +/-2% of Optimum

COMPONENT	ASPHALT		CONCRETE	
	Standard	Heavy	Standard	Heavy
Stabilized Subgrade	6"	6"	*4"	*4"
Base Material (Limerock, or Soil Cement)	6"	6"	*4"	*4"
Asphaltic Base Course		N/A		
Leveling Binder Course	1.5"	2.5"		
Surface Course	1.5"	1.5"	5" (concrete)	6"

* The stabilized subgrade and base should be "free-draining"

As an alternative, if recommended "free-draining" materials are not available, and very poor drainage base material such as crushed concrete aggregate base material over compacted subgrade is used, the concrete thickness should be increased. Minimum pavement thickness should be 6 inches for standard duty and 7 inches for heavy duty.

NOTE: This information should not be used separately from the geotechnical report.

PRELIMINARY FOUNDATION DESIGN CRITERIA

Project Location: Alachua, Alachua County, Florida

ENGINEER: Eduardo Suarez, P.E.

GEOTECHNICAL ENGINEERING COMPANY: UES Professional Solutions, LLC

REPORT DATE: March 6, 2026 **Phone No:** (352) 372-3392

Foundation Type: Spread Footings

Allowable bearing pressure: 2,500 psf

Factor of Safety: +2

Minimum footing dimensions: Individual: 30" Continuous: 18"

Minimum footing Embedment: Exterior: 18" Interior: 18"

Frost depth: None

Maximum foundation settlements:

Total: less than 1"

Differential: less than 1/2" masonry walls and 3/4" between columns

(less than L/500 for Neighborhood Market/ less than L/400 for Fuel Station)

Slab:

Potential vertical rise: None Anticipated

Vapor barrier or capillary break (describe): Plastic Sheet (15 MIL Polyethylene)

Subgrade reaction modulus: 150 psi/in Method obtained: NAVFAC Dm 7.1, pg 219, Fig 6

Perimeter Drains (describe):

Building: None recommended

Retaining Walls: Loading Dock Wall/Pit

Pavements: None recommended

Retaining Walls:

Active Equivalent Fluid Pressure: 33 pcf
Passive Equivalent Fluid Pressure: 350 pcf
Passive Pressure Coefficient K_p=:: 3.00
Active Pressure Coefficient K_a=:: 0.33
At Rest Pressure Coefficient K_o=: 0.50
Coefficient of Friction: 0.40

COMMENTS: Based on finished floor elevation of +102 ft NAVD for the and +98 feet for the Fuel Station, compact the subgrade soils to 3 feet below bearing levels, or elevation +98 ft NAVD for the , whichever is deeper, to a minimum relative compaction of 95 percent of Modified Proctor Maximum Dry Density (ASTM D1557).

NOTE: This information should not be used separately from the geotechnical report.

PAVEMENT DESIGN CALCULATIONS

Minimum Pavement Design Recommendations per '

Standard Duty
- Design life of 20 years
- Equivalent 18 kip Single Axle Load (ESAL) = 73,000/109,500
- Daily ESAL = 15
- Reliability = 85%
- Initial Serviceability = 4.2
- Terminal Serviceability = 2.0
- Standard Deviation = 0.45 for flexible 0.35 for rigid
- Minimum thickness = 3" of Asphalt and 5" of Concrete

Heavy Duty
- Design life of 20 years
- Equivalent 18 kip Single Axle Load (ESAL) = 211,700/335,800
- Daily ESAL = 29
- Reliability = 85%
- Initial Serviceability = 4.2
- Terminal Serviceability = 2.0
- Standard Deviation = 0.45 for flexible 0.35 for rigid
- Minimum thickness = 4" of Asphalt and 6" of Concrete

Flexible Pavement Design

Florida Department of Transportation - Flexible Pavement Design Manual (March 2008)

Structural Numbers are calculated by the AASHTO Methods
AASHTO Design Equation for Flexible Pavement:

$$\log_{10} W_{18} = Z_R * S_0 + 9.36 * \log_{10}(SN+1) - 0.20 + \frac{\log_{10}\left(\frac{\Delta PSI}{4.2-1.5}\right)}{0.40 + \frac{1094}{(SN+1)^{5.19}}} + 2.32 * \log_{10}(M_R) - 8.07$$

SN_R = Structural Number required
W_{18} = Equivalent 18 kip Single Axle Load
Z_R = Standard Normal Deviate (taken from Page A.3.0 relative to Reliability)
M_R = Resilient Modulus psi (Table 5.1 from estimated LBR results)
S_0 = Standard Deviation
ΔPSI = Change in serviceability (Terminal Serviceability normally assumed 2.5)

FDOT Calculations continued

Required Structural Number - SN_R = **1.97** (Standard Duty)
Required Structural Number - SN_R = **2.35** (Heavy Duty)

Layer Thickness Calculations for Proposed Pavement Sections (SN_C)

$$SN_C = (a_1 * D_1) + (a_2 * D_2) + (a_3 * D_3) + \ldots + (a_N * D_N)$$

SN_C = Structural Number calculated
a_N = Layer coefficient of layer (FDOT Table 5.4 Structural Coefficients)
D_N = Layer thickness

Standard Duty
Proposed Pavement Section

Type	D*	a		
Asphalt	3 inches	0.44		1.32
Limerock/crushed Base (LBR 100)	6 inches	0.18		1.08
Type B Stabilized (LBR 40)	6 inches	0.08		0.48
			Total	2.88

Provided SN_C = **2.88** is greater than Required SN_R = **1.97** Good

Heavy Duty
Proposed Pavement Section

Type	D*	a		
Asphalt	4 inches	0.44		1.76
Limerock/crushed Base (LBR 100)	6 inches	0.18		1.08
Type B Stabilized (LBR 40)	6 inches	0.08		0.48
			Total	3.32

Provided SN_C = **3.32** is greater than Required SN_R = **2.35** Good

Rigid Pavement Design

Florida Department of Transportation - Flexible Pavement Design Manual (January 2009)

AASHTO - Design of Pavement Systems (1993)

Depths of Concrete required are calculated by the AASHTO Methods

AASHTO Design Equation for Rigid Pavement

$$\log_{10} W_{18} = z_R * s_O + 7.35 * \log_{10}(D+1) - 0.06 + \frac{\log_{10}\left[\frac{\Delta PSI}{4.5-1.5}\right]}{1+\frac{1.624*10^7}{(D+1)^{8.46}}} + (4.22 - 0.32 p_t) * \log_{10}\left[\frac{s'_c * c_d\left[D^{0.75} - 1.132\right]}{215.63 * J\left[D^{0.75} - \frac{18.42}{(E_c/k)^{0.25}}\right]}\right]$$

D	= Depth of concrete required
W_{18}	= Equivalent 18 kip Single Axle Load
k	= Effective Modulus of Subgrade Reaction (selected as 200 pci; 100 pci without "free-draining" base)
s'_c	= Mean Concrete Modulus of Rupture (typically 600 psi)
J	= Load Transfer Coefficient (typically 3.8 for aggregate interlock)
c_d	= Drainage Coefficient (typically 1.0; 0.8 for subgrade without "free-draining" base)
ΔPSI	= Design Serviceability loss
S_O	= Standard Deviation

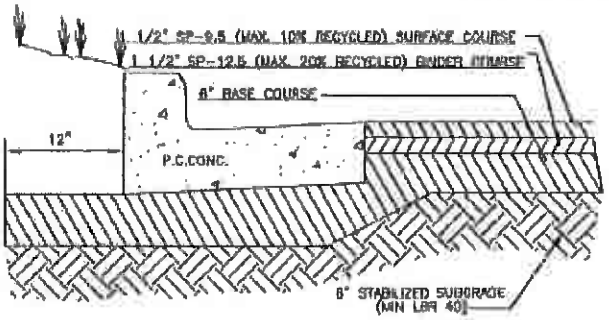
With "free-draining"4-inch base material:
The design thickness of concrete calculated for standard duty is: **5.0** inches
minimum required thickness = **5** inches [Therefore Good]

With "poorly draining" 4-inch base material:
The design thickness of concrete calculated for standard duty is: **5.8** inches

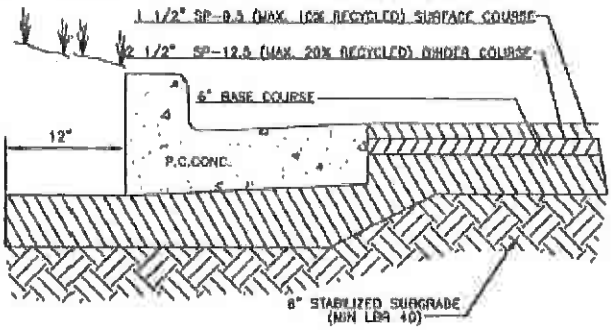
With "free-draining" 4-inch base material:
The design thickness of concrete calculated for heavy duty is: **5.6** inches
minimum required thickness = **6** inches [Therefore Good]

With "poorly -draining" 4-inch base material:
The design thickness of concrete calculated for heavy duty is: **6.6** inches

STANDARD ASPHALT PAVING

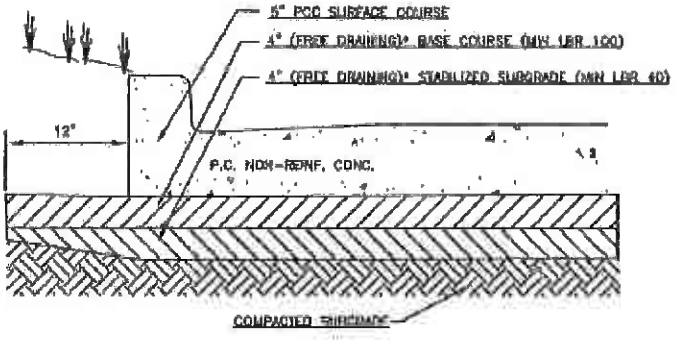


REGULAR DUTY
ASPHALT PAVING

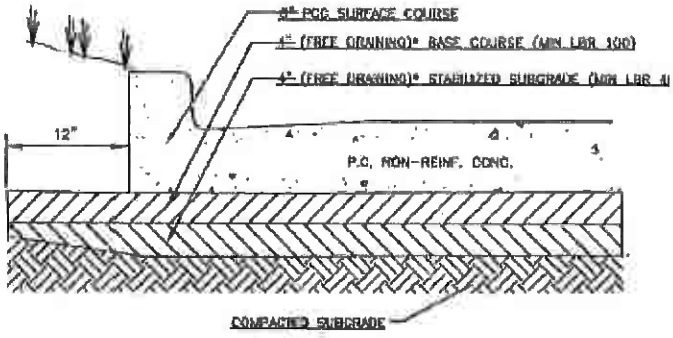


HEAVY DUTY
ASPHALT PAVING

PC CONCRETE



REGULAR DUTY
CONCRETE PAVING



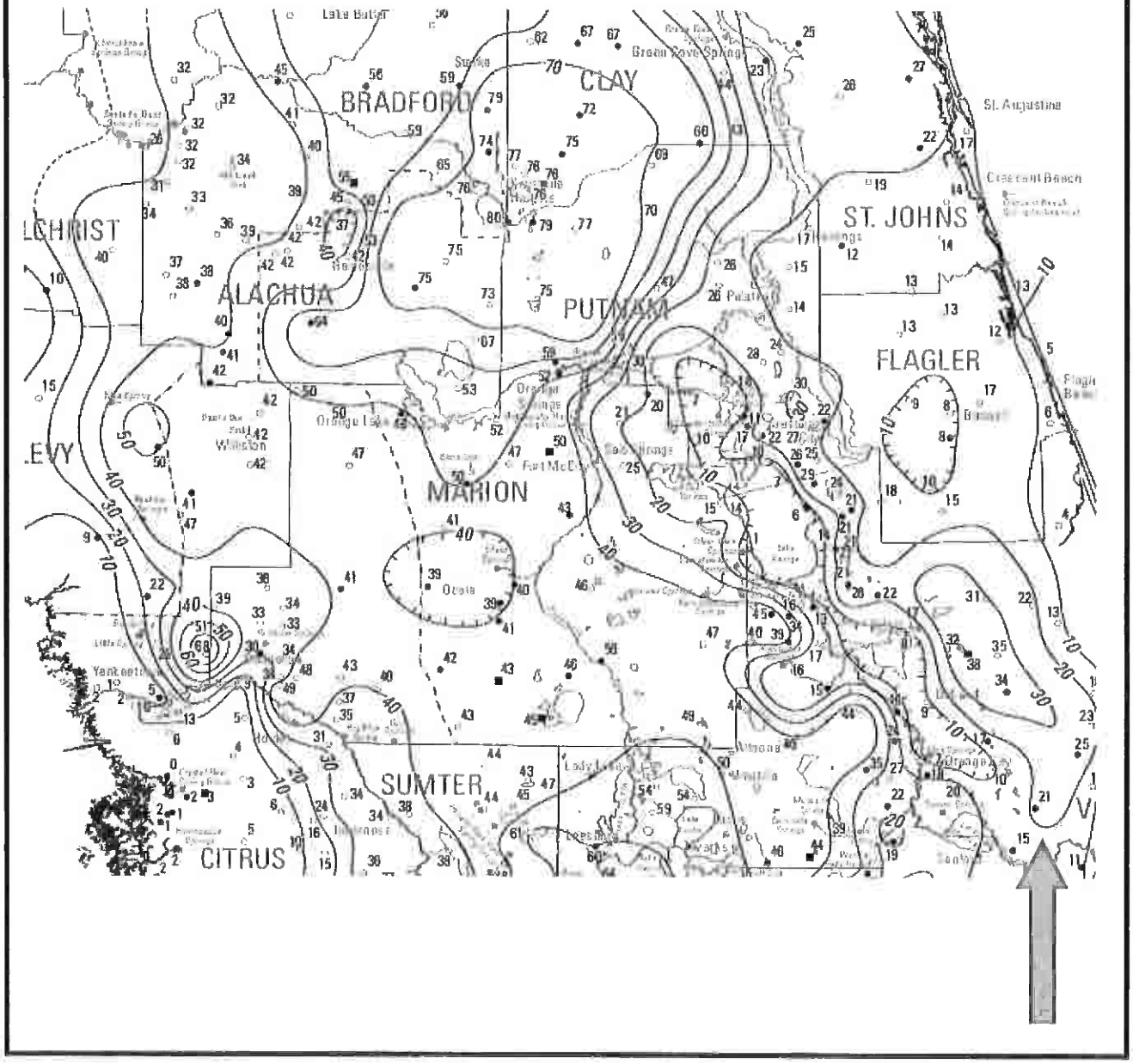
HEAVY DUTY
CONCRETE PAVING

NOTES:

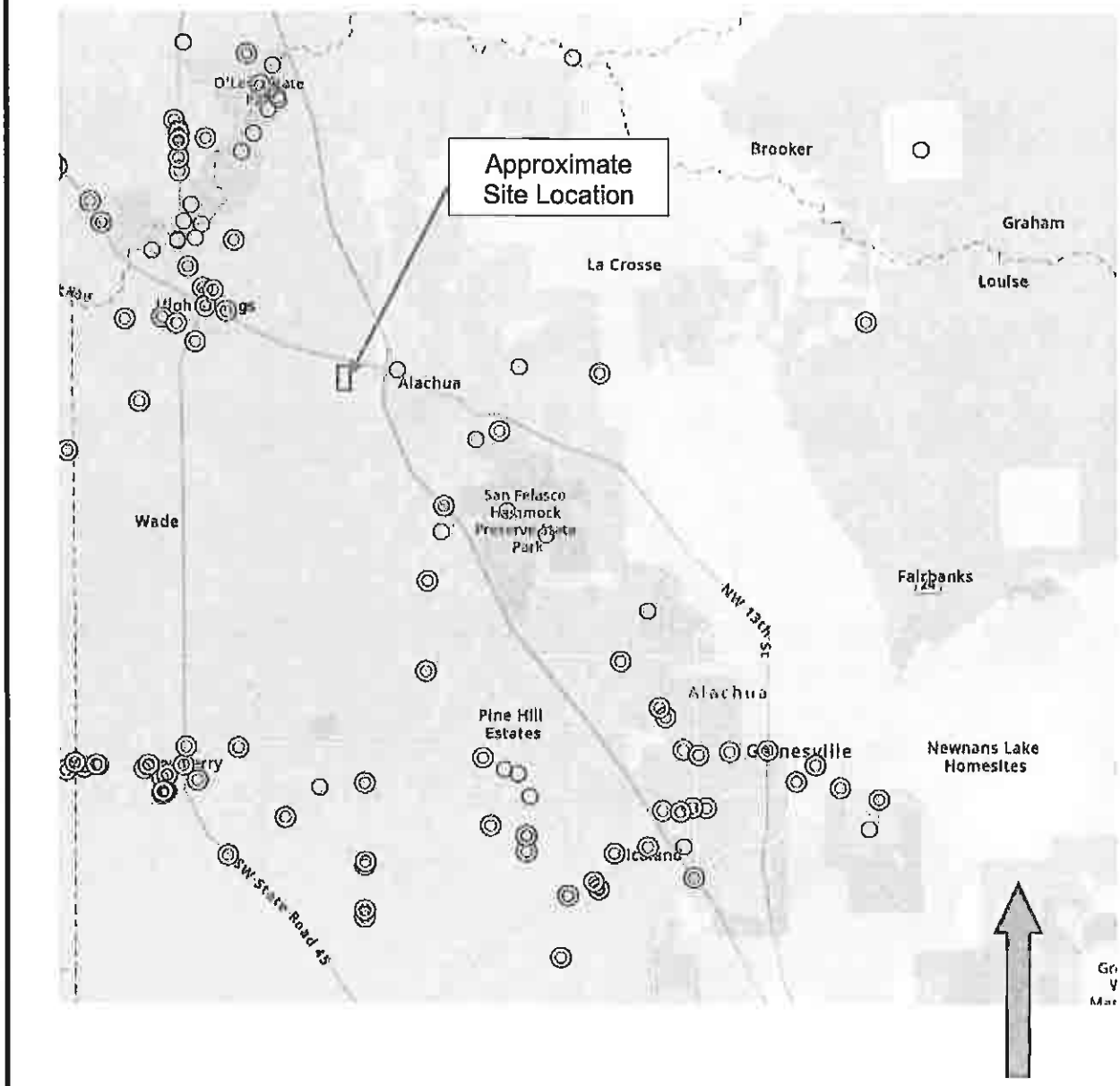
1. FOR PREPARATION OF SUBGRADE, FILL PLACED WITHIN 12 INCHES OF BOTTOM OF STABILIZED SUBGRADE SHOULD BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY. FILL PLACED BELOW THIS LEVEL SHOULD BE COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY.
2. STABILIZED SUBGRADE SHOULD BE COMPACETED TO A MINIMUM OF 98% OF THE MATERIAL'S MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY.
3. LIMEROCK BASE COURSE SHOULD CONFORM TO THE REQUIREMENTS OF SECTION 200 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY.
4. ASPHALTIC SURFACE COURSE MIXTURES SHOULD BE IN ACCORDANCE WITH TYPE REFERENCED IN SECTION 330 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHOULD BE IN ACCORDANCE WITH THE AIR-ENTRAINED CONCRETE FOR PAVEMENT SECTION 350 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE MIXTURE SHOULD BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH A 4 INCH MINIMUM SLUMP AND 5% TO 7% ENTRAINED AIR.
6. (*) BASE AND STABILIZED SUBGRADE COURSES BENEATH CONCRETE PAVEMENT SHALL HAVE A MINIMUM PERMEABILITY – (K) GREATER THAN OR EQUAL TO 0.001cm/sec. BASE AND SUBGRADE MATERIALS SHOULD BE COMPACTED TO AT LEAST 98% OF THE MATERIALS MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY.
7. IF RECOMMENDED "FREE DRAINING MATERIAL" IS NOT AVAILABLE AND VERY POOR DRAINAGE BASE MATERIAL SUCH AS CRUSHED CONCRETE AGGREGATE BASE MATERIAL, COMPACTED SUBGRADE IS USED, THE CONCRETE THICKNESS SHOULD BE INCREASED. MINIMUM PAVEMENT THICKNESS SHOULD BE 6 INCHES FOR REGULAR DUTY AND 7 INCHES FOR HEAVY DUTY.
8. FOR LIMEROCK, COQUINA, BANKRUN SHELL OR CRUSHED CONCRETE, MIN. LBR=100. FOR SAND/CLAY BASE, MIN. LBR=75. FOR SOIL CEMENT BASE, MIN. (7) DAY COMPRESSIVE STRENGTH=300 PSI.

APPENDIX E

SJRWMD POTENTIOMETRIC SURFACE MAP
FGS SUBSIDENCE INCIDENT REPORTS
USDA SOIL SURVEY MAP
USGS QUADRANGLE MAP



UES	**US 441 & NW 188th St.** **Alachua, Alachua County, Florida**		
	Potentiometric Surface of the Upper Floridan Aquifer SWFWMD May 2016		
	DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: E
	SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.: E-1



UES	**US 441 & NW 188th St.** **Alachua, Alachua County, Florida**		
	FGS Subsidence Incident Reports		
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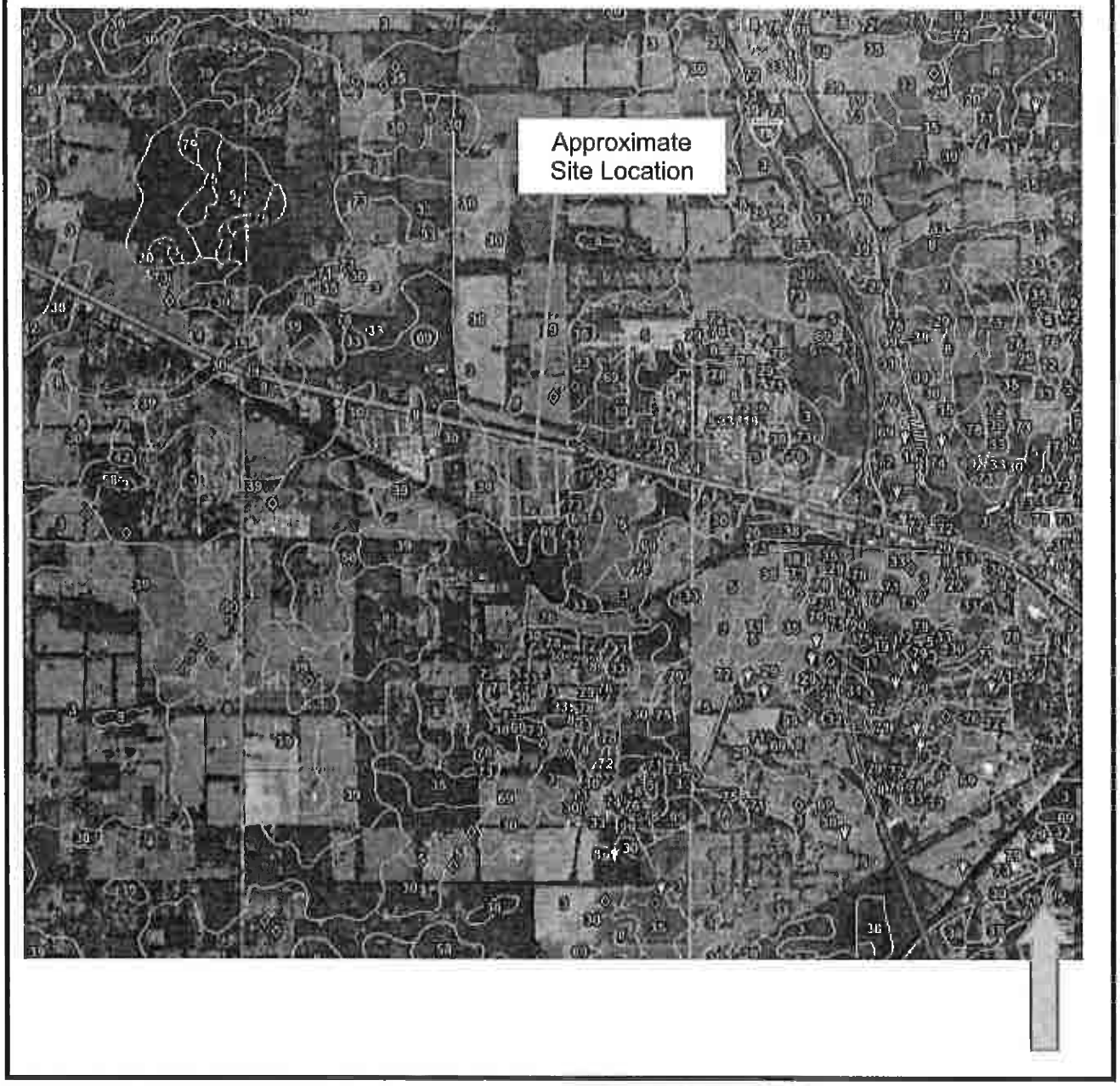
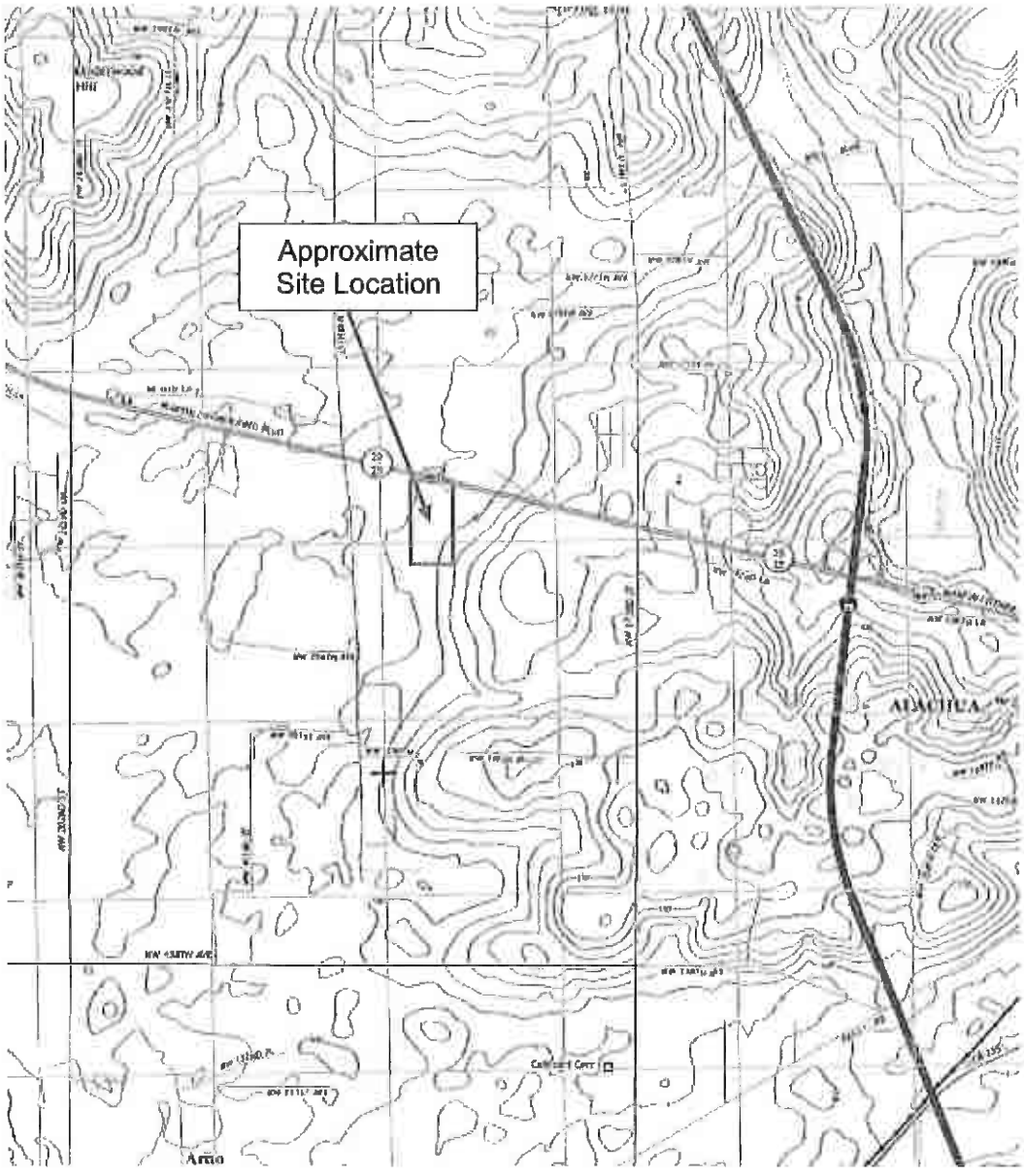


UES

US 441 & NW 188th St.
Alachua, Alachua County, Florida

USDA Soil Survey Map

DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: E
SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:E-3



*Source: USGS, High Springs Quadrangle, Florida – Alachua County, 7.5-Minute Series (2015)

UES

US 441 & NW 188th St. Alachua, Alachua County, Florida		
USGS Quadrangle Map		
DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: E
SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:E-4

APPENDIX F

GBA DOCUMENT
CONSTRAINTS AND RESTRICTIONS

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled.* No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be,* and, in general, *if you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying it. A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old.*

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.*** Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

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CONSTRAINTS & RESTRICTIONS

The intent of this document is to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

WARRANTY

Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

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GENERAL TERMS AND CONDITIONS

SECTION 1: BINDING AGREEMENT

1.1 By accepting the Proposal, Client accepts and agrees to be bound by all terms set forth in the Proposal and these General Terms and Conditions and any applicable addendum attached hereto. Client acknowledges and agrees that these General Terms and Conditions include certain state-specific terms and conditions that are applicable based on the location where the Services (as hereinafter defined) are to be performed. Attached hereto are State-Specific Addenda, each corresponding to a particular state or region.

1.2 If the Services are performed in Forida, Texas, California, Nevada, Oregon, Washington or Arizona, the State-Specific Addendum attached hereto is incorporated into and made a part of these General Terms and Conditions.

1.3 In the event of any conflict between these General Terms and Conditions and the terms of the applicable State-Specific Addendum, the terms of the State-Specific Addendum shall govern and control for Services performed in that state or region.

1.4 The Proposal and these General Terms and Conditions (collectively, the "Agreement") represent and contain the entire and only agreement and understanding among UES Professional Solutions, LLC, a Florida limited liability company and its affiliates (the "Company") and Client with respect to the subject matter of this Agreement and supersede any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties.

SECTION 2: SERVICES

2.1 The Company is responsible for providing the services described under the Scope of Services ("Services") of the Proposal to which these General Terms and Conditions form a part. The term "the Company" as used herein includes all the Company's agents, employees, professional staff, and subcontractors.

2.2 The Company shall provide revised or additional services, including changes to the Services necessary due to changed or unforeseen conditions, only in accordance with a written addendum or change order (collectively, "Change Order") to the Agreement agreed to by the Company and Client, and only to the extent set forth in that Change Order.

2.3 The Company shall not be responsible for any delays, fees or costs associated with adverse or unusual weather conditions that prevent the Services from being safely conducted.

2.4 The Company shall provide the personnel, equipment, Level D personal protective equipment (as defined by the Occupational Safety and Health Administration ("OSHA"), and other materials necessary to provide the Services. The Company, at its sole discretion, may retain subcontractors or other third parties to assist it in the provision of the Services.

2.5 The terms "Project" and "Site" as used interchangeably in these General Terms and Conditions refer to the land and/or construction project on which or to which the Company is to provide Services under this Agreement.

2.6 The Company shall perform all Services hereunder as an independent contractor, and nothing contained herein shall be deemed to create any association, partnership, joint venture, or relationship of principal and agent or master and servant, or employer and employee between the parties hereto or any affiliates or subsidiaries thereof, or to provide either party with the right, power or authority, whether express or implied, to create any such duty or obligation on behalf of the other party.

SECTION 3: PROFESSIONAL STANDARD OF CARE

3.1 The Company will provide its Services under this Agreement in a manner consistent with the level of professional care and skill ordinarily exercised by similar professionals practicing contemporaneously under similar conditions in the locality of the Project. NO OTHER WARRANTY CONCERNING THE SERVICES THE COMPANY PROVIDES UNDER THE AGREEMENT OR ANY ADDENDUM OR CHANGE ORDER, EXPRESS OR IMPLIED, IS MADE, AND ALL OTHER WARRANTIES, INCLUDING THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED TO THE FULL EXTENT PERMITTED BY APPLICABLE LAW.

3.2 Client understands that subsurface investigations may involve drilling, boring, excavating or sampling through varied subsurface soil and water strata which, consistent with the prevailing standard of professional care, may result in the unavoidable or inadvertent cross-mingling of soil and water and any hazardous substances or constituents contained in them, and that this risk cannot be eliminated despite the exercise of professional care. IF SUBSURFACE INVESTIGATIONS ARE PART OF THE SERVICES, CLIENT WAIVES ANY CLAIM AGAINST THE COMPANY, AND SHALL INDEMNIFY, DEFEND, AND HOLD THE COMPANY HARMLESS FROM ANY CLAIM OR LIABILITY FOR INJURY OR LOSS ARISING FROM CROSS-CONTAMINATION RELATED TO SUCH SUBSURFACE EXPLORATIONS.

3.3 The Company will take reasonable precautions to minimize damage to the Site, but it is understood by Client that, in the normal course of the provision of the Services, including sampling or drilling, some damage to, or alteration of the Site is possible. The repair of such damage shall not be part of the Services unless explicitly specified in writing in the Agreement.

3.4 Execution and delivery of this Agreement by the Company is not a representation that the Company has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services.

3.5 Client's payment in full of the amount owed for Services rendered shall be taken to mean that Client is satisfied with and has accepted the Company's Services.

SECTION 4: RESPONSIBILITIES

4.1 Client is responsible for providing the Company with a clear understanding of the project's nature and scope. Client shall supply the Company with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow the Company to properly complete the Services. Client assumes all liability for information not provided to the Company that may affect the quality or sufficiency of the Services.

4.2 Client acknowledges that the Company's responsibilities in providing the Services is limited to those services described in the Proposal, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those Services. Such duties may include, but are not limited to, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for the Company's provision of the Services.

SECTION 5: SITE ACCESS AND SITE CONDITION

5.1 Client will grant or obtain at its expense lawful and safe access to the Site as needed for the Company to perform the Services and will notify all affected persons and entities in writing of the Company's presence. The access shall be adequate to allow the Company to conduct the Services, including bringing and storing equipment and tools on the Site and any necessary access to exterior and interior areas. The Company shall not be responsible for any delays, fees or costs caused by delayed or restricted access that prevents or slows the delivery of the Services. If the Site is not owned or operated by Client or the Client does not otherwise have the authority to grant the Company lawful access, Client shall be responsible for obtaining, at its own expense, an access agreement for the Site and any facilities located thereon and are necessary to perform the Services. The Company reserves the right to delay, without penalty, any Site visit and the provision of Services if a site access agreement, in the Company's reasonable judgment and discretion, would impose conditions, liabilities or risks on the Company in excess of those set forth in these General Terms and Conditions or the Agreement. IF THE SITE IS NOT OWNED BY CLIENT, CLIENT AGREES TO DEFEND, RELEASE, AND HOLD THE COMPANY, INCLUDING ITS OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, AGENTS, AFFILIATES AND SUCCESSORS (THE "COMPANY INDEMNITEES") HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ALLEGED BY THE SITE OWNER OR THE SITE OWNER'S EMPLOYEES, AGENTS, CONTRACTORS OR OTHER PERSONS OR ENTITIES ARISING FROM THE COMPANY'S PERFORMANCE OF SERVICES AT SUCH SITE.

5.2 Client shall be responsible for the safety of the Site where the Project is conducted and for providing a safe environment for the Company to provide the Services. The Company shall be responsible for the safe and compliant conduct of its personnel at the Site and shall also comply with the reasonable and lawful work rules for the Site. As required by applicable laws, the Company will prepare a site-specific Health and Safety Plan (HASP) applicable to its personnel for the Services provided at the Site. The Company shall not be responsible for the safety of other personnel at the Site, nor shall it be responsible for ensuring that the Site complies with environmental, health and safety laws, or reporting any unsafe conduct or non-compliance that it may observe. If the Company encounters conditions at the Site that are unsafe for its personnel, it reserves the right at its sole discretion to suspend or halt work until such conditions are cured. The Company shall not be responsible for any fees, costs or damages associated with any safety-related delays. Unless otherwise provided for in the Agreement, the Company shall not work in conditions that require personal protective equipment beyond that classified as Level D by OSHA, unless otherwise identified in the Proposal.

5.3 Client is responsible for accurately identifying to the Company in writing the existence and location of all subterranean structures and utilities on or affecting the Site and the Services. The Company will take reasonable precautions to avoid affecting subterranean structures and utilities disclosed to it in writing by Client. If included in the Agreement, Client may authorize the Company to conduct applicable private utility identification and clearance requirements on behalf of Client.

5.4 Unless otherwise stated in the Proposal, any soil or groundwater monitoring activities that are included in the Services are based on the assumption that soil borings and monitoring wells can be installed using standard truck-mounted drilling equipment, the locations are accessible to such equipment, and that surface conditions at each location consists of non-reinforced asphalt or concrete not exceeding six (6) inches in thickness and no concrete or asphalt cutting will be required. If the Company encounters materially different conditions at the Site, the Company shall inform Client, and a Change Order shall be agreed to that addresses any changes in schedule, fees or costs associated with the changed conditions.

SECTION 6: HAZARDOUS SUBSTANCES AND ENVIRONMENTAL CONDITIONS

6.1 Client represents it has informed the Company of all known or suspected Hazardous Substances on, under or near the Site of which it is aware, and that it has provided the Company with all studies, reports, investigations, or similar documents in its possession about the environmental conditions at the Site, including any documents and correspondence involving Federal, State or local environmental, health or safety regulatory notifications.

6.2 For purposes of the Agreement and these General Terms and Conditions, the term "Hazardous Substances" includes materials defined or regulated as hazardous substances, hazardous materials, hazardous wastes, hazardous constituents, solid wastes, pollutants, or toxic substances under any Federal, State or local environmental, health, safety or natural resources law, statute, regulation or ordinance, including but not limited to petroleum products, polychlorinated biphenyls, per- and polyfluoroalkyl substances, asbestos, and any other material or substance listed or identified by the United States Environmental Protection Agency or any similar State or local agency as presenting a potential danger to health, safety or the environment.

6.3 Except to the extent required by law, the Company shall not be responsible for making any disclosures to governmental agencies or the Site owner regarding the presence or release of Hazardous Substances on, under, from or around a Site.

6.4 **FOR ENVIRONMENTAL INVESTIGATION, GEOTECHNICAL AND REMEDIATION PROJECTS,** the discovery of Hazardous Substances or other environmental conditions on, under or near the Site not contemplated within the Services may constitute a changed condition, necessitating a Change Order. Although unlikely, Client acknowledges that such a discovery of Hazardous Substances may make it necessary for the Company to take immediate measures to protect the health and safety of its employees and other persons, or to arrange for others to do so, including and up to delaying or terminating work. Client agrees to compensate the Company for all expenses incurred or caused by the discovery of unanticipated Hazardous Substances or environmental conditions encountered at the Site, including but not limited to those related to worker protection and exposure, emergency response actions and equipment decontamination.

6.5 **FOR ENVIRONMENTAL INVESTIGATION AND REMEDIATION PROJECTS,** all substances on, in, or under Site, or obtained from Site as samples or as byproducts of the sampling process, shall be Client's property. The Company shall not be required to sign or certify a waste manifest, disposal ticket, or similar document relating to the transportation or disposal of wastes or Hazardous Substances. the Company may serve as Agent for Client if requested under a separate agreement and authorization. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances and shall not be so identified on any document.

FOR GEOTECHNICAL PROJECTS, all substances on, in, or under the Site, or obtained from the Site as samples or as byproducts of the sampling process, shall be Client's property. Unless otherwise expressly specified in the Agreement or the Services, the characterization, management and disposition of substances, including Hazardous Substances, generated during the Services (including, but not limited to, wastes, samples, produced soils or fluids, cuttings, or protective gear or equipment, etc.) is the sole responsibility of Client. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not and shall not be identified as a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances on any document. Unless specifically provided for in the Agreement, the Company shall not have any responsibilities with respect to the storage or preservation of samples, and Client agrees that the Company is not responsible or liable to Client for any loss of samples that are shipped to a testing facility or retained in storage.

6.6 The Company shall not have custody of any monitoring wells or permanent sampling locations installed as part of the Project, and shall not be responsible for proper maintenance, repair, or closure of such wells, unless otherwise provided for in the Agreement.

6.7 CLIENT AGREES TO DEFEND, INDEMNIFY, RELEASE, AND HOLD THE COMPANY INDEMNITEES HARMLESS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES (INCLUDING ATTORNEY'S FEES AND CONSULTANTS' FEES, COSTS OF DELAY OF THE SERVICES, AND ANY COSTS ASSOCIATED WITH POSSIBLE REDUCTION TO THE VALUE OF THE PROJECT OR THE SITE IN WHICH IT IS SITUATED) ARISING FROM (I) THE COMPANY'S DISCOVERY OF OR ITS EMPLOYEES' OR SUBCONTRACTORS' EXPOSURE TO HAZARDOUS SUBSTANCES OR SUSPECTED SUBSTANCES RELATED TO THE SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE ACTS, OMISSIONS OR WILLFUL MISCONDUCT; (II) ANY DISCLOSURES THE COMPANY IS REQUIRED TO MAKE BY LAW REGARDING HAZARDOUS SUBSTANCES OR ENVIRONMENTAL CONDITIONS AT A SITE; (III) ANY CLAIMS MADE ALLEGING THAT (A) THE COMPANY IS AN OWNER OR OPERATOR OF THE SITE AT WHICH THE SERVICES ARE RENDERED; (B) THE COMPANY IS THE GENERATOR, STORER OR TREATER OF HAZARDOUS SUBSTANCES AT SUCH SITE; OR (C) THAT THE COMPANY ARRANGED FOR THE TRANSPORTATION OR DISPOSAL OF ANY HAZARDOUS SUBSTANCES FROM THE SITE; (IV) ANY VIOLATION BY CLIENT OF ANY FEDERAL, STATE OR LOCAL LAW, REGULATION, ORDER, DECREE OR ORDINANCE RELATED TO HAZARDOUS SUBSTANCES; OR (V) ANY CLAIMS MADE BY THIRD-PARTIES WITH RESPECT TO ALLEGED EXPOSURES TO OR DAMAGES CAUSED BY HAZARDOUS SUBSTANCES AT OR FROM THE SITE OR DURING OR RELATED TO ANY PROJECT OR THE PROVISION OF SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE OR WILLFUL MISCONDUCT.

SECTION 7: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS

7.1 If the Services include oversight, monitoring or observation of work being conducted by third parties (other than the Company subcontractors), such Services shall be conducted solely to determine that the work being overseen, monitored, or observed is in general conformity to the contractual requirements between Client and such third parties. Client shall have sole responsibility and authority to reject, suspend or stop the work of such third parties, or modify or terminate any agreement between Client such third parties.

7.2 The Company shall not have the responsibility or authority to stop, suspend, or modify the work of such third parties, and does not guarantee that work it inspects conforms in all respects to the design, or to applicable laws, statutes, regulations, rules or codes, and it shall have no liability for design or construction defects, or the failure of Client's designers or contractors to comply with their contractual obligations.

7.3 Neither the activities of the Company pursuant to this Agreement, nor the presence of the Company or its employees, representatives, or subcontractors on the Project Site, shall be construed to impose upon the Company any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety or environmental conditions or compliance at the Project Site. Client acknowledges that Client or its contractor is solely responsible for Project jobsite safety and compliance with environmental, health and safety laws.

7.4 Client is responsible for scheduling all inspections and construction materials testing ("CMT") activities of the Company. The Company will not be responsible for tests and inspections that it does not perform due to Client's failure to timely schedule work. Client shall at the time of execution of the Agreement provide the Company with a proposed schedule for tests and inspections the Company shall perform. Client will give reasonable notice of all changes to that schedule. The Company shall not be required to conduct any tests or inspections on less than 72 hours written notice, nor after normal business hours or on weekends or holidays.

SECTION 8: BILLING AND PAYMENT

8.1 The Company will submit invoices to Client monthly or upon completion of Services. Invoices will show charges for different personnel and expense classifications. Partially completed items of work for which a fee has been specified may be billed based upon the percentage of completion as estimated by the Company. Reimbursable expenses, those outside of the scope of the proposed Services, will be charged to the Client at cost plus an applicable fee. Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of the lesser of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. If the Company incurs any expenses to collect overdue billings on invoices, the sums paid by the Company for reasonable attorneys' fees, court costs, the Company's time, the Company's expenses, and interest will be

due and owing by the Client. Client agrees that the Company may refuse to release to Client any reports, findings, data, and other work product until it has been paid in full for Services rendered.

SECTION 9: OWNERSHIP AND USE OF DOCUMENTS; INTELLECTUAL PROPERTY

9.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, as instruments of service, shall remain the property of the Company. Neither Client nor any other entity shall change or modify the Company's instruments of service. The Company disclaims any and all responsibility and liability for problems that may occur during implementation of the Company's plans, specifications, or recommendations when Company is not retained to observe such implementation. The Company will retain all pertinent records relating to the Services for a period of "five years or such longer period" of time required by applicable accrediting agency, unless specified in the Scope of Services following submission of the report or completion of the Services, during which period the records will be made available to the Client in a reasonable time and manner, subject to payment of a reasonable fee for the time of the Company's employees to assemble and transmit those documents.

9.2 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of the Company. Such written consent may take the form of a "reliance letter" which must be agreed to by such other person or entity to whom the Services and instruments of service may be disclosed, and for which a separate fee will be charged. The Company shall be entitled to injunctive relief preventing/prohibiting any disclosure, reliance or attribution prohibited hereunder, and CLIENT SHALL RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE COMPANY FROM ANY LOSSES ARISING FROM OR RELATED TO SUCH UNAUTHORIZED DISCLOSURE, ATTRIBUTION OR RELIANCE. Client is the only entity to which the Company owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

9.3 The Company shall retain sole and exclusive ownership of all ideas, concepts, theories, improvements, designs, original works of authorship, formulas, processes, models, software, algorithms, inventions, know-how, techniques, compositions of matter and any other information owned by the Company prior to the date of this Agreement or created or modified by the Company during the provision of the Services.

9.4 Each party may disclose to the other party certain information that it considers to be confidential ("Confidential Information") provided such information is disclosed in writing and clearly marked or, if orally disclosed, promptly thereafter reduced to writing and clearly marked "Confidential." In no event shall Confidential Information include information that: (a) is or becomes publicly available other than through a breach of the Agreement; (b) is known to the party receiving such information prior to disclosure or is independently developed by such party subsequent to such disclosure without reference to Confidential Information provided hereunder; or (c) is subsequently lawfully obtained by the party receiving such information from a third party without obligations of confidentiality. Each party agrees that it (a) will not disclose or divulge the other party's Confidential Information to any person, (b) will not use the other party's Confidential Information for its own benefit or the benefit of others, (c) will employ at least the same degree of care in protecting Confidential Information as it employs in protecting its own confidential information, and (d) will, upon termination of the Agreement, or at any time at the request of the other party, return to the other party or destroy all copies of the other party's Confidential Information. Notwithstanding the foregoing, each party may disclose the other party's Confidential Information to its employees, subcontractors and authorized agents who have a need to know such confidential information to fulfill its obligations under this Agreement. In the event a party receives a subpoena or other validly issued administrative or judicial process requesting the disclosure of the other party's Confidential Information, such party will promptly notify the other party and tender to it the defense of such demand and will cooperate (at the other party's expense) with the defense of such demand. Unless the demand shall have been timely quashed or extended, the party receiving the demand shall thereafter be entitled to comply with such demand when and to the extent required by law.

SECTION 10: RISK ALLOCATION AND INDEMNIFICATION

10.1 CLIENT AGREES THAT THE COMPANY'S LIABILITY FOR ANY DAMAGE ON ACCOUNT OF ANY BREACH OF CONTRACT, ERROR, OMISSION, OR PROFESSIONAL NEGLIGENCE WILL BE LIMITED TO A SUM NOT TO EXCEED THE GREATER OF $50,000 OR THE COMPANY'S FEE. If Client prefers to have higher limits on contractual or professional liability, the Company agrees to increase the limits up to a maximum of (i) $1,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of five percent of the total fee for Services or $1,000.00, or (ii) . $2,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of ten percent of the total fee for Services or $2,000.00. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional contractual or professional liability insurance.

10.2 CLIENT SHALL NOT BE LIABLE TO THE COMPANY AND THE COMPANY SHALL NOT BE LIABLE TO CLIENT FOR ANY PUNITIVE, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS, LOSS OF USE, AND LOST SAVINGS) INCURRED BY EITHER PARTY DUE TO THE FAULT OF THE OTHER, REGARDLESS OF THE NATURE OF THE FAULT, OR WHETHER IT WAS COMMITTED BY CLIENT OR THE COMPANY, THEIR EMPLOYEES, AGENTS, OR SUBCONTRACTORS; OR WHETHER SUCH LIABILITY ARISES IN BREACH OF CONTRACT OR WARRANTY, TORT (INCLUDING NEGLIGENCE), STATUTORY, OR ANY OTHER CAUSE OF ACTION.

10.3 As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

10.4 Subject to the provisions of the limitation of liability described in this Section, Client and the Company each agree to indemnify and hold harmless the other party and the other party's affiliated companies, officers, directors, partners, employees, and representatives, from and against losses, damages, and judgments, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are legally determined to be caused by a negligent act, error, or omission of the indemnifying party or any of the indemnifying party's officers, directors, members, partners, agents, employees, or subconsultants in the performance of Services. If claims, losses, damages, and judgments are legally determined to be caused by the joint or concurrent negligence of Client and the Company, they shall be borne by each party in proportion to its negligence.

10.5 Notwithstanding any other term or provision in this Agreement, in recognition of the relative risks, rewards and benefits of the work being performed by the Company to both the Client and the Company, the risks have been allocated such that the Client agrees and acknowledged that, to the fullest extent permitted by law, the total liability of the Company to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Agreement from any cause or causes of action whatsoever, whether arising out of contract, negligence, strict liability in tort, or warranty, shall not exceed the amount specified in Section 10 of the General Terms and Conditions.

SECTION 11: INSURANCE

11.1 The Company represents it has Worker's Compensation insurance in force, that it has commercial general liability coverage in the amount of $1,000,000.00 per occurrence and has professional liability insurance in the amount of $1,000,000.00 per claim.

11.2 Client shall maintain such insurance as is necessary to fully underwrite Client's defense and indemnity obligations set forth herein, and shall, upon request by the Company, provide proof to the Company to verify such insurance.

SECTION 12: DISPUTE RESOLUTION

12.1 All claims, disputes, and other matters in controversy between the Company and Client arising out of or in any way related to this Agreement or any Addendum or Change Order shall be decided by binding arbitration in accordance with the Construction Industry Rules of the American Arbitration Association then obtaining, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Notwithstanding the foregoing, the Company shall not be required to arbitrate any legal and/or equitable claims (including statutory and equitable liens) for collection of monies due. The successful party in any such action will be entitled to recover its reasonable attorneys' fees, expert witness fees, and other claim-related expenses and court costs incurred, and also the time value at prevailing rates of its employees reasonably incurred in prosecuting or defending the claims, with any claims against the Company subject to the limitations in Section 10. For the purposes hereof, "successful party" shall mean a party who receives an award greater than fifty (50%) percent of its claimed amount.

12.2 The sole and exclusive venue for any dispute resolution proceeding shall be the location in which the Company office performing the Services is located. This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the Company office performing the Services is located.

12.3 Notwithstanding the foregoing, all claims, including for negligence or any other cause whatsoever that the Client has or claims to have against the Company, shall be deemed waived unless (i) Client notifies the Company of the claim or claims within thirty (30) days of discovery thereof, and (ii) if the Client contends that a claim exists against the Company for negligence

or another violation of a standard of care owed by the Company, Client has first provided the Company with a written certification executed by an independent design professional currently practicing in the same discipline as the Company. The certification shall: a) identify the name of the professional; b) specify each and every act or omission that the certifier contends is a violation of the standard of care identified in this Agreement; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to the Company not less than thirty (30) calendar days prior to the institution of any arbitration or judicial proceeding.

12.4 NOTWITHSTANDING THE FOREGOING, THE COMPANY SHALL HAVE NO LIABILITY FOR ANY CLAIM DISCOVERED BY CLIENT MORE THAN ONE YEAR AFTER DELIVERY OF THE LAST ISSUED REPORT BY THE COMPANY FOR THE SERVICES. THE PARTIES AGREE THAT THIS PROVISION IS MATERIAL TO THE DECISION OF THE COMPANY TO ENTER INTO THIS AGREEMENT, THAT IT IS A REASONABLE MEASURE TO ALLOCATE AND INSURE AGAINST RISK, AND THAT IT DOES NOT VIOLATE PUBLIC POLICY.

Section 13: Termination

13.1 This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, the Company shall be paid for services performed to the termination notice date plus reasonable out of pocket termination expenses incurred or paid by the Company in connection with such termination and the winding down of its operations.

13.2 In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by this Agreement, the Company may complete such analyses and records as are necessary to complete its files and may also complete a report on the Services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct out of pocket costs incurred or paid by the Company in completing such analyses, records, and reports.

Section 14: Solicitation of Employees

14.1 Client agrees that during the term of the Agreement, and for a period of one (1) year after the last date on which the Company has provided Services, Client shall not, directly or indirectly, solicit or attempt to solicit for employment, or contract directly or indirectly with, any employee of the Company except as authorized in writing by the Company.

Section 15: Assigns

15.1 Neither Client nor the Company may assign this Agreement or assign or delegate any of its rights or obligations without the prior written consent of the other party.

Section 16: Survival

If any of the provisions of this Agreement is held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this Agreement for the period of all applicable statutes of limitations to which they relate.

Section 17: Miscellaneous

17.1 This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

17.2 Failure by either party at any time to enforce any obligation by the other party, to claim a breach of any term of the Agreement or to exercise any power agreed to hereunder will not be construed as a waiver of any right, power or obligation under the Agreement, will not affect any subsequent breach, and will not prejudice either party as regards any subsequent action.

17.3 The headings in these General Terms and Conditions are for reference only and are not intended to form part of the Agreement between the Parties.

17.4 It is agreed that this Agreement is entered into by the parties for the sole benefit of the parties to the Agreement, and that nothing in the Agreement shall be construed to create a right or benefit for any third party.

17.5 To the extent that a statute of limitations for any cause of action against the Company arising from this Agreement can be modified contractually in accordance with law, and the relevant statute of limitations for any claim arising of or relating to this Agreement, or the Services provided by Company r, is greater than two (2) years, the relevant statute of limitations shall be two (2) years from the date Company last provided Services. The parties agree that this provision is material to the decision of Company to enter into this agreement, that it is a reasonable measure to allocate and insure against risk, and that it does not violate public policy. This section shall not be construed as an agreement to increase the statute of limitations for any causes of action that are otherwise barred by law.

17.6 All future services rendered by the Company at Client's request for the Project described in the Proposal (whether by Change Order, Addendum, or amendment to this Agreement) shall be conducted under the terms of this Agreement.

CLIENT APPROVAL

In the event the Client authorizes work without returning a signed copy of the Proposal, the Client agrees to be bound by the General Terms and Conditions as stated herein. The Proposal presented has been read, understood, and accepted by the Client effective as of the date that the executed Proposal is returned to the Company.

STATE-SPECIFIC ADDENDUM – FLORIDA

SECTION 1: ADDENDUM TO AGREEMENT

1.1 This Florida addendum (this "Addendum") is made and entered into by and between the Company and Client and is effective as of the date of execution of the Agreement if the Services are performed in the State of Florida, and this Addendum is incorporated into and made a part of the General Terms and Conditions solely with respect to the Services covered by this Addendum.

SECTION 2: INDEMNITY

2.1 IN **ADDITION TO AND NOTWITHSTANDING ANY OTHER PROVISION IN THIS AGREEMENT**, CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, TO RELEASE, DEFEND (WITH COUNSEL REASONABLY ACCEPTABLE TO THE COMPANY), INDEMNIFY, AND HOLD THE COMPANY INDEMNITEES HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES FROM OR BY ANY PERSON OR ENTITY ARISING FROM (1) ACTS OR OMISSIONS BY CLIENT, CLIENT'S AGENTS, STAFF, AND OTHERS EMPLOYED BY OR CONTRACTED TO CLIENT, INCLUDING ARCHITECTS, ENGINEERS, CONTRACTORS, SUBCONTRACTORS, AND CONSULTANTS, WHETHER OR NOT THE COMPANY IS RESPONSIBLE IN PART FOR THE ACTS OR OMISSIONS FOR WHICH CLIENT IS INDEMNIFYING THE COMPANY AND (2) THE PROVISION OF THE SERVICES BY THE COMPANY EXCEPT TO THE EXTENT CAUSED BY THE COMPANY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, SUCH EXCEPTION SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.2 THE COMPANY AGREES TO INDEMNIFY, AND HOLD CLIENT HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ARISING TO THE EXTENT SOLELY FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT BY THE COMPANY IN THE PROVISION OF THE SERVICES, SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.3 To the extent either party's damages are covered by available insurance, Client and the Company waive all rights of subrogation against each other and against the contractors, subcontractors, consultants, agents, and employees of the other, except such rights as they may have to the proceeds of such insurance.

SECTION 3: INDIVIDUAL LIABILITY (5 POINTS LARGER THAN ADJACENT TEXT)

3.1 **PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE COMPANY MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

Goal 5: *Natural Groundwater Aquifer Recharge*

Objective 5.1: *Protection of High Aquifer Recharge Areas and Water Bodies*

The City recognizes the importance of the protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protection for groundwater resources.

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

Policy 5.1.b: The City shall prioritize the acquisition of high aquifer recha
protection as conservation or open spa
bonds, lease agree

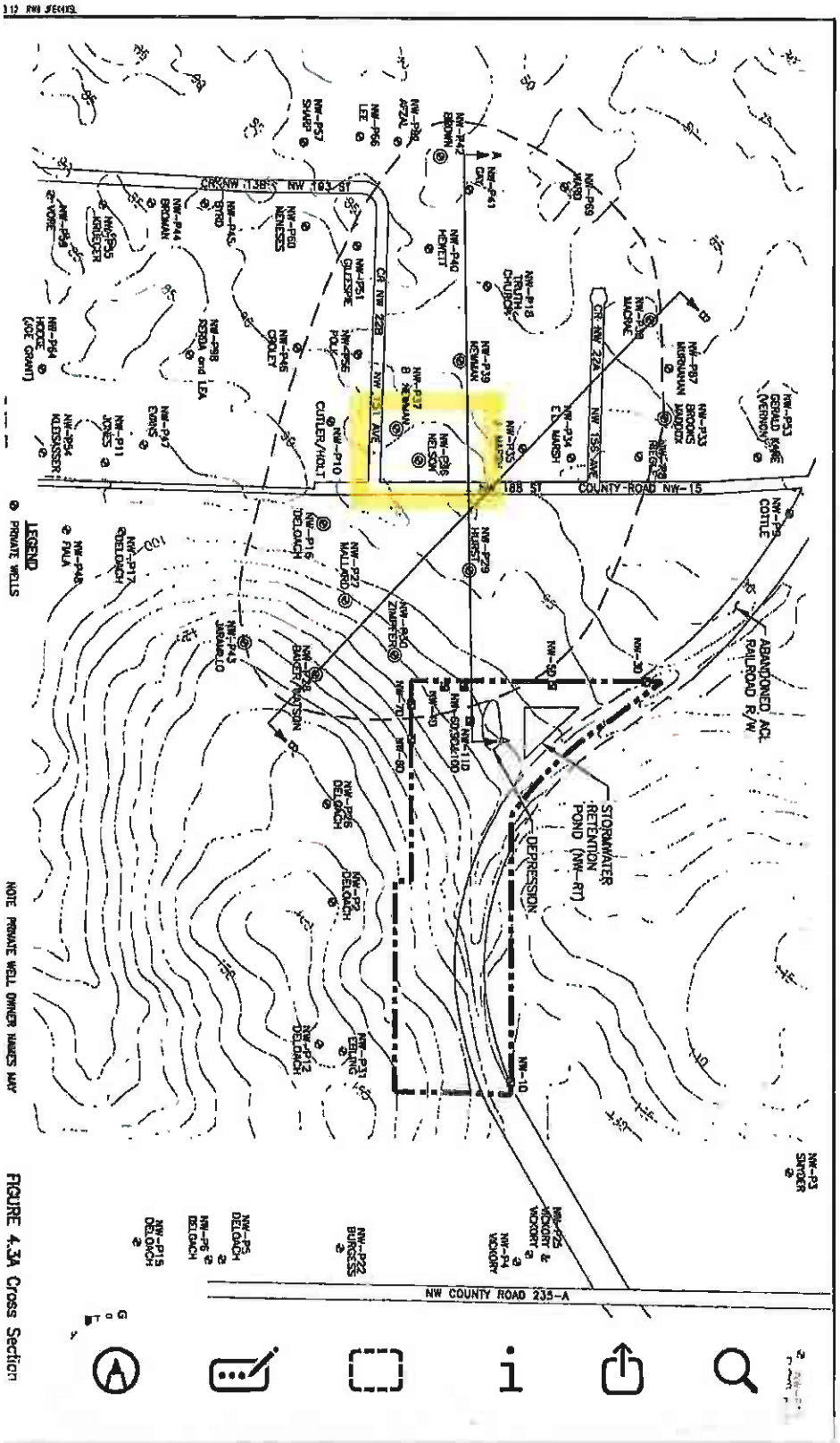


FIGURE 4.3A Cross Section

Terrell K. Arline
Attorney at Law

July 7, 2026

Walter Welch, Mayor
City of Alachua
City Hall
15100 N.W. 142nd Terrace
Alachua, FL 32615
(Via electronic mail to commissioners@cityofalachua.org)

Re: Farmlands Planned Development

Honorable Mayor Welch:

I have been retained by Our Santa Fe River, Inc. regarding the process the City utilized to amend the City's Future Land Use Map ("FLUM") for the proposed Farmlands Planned Development. It is my understanding that the City Commission held only one (1) public hearing before adopting the proposed FLUM because it was a "small-scale development amendments adopted pursuant to Chapter 163.3187, Florida Statutes." On behalf of Our Santa Fe River, Inc. I respectfully disagree with the process the City is using to adopt this plan amendment. It is my opinion that pursuant to the City's Comprehensive Plan the City Commission must hold two (2) public hearings for comprehensive plan amendments. Let me explain.

The City of Alachua is considering a FLUM amendment and a rezoning for a development called Farmlands Planned Development, which would increase density and intensity of development on 46.70-acre parcel. Admittedly, the ***minimum*** requirements of Section 163.3187(2) Fla. Stat. require only "*one public hearing before the governing board*" to adopt a "*small scale development amendment,*" which is less than fifty (50) acres. The City's Ordinance 26-09 on this proposed FLUM amendment specifically cites this statutory provision to limit the number of public hearings.

However, the City of Alachua's Comprehensive Plan at "*Administration and Implementation Element Section IV*" sets forth the "*PROCESS & PROCEDURES FOR PUBLIC PARTICIPATION*" and at page 2-18 requires two (2) public hearings for plan amendments stating:

> *2. The City Commission* **shall hold two Public Hearings for Comprehensive Plan amendments** *as follows: A) First reading of the ordinance and Transmittal Hearing; B) second reading of the ordinance including final adoption of the proposed amendments.*

(Emphasis added.)

1819 Tamiami Drive
Tallahassee, FL 32301
(850) 321-8726
tkarlinelaw@gmail.com

Section IV of the City's Comprehensive Plan specifically states:

> *In order to provide for and encourage public participation throughout its comprehensive planning process,* **the City will adhere to the public participation procedures adopted by the City Commission and contained within this document**.

(Emphasis added.)

Finally, Section 163.3161(8), Fla. Stat., which governs the process to amend a local comprehensive plan recognizes that it sets forth the "*minimum requirements*" stating:

> *(8) The provisions of this act in their interpretation and application are declared to be* ***the minimum requirements necessary*** *to accomplish the stated intent, purposes, and objectives of this act; to protect human, environmental, social, and economic resources; and to maintain, through orderly growth and development, the character and stability of present and future land use and development in this state.*

(Emphasis added.) As a valid plan amendment is a condition precedent to a valid rezoning, and because this issue is apparently a matter of great public concern, on behalf of Our Santa Fe River, Inc. I request that the City Commission schedule an additional, duly noticed public hearing before considering whether to adopt the proposed FLUM amendment for the Farmlands Planned Development.

Thank you.

Terrell K. Arline

Cc: City Attorney Scott Walker at scott@foldswalker.com
Mr. Bryan Thomas, AICP, Planning & Community Development Director at br_thomas@cityofalachua.org
Clay Sweger, AICP, LEED AP at csweger@edafl.com
Client

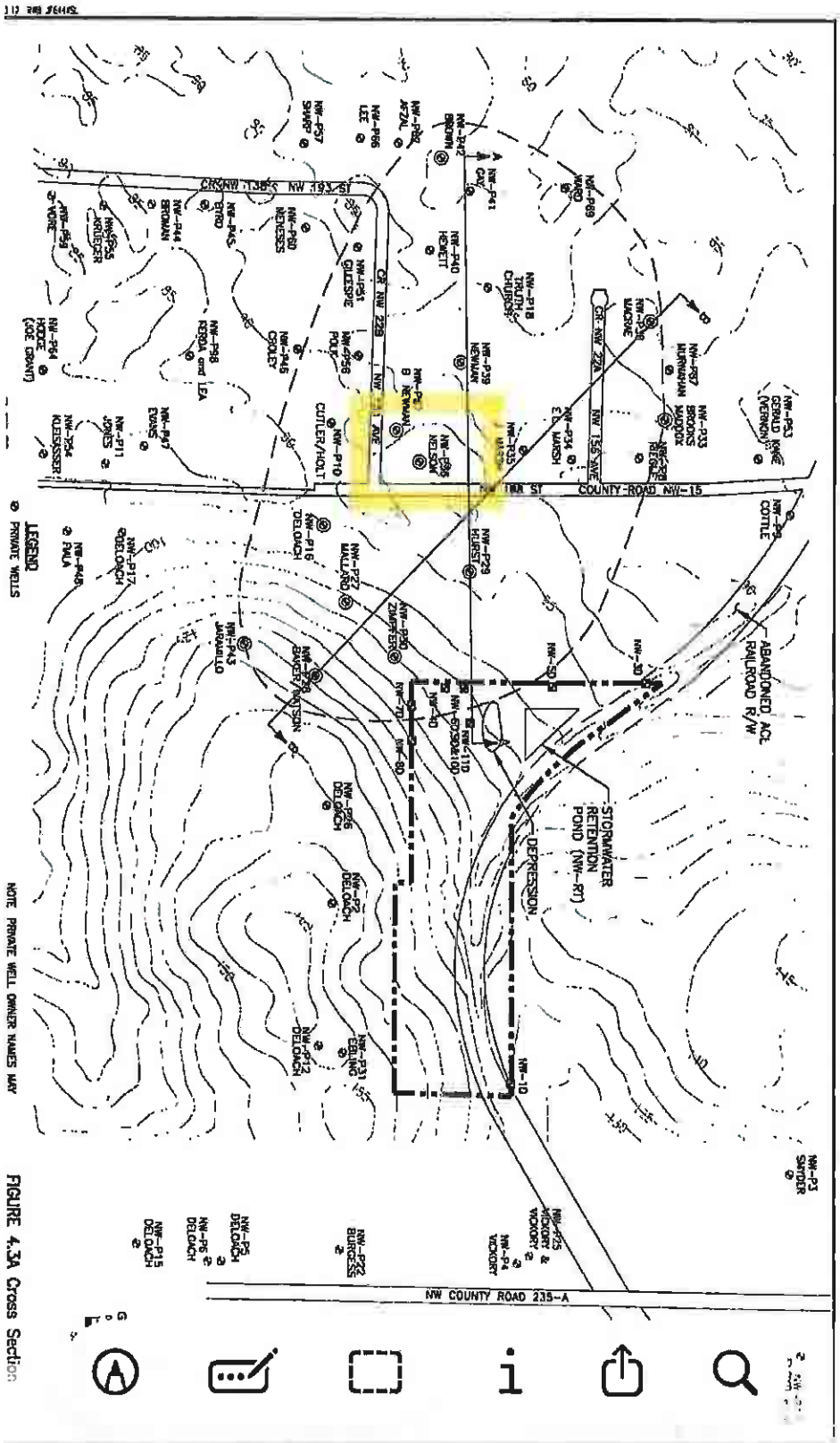
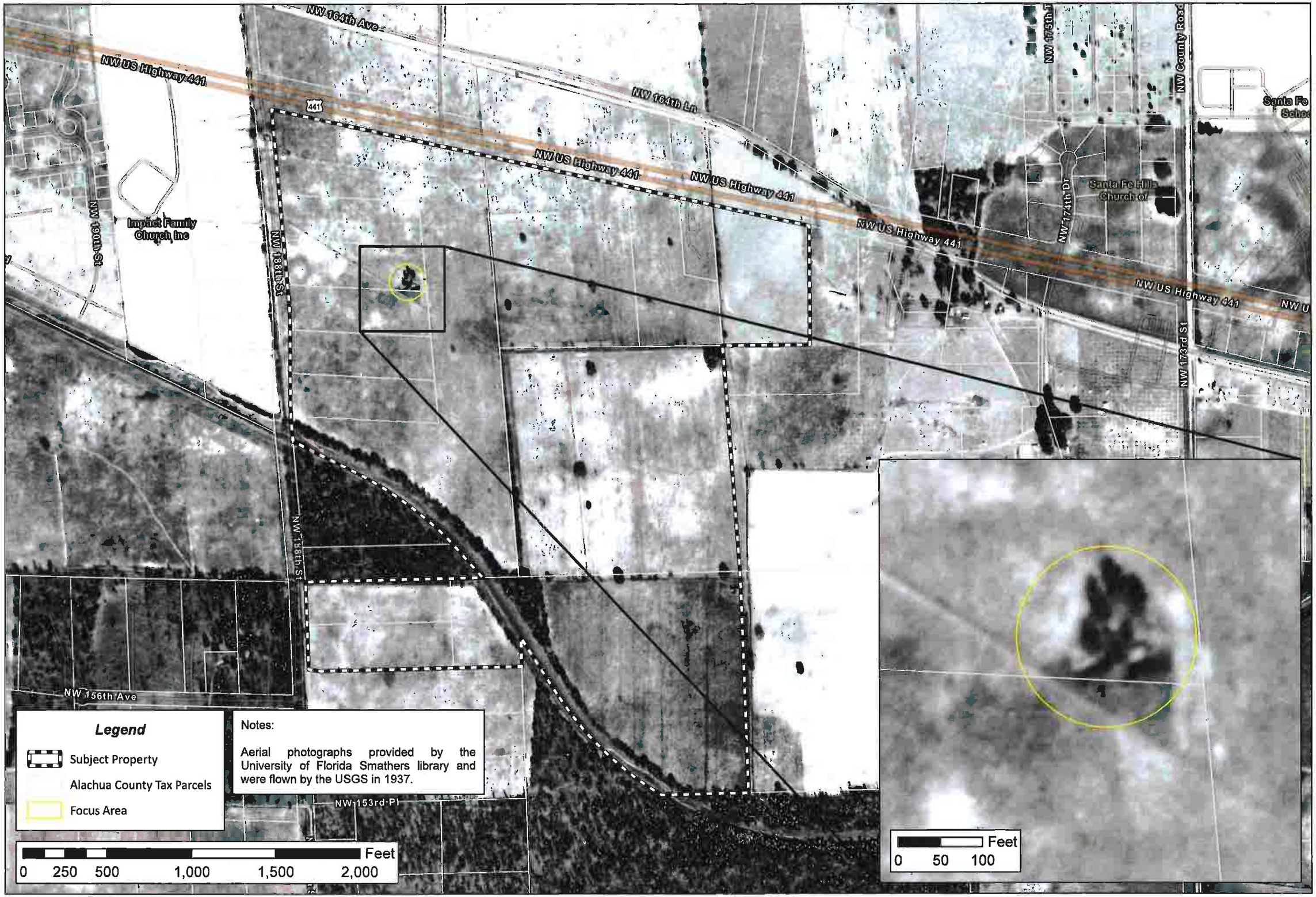


FIGURE 4.3A Cross Section

ILLUSTRATION 1B:
AERIAL MAP

1937 Aerial



NORTH

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Florida North FIPS 0901 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 8/26/2025

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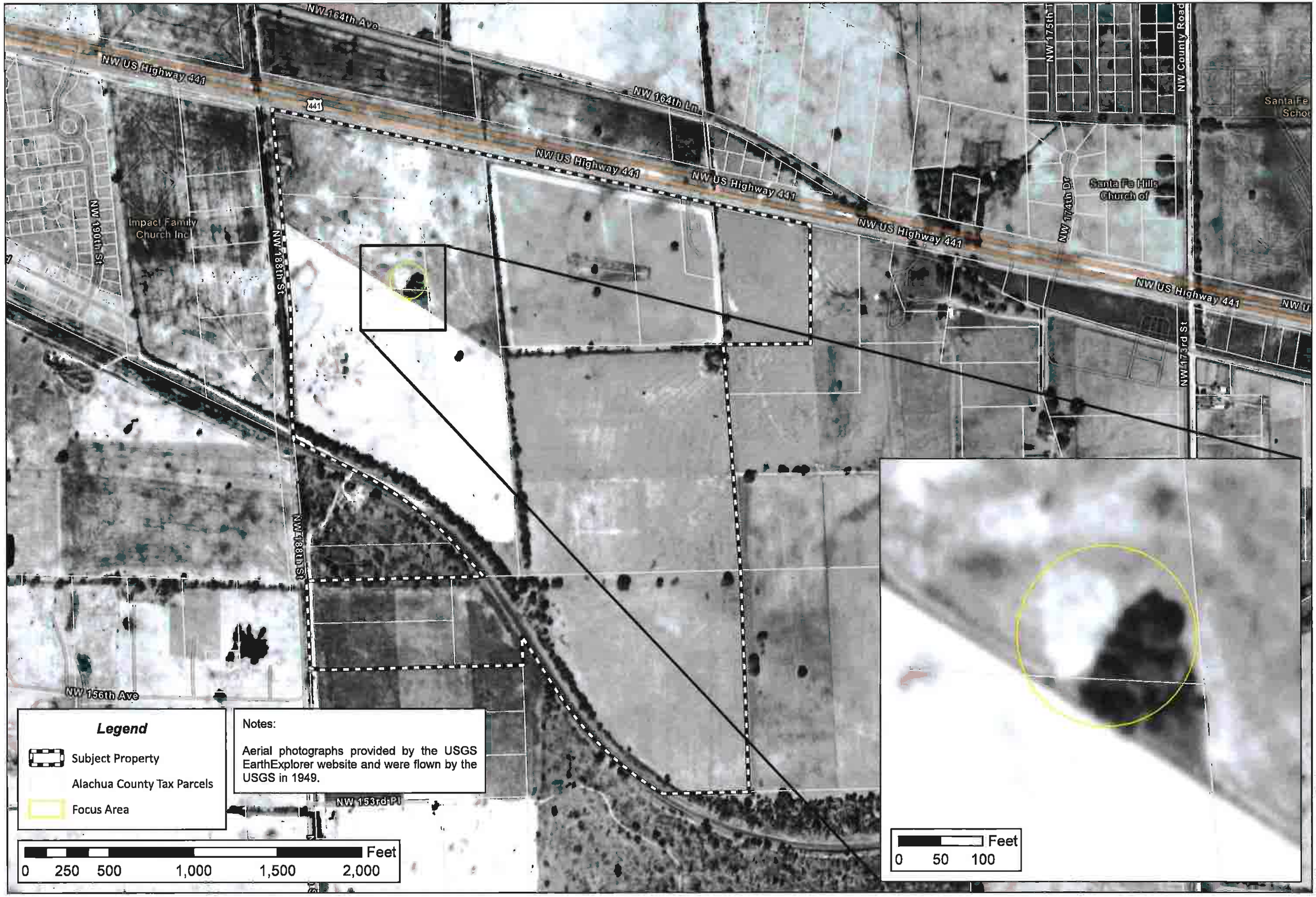
ILLUSTRATION 1B:
AERIAL MAP

1949 Aerial



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Date: 6/25/2025

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ILLUSTRATION 1B:
AERIAL MAP

1955 Aerial

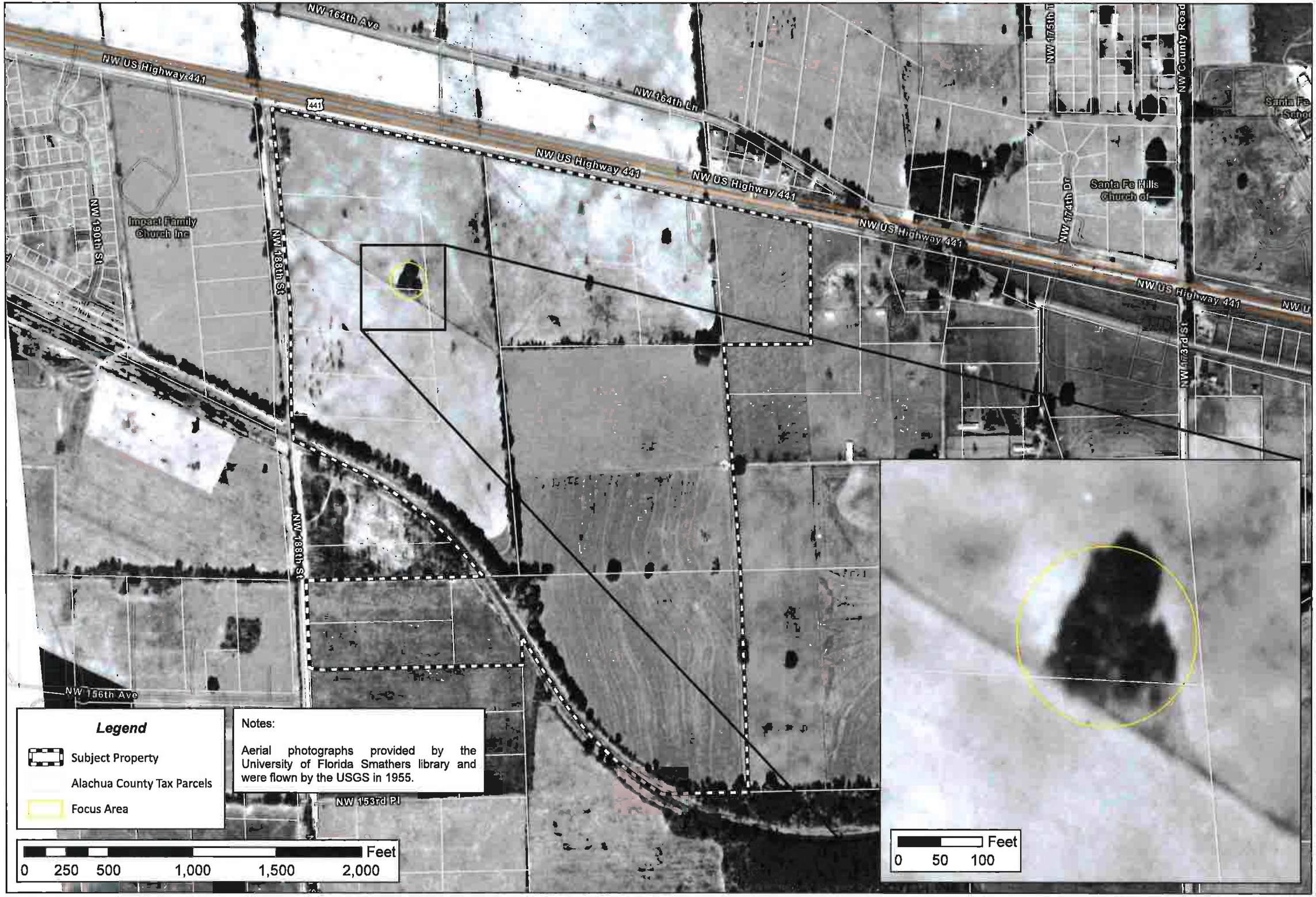

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ILLUSTRATION 1B:
AERIAL MAP

1961 Aerial

NORTH

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ILLUSTRATION 1B:
AERIAL MAP

1964 Aerial

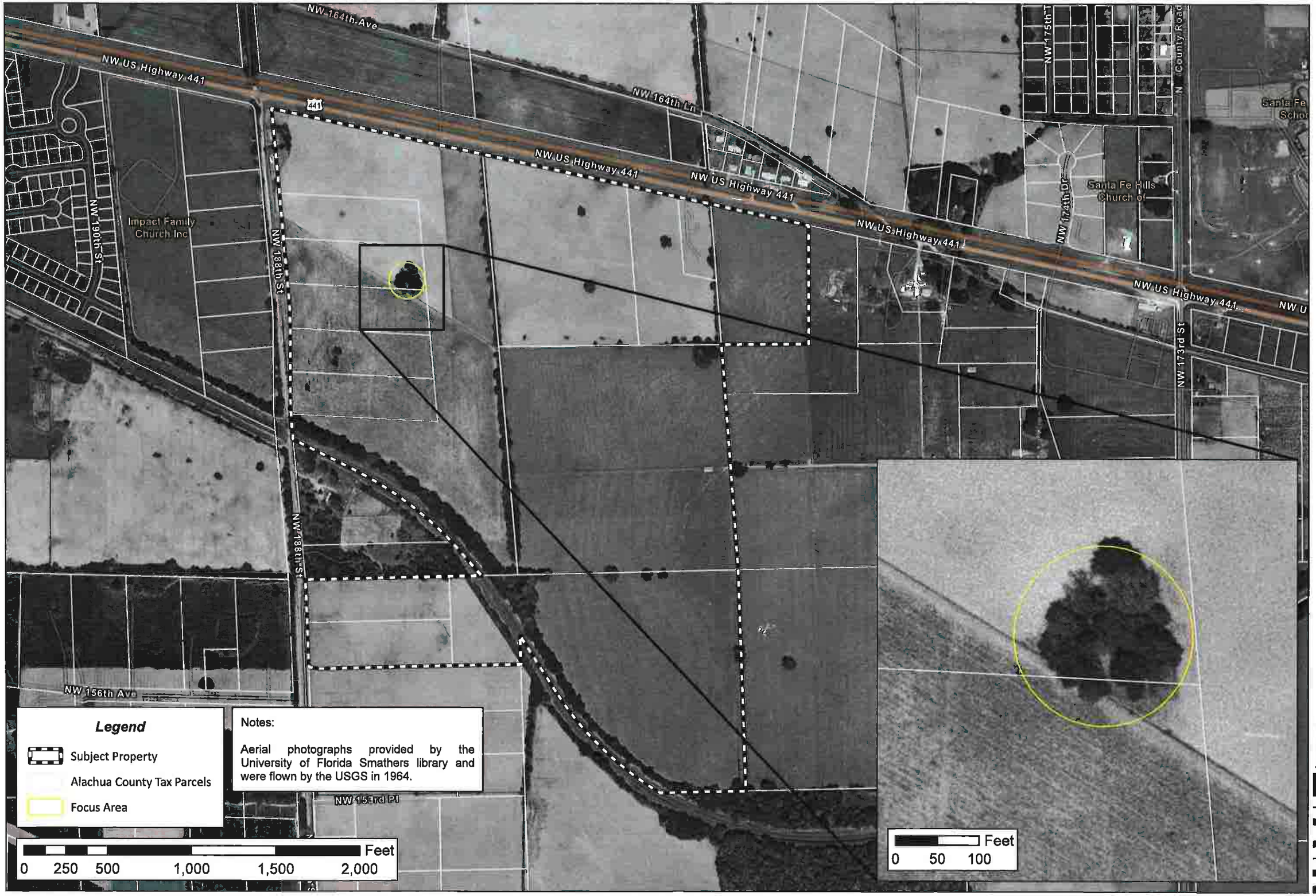

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ILLUSTRATION 1B:
AERIAL MAP

1968 Aerial

NORTH

Projected Coordinate System:
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ILLUSTRATION 1B:
AERIAL MAP

1971 Aerial

NORTH

Projected Coordinate System:
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Florida North FIPS 0901 (US Feet)
Projection: Transverse Mercator

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ILLUSTRATION 1B:
AERIAL MAP

1974 Aerial

NORTH

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Date: 6/26/2026

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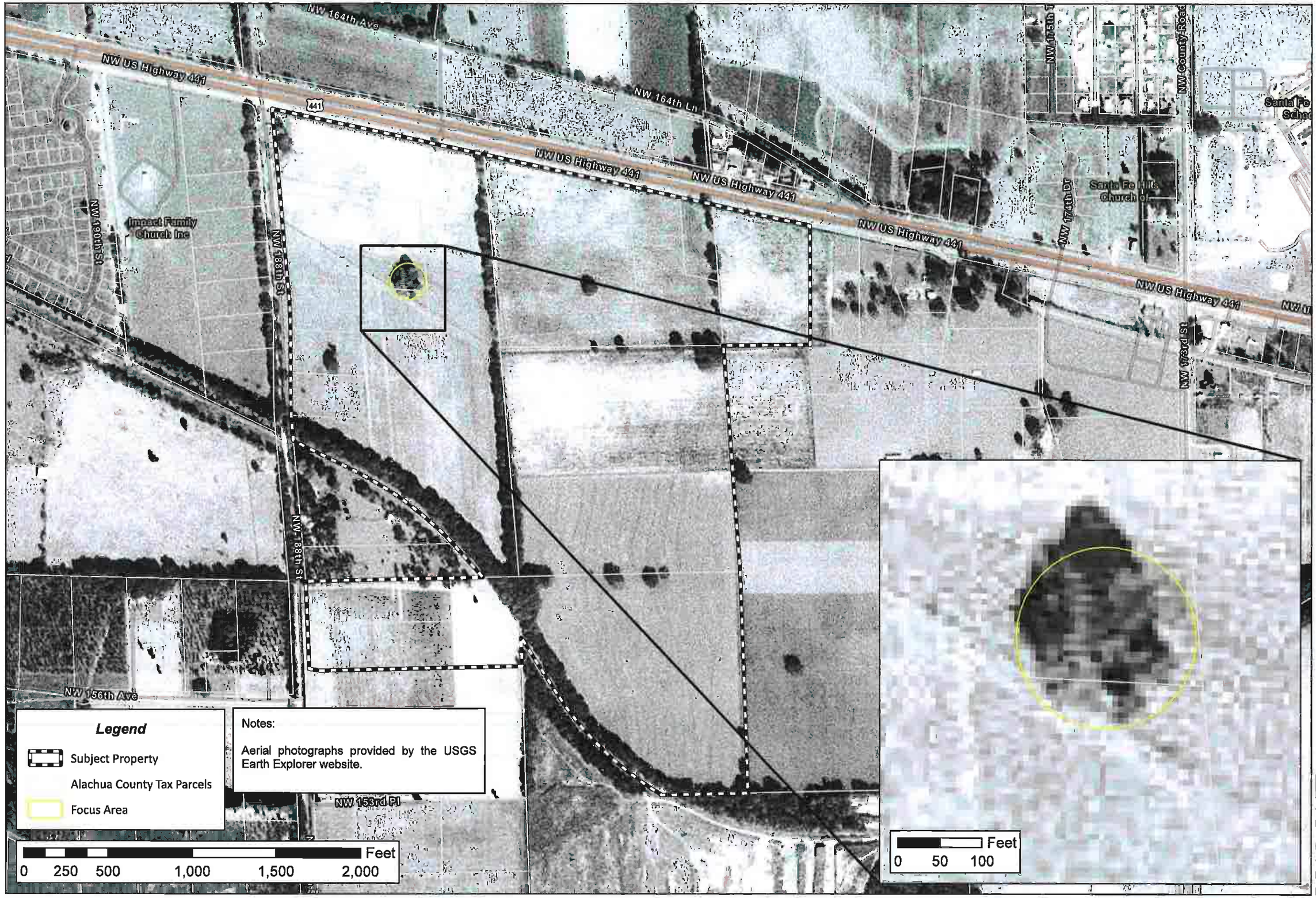
ILLUSTRATION 1B:
AERIAL MAP

1977 Aerial



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Florida North FIPS 0903 (Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
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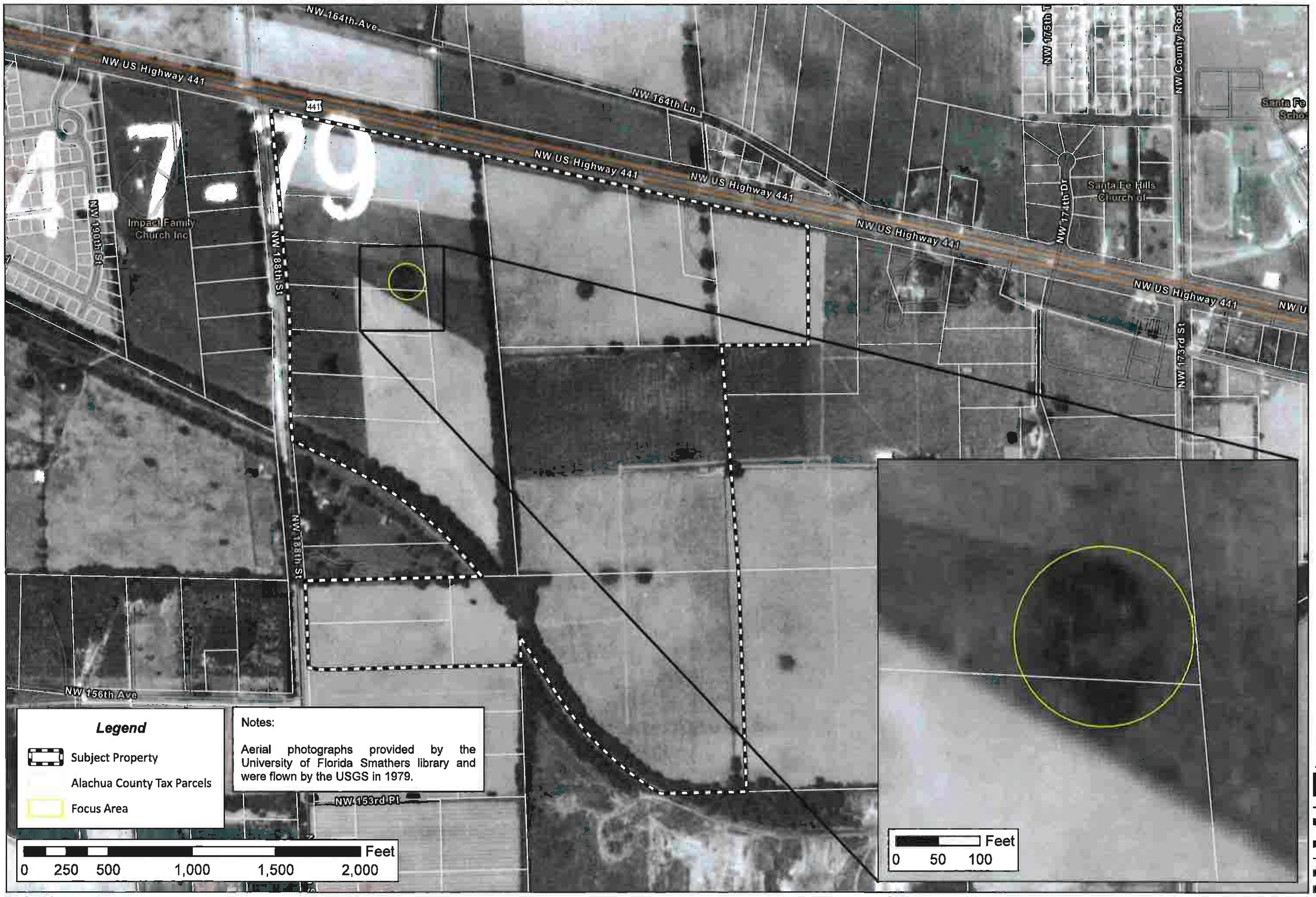
ILLUSTRATION 1B:
AERIAL MAP

1979 Aerial



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Projection: Transverse Mercator

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Date: 6/26/2026

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ILLUSTRATION 1B:
AERIAL MAP

1982 Aerial

ILLUSTRATION 1B:
AERIAL MAP

1994 Aerial

ILLUSTRATION 1B:
AERIAL MAP

1999 Aerial

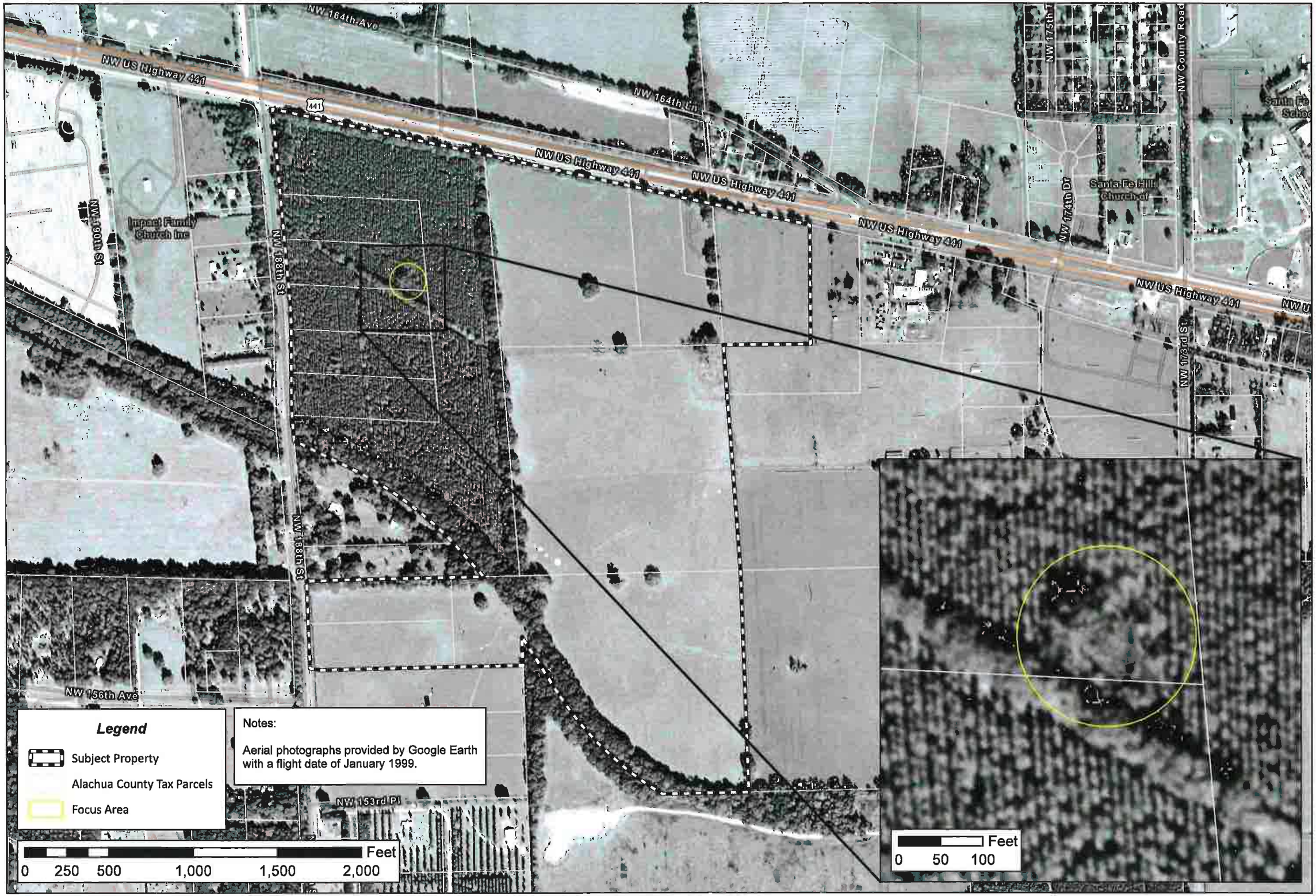

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ILLUSTRATION 1B:
AERIAL MAP

2004 Aerial

NORTH

Projected Coordinate System
NAD 1983 (2011) StatePlane
Florida North FIPS 0901 (US Feet)
Projection: Transverse Mercator

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ILLUSTRATION 1B:
AERIAL MAP

2006 Aerial

NORTH

Projected Coordinate System:
NAD 1983 (2011) StatePlane
Florida North FIPS 0901 Feet
Projection: Transverse Mercator

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ILLUSTRATION 1B:
AERIAL MAP

2008 Aerial

ILLUSTRATION 1B:
AERIAL MAP

2011 Aerial

Projected Coordinate System:
NAD 1983 (2011) StatePlane
Florida North FIPS 0201 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2026

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ILLUSTRATION 1B:
AERIAL MAP

2014 Aerial

NORTH

Projected Coordinate System:
NAD 1983 (2011) StatePlane
Florida North FIPS 0201 (US Feet)
Projection: Transverse Mercator

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Date: 5/26/2026

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ILLUSTRATION 1B:
AERIAL MAP

2017 Aerial

NORTH

Projected Coordinate System:
NAD 1983 (2011) StatePlane
Florida North FIPS 0902 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2026

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ILLUSTRATION 1B:
AERIAL MAP

2020 Aerial

NORTH

Projected Coordinate System:
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Florida North FIPS 0901 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2026

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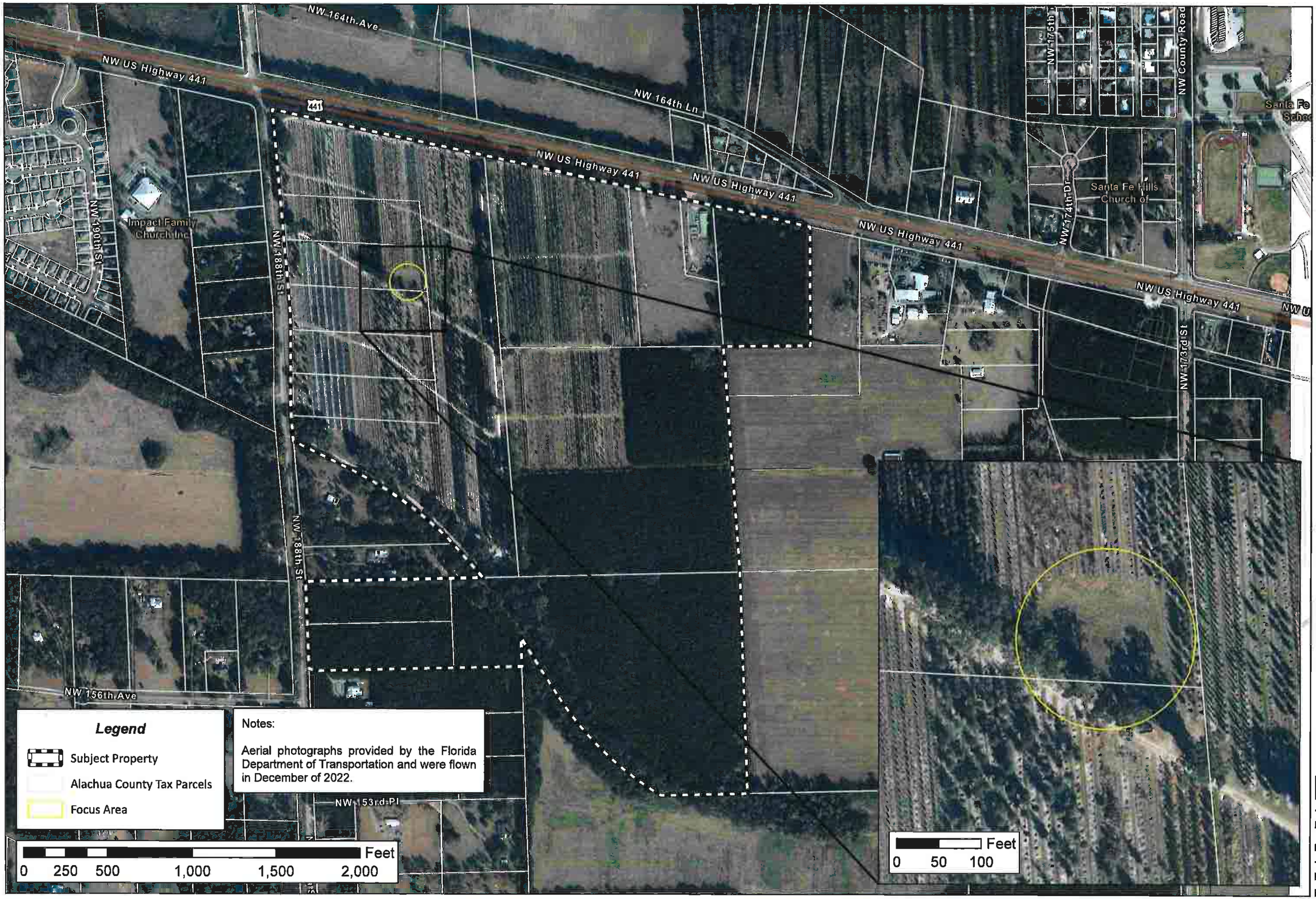
ILLUSTRATION 1B:
AERIAL MAP

2022 Aerial



NORTH

Projected Coordinate System:
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Florida North FIPS 0902 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 9/26/2025

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ILLUSTRATION 1B:
AERIAL MAP

2024 Aerial

Projected Coordinate System:
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Florida North FIPS 0902 Feet
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2026

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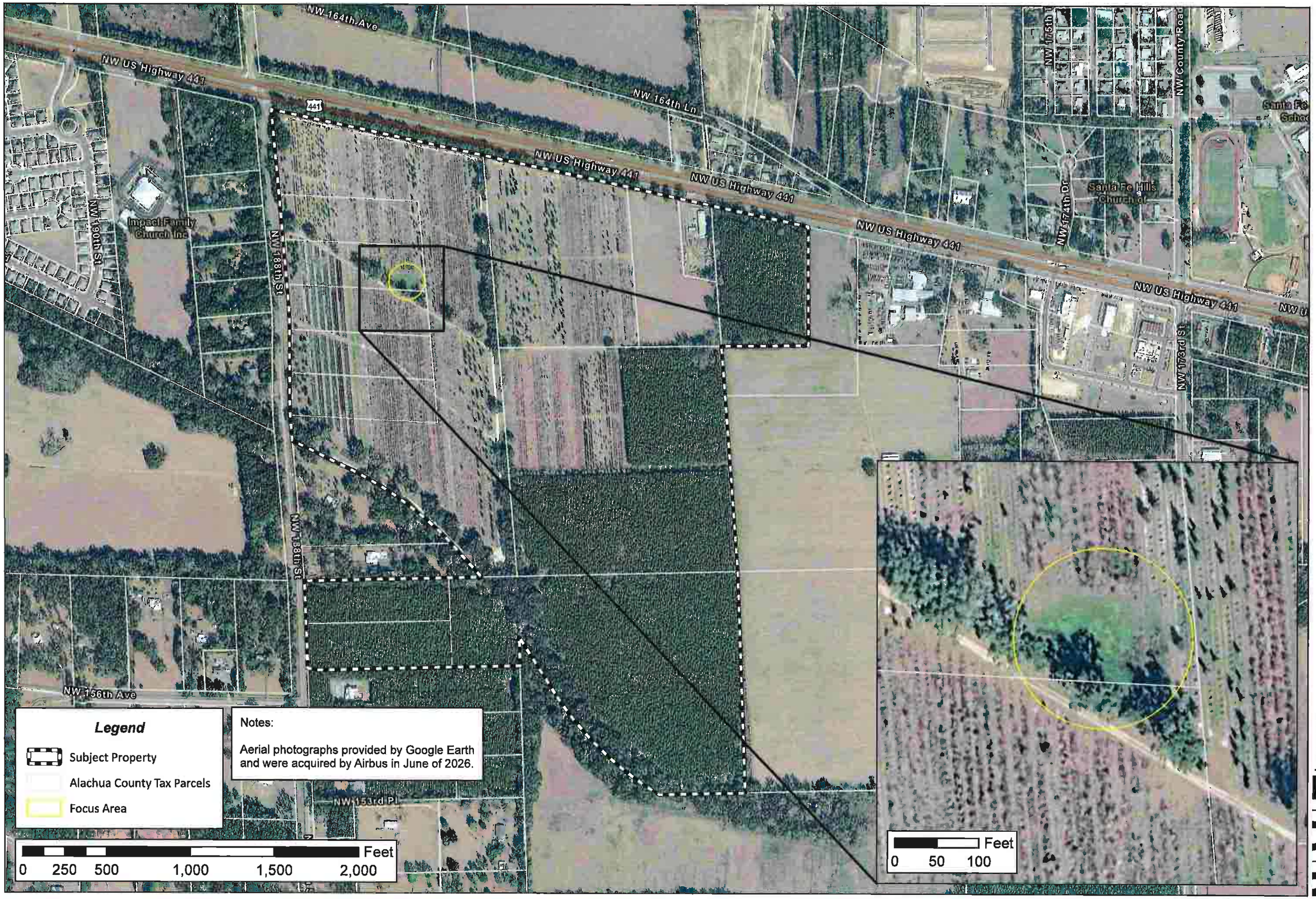
ILLUSTRATION 1B:
AERIAL MAP

2026 Aerial



PRELIMINARY
GEOTECHNICAL EXPLORATION SERVICES

Tax Parcels 03042-005/003 – US 441
Alachua, Alachua County, Florida

PROJECT NO. A25140.00683.005
REPORT NO. 2162758

Prepared For:

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Prepared By:

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March 6, 2026

Consultants in: Geotechnical Engineering • Environmental Sciences • Construction Materials Testing

March 6, 2026

Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

Attention: Mr. Sam Berry
VP of Development

Reference: **PRELIMINARY GEOTECHNICAL EXPLORATION REPORT**

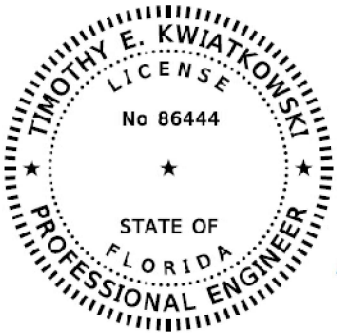
Tax Parcels 03042-005/003 – US 441
Alachua, Alachua County, Florida
UES Project No. A25140.00683.005 UES Report No. 2162758

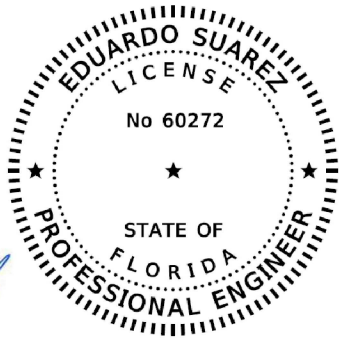
Dear Mr. Berry:

UES Professional Solutions, LLC has completed the subsurface exploration at the above referenced site in Alachua, Alachua County, Florida. The preliminary exploration was conducted in general accordance with authorized proposal 2162534, dated February 13, 2026. This preliminary exploration was performed in accordance with generally accepted soil and foundation engineering practices and ; "Geotechnical Investigation Specifications and Report Requirements" dated September 25, 2018.

The following report presents the results of our preliminary field exploration and a geotechnical engineering interpretation of those results with respect to the project characteristics provided to us. Included are: general recommendations for site preparation procedures, foundation design parameters, pavement design and subgrade preparation. This preliminary report is provided to assist your project feasibility schedule. The initial and final geotechnical report will formalize the subsurface findings and provide test borings, and recommendations. We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please contact us if you have any questions, or if we may further assist you as your plans proceed.

UES PROFESSIONAL SOLUTIONS, LLC
Certificate of Authorization Number 549





Eduardo Suarez
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Timothy E. Kwiatkowski, P.E.
Project Geotechnical Engineer
Florida P.E. No. 86444

Eduardo Suarez, P.E.
Senior Geotechnical Engineer
Florida P.E. No. 60272

This item has been electronically signed and sealed by Eduardo Suarez, PE on the date adjacent to the seal using Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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EXECUTIVE SUMMARY

We have prepared this executive summary as a general overview. Please refer to, and rely on, the full report for information about findings, recommendations, and other considerations.

Project Location and Description

The proposed will be a prototype C-171-SGR-QR and will be approximately 170,471 square feet, with truck well, associated drives and parking areas, and a gas station. The project site will be located adjacent to the southeast corner of US HWY 441 and NW 118th Street in Alachua, Alachua County, Florida. The site is currently undeveloped.

Finish floor elevation for the proposed will be set at 102 feet. We anticipate, within the building area, a significant amount of cut and fill (up to 3 feet of cut and 10 feet of fill) will be required to achieve the proposed finish floor elevation. Existing elevations within the proposed building footprint range from approximately 105 feet to 92 feet NAVD. Additionally, we anticipate significant amounts of cut and fill to achieve the proposed parking and drive grades,with up to 4 feet of cut or nine feet fill being expected in the surrounding pavement areas assuming existing grades between approximately 105 to 92 feet.

Soil and Groundwater Conditions

In general, the soil test borings encountered sand to sand with silt and sand with clay interbedded with lenses of silty sand [SP, SP-SC, SP-SM, SM] between the elevations of approximately +101 feet to at least +82 feet, NAVD. Below, the sand with silt to silty sands, the soil test borings generally encountered clayey sand to sandy clay layer [SC/CH] to maximum boring termination depths of 20 feet below ground surface.

Variations in depth, thickness and consistency of the soil strata depicted in the Generalized Soil Profile occurred at the individual boring locations. The amount of silt and clay fines present in the soil strata varied between boring locations. The clayey sand [SC], sandy clay [CL], and clay [CH], strata were found at all of the boring locations.

The subgrade after excavation, in some areas may include silty-clayey sands, which may be difficult to compact. The silty-clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods. Normal proof-rolling and compaction of exposed subgrade, and filling to grade with compacted selected structural fill is also expected.

Very loose sand with silt was encountered in some of the soil borings; the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas shall be proof-rolled to detect soft or loose soils. Proof-rolling operations should be followed by subgrade/backfill compaction operation. If necessary to achieve the recommended soil compaction at depth, the loose areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

Groundwater Considerations

Groundwater levels and seasonal high groundwater levels may be affected by the proposed construction which will modify the surface and subsurface hydrology. Based on the general grading information provided, it should not be necessary to provide a permanent subsurface drainage system for the building and pavement areas. To maintain the recommended separation between the water table and various structural elements in the truck well areas we recommend a permanent drainage system in the loading dock/truck well and TLE pit areas.

We found shallow deposits of silty-clayey sands [SM-SC, SC] across the site during our site exploration. Due to the poor permeability characteristics of these silty-clayey soils, these soils tend to act as an aquiclude (a sediment through which groundwater cannot pass) to the natural infiltration of the rainwater. Therefore, rainfall will most likely temporarily perch on top of these relatively impermeable soils causing isolated areas with temporary groundwater levels significantly higher during periods of heavy or extended rainfall or artificial irrigation.

Based on site-specific information and factors listed above, we estimate the following "pre-development", transient, perched seasonal high groundwater levels:

Building Pad:	Between elevations 101 to 88 feet NAVD or below
Driveway & Parking Lot Areas:	Between elevations 90 to 82 feet NAVD or below

It is important to note that the pre-development and post-development transient perched seasonal high groundwater levels will be a function of the elevation location of the top of the aquiclude (SM-SC, SC) and will generally occur approximately 1 foot above the top of the aquiclude, where present or where created by site grading.

Site Preparation

Site preparation for the site will consist of stripping of surficial organics and clearing of trees/vegetation and their associated root systems greater than ½ inch in diameter, followed by surface densification, proof-rolling and compaction of existing subgrade, and filling to construction grade with structural fill.

Foundation Design

After successful completion of the building site preparation, we recommend a shallow foundation system be used for support of the proposed building. The shallow spread foundations should be designed with a net allowable soil bearing pressure of 2,500 pounds per square foot (psf) provided the building pad preparation recommendations presented in Section 9 of this report are followed.

Pavement Design

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-

effective combination of available construction materials. Concrete pavement has the advantage of the ability to “bridge” over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. Recommendations for both rigid and flexible pavements are presented in Section 9.2 of this report.

Typically, the most prevalent flexible pavement base material in Alachua County is limerock because of its local availability. Alternative base materials may be considered as requested.

On-site Borrow and Excavation Considerations

With the exception of topsoil, debris and undiscovered organic soils, the on-site soils may be reused as structural fill, but they will require careful moisture control. Excess topsoil and organic soil may be used in landscaped areas.

Soils classified as SP, SP-SM and SP-SC may be used for structural fill provided the organic content is less than 5 percent. Soils classified as SM and SC with less than 25 percent fines and less than 5 percent organic content are generally suitable for use as structural fill with the understanding that greater than normal moisture control will be required for compaction. SM and SC soils with more than 25 percent fines and Plasticity Index of 15 or greater are generally not suitable for structural fill but may be used deeper than 5 feet below finished grades in pavement area fills and will require significant moisture conditioning and working to effect the recommended compaction. It shall be expected that most site soils reused as fill material will require greater handling on the part of the Earthwork Contractor to dry and work the soils.

1.0 INTRODUCTION

UES Professional Solutions, LLC (UES) has completed the preliminary subsurface exploration for the proposed , which will be located at the SWC of US 441 and NW 118th Street in Alachua, Alachua County, Florida. Our exploration was authorized by Sam Berry of Rise Partners and was conducted as outlined in our Proposal Number 2162534, dated February 13, 2026. This exploration was performed in accordance with generally accepted soil and foundation engineering practices and Geotechnical Investigation Specifications and Report Requirements", dated September 25, 2018. The quantity, location of the building and non-building area test borings have been adjusted by CPH for this preliminary report. This report is provided to assist your project feasibility schedule. The initial and final geotechnical report will formalize the subsurface findings and provide additional test borings, and recommendations.

2.0 PROJECT CONSIDERATIONS

The geotechnical exploration was planned and executed based on the Boring Exhibit, dated February 12, 2026, prepared by CPH, Consulting LLC (CPH). These plans were also used in developing the scope of the preliminary geotechnical subsurface exploration. The proposed will be a prototype C-171-SGR-QR and will be approximately 170,471 square feet, with truck well, associated drives and parking areas, and a gas station. The parking lot will occupy the western, eastern, and northern portion of the property. Stormwater management facilities will be located along the southern and western portions of the site.

The proposed will be single story, high bay commercial structure. The store building will be constructed of a combination of load-bearing concrete block walls and steel columns supporting roof loads by means of steel joist girders and steel joists. Typical bay spacing between columns is approximately 55 by 48 feet. Typical gravity loads for interior columns are 85 kips with a maximum total loading under severe live load conditions of 150 kips. Maximum column uplift force from wind is estimated at 30 kips. Typical gravity loads for exterior columns are 50 kips each. The concrete block wall gravity loads will range from 1.5 to 2.0 kips per lineal foot for non-load bearing walls and 4.0 to 6.0 kips per lineal foot for load bearing wall. The estimated maximum uniform floor slab live load is 125 pounds per square foot, and the estimated maximum concentrated floor slab load is 5 kips.

The proposed Gas Station will include fuel islands, canopy, small service building and underground storage tanks. Typical gravity axial loads for interior columns are 12 kips with a maximum total loading under severe live load conditions of 25 to 40 kips. Further, the foundation for the canopy structure may be sized and embedded at greater depths to resist uplift forces. Maximum column uplift forces from wind is estimated at 25 kips. Based on the information provided, we assume that the finished floor elevation for the fuel station to be +98 feet.

Two types of pavement sections will be required at the project; standard duty and heavy duty pavements. Per requirements the standard duty pavement will be designed for equivalent 18 kip single axle loads (E_{18}SAL) of 109,500 over a 20 year design life. The heavy duty pavement section will be designed for approximately 335,800 E_{18}SALs over a 20 year design life. Terminal serviceability, initial serviceability, and reliability for all pavement sections will be 2.0, 4.2, and 85%, respectively.

Across the proposed building, the site grades range from a high of about +105 feet to a low of about +92 feet. Based on the presumed finish floor elevation of 102.0 feet, we anticipate approximately 3 feet of cut and 10 feet of fill below the existing ground surface in the proposed building area to achieve subgrade elevation with up to 4 feet of cut or nine feet fill being expected in the surrounding pavement areas assuming existing grades between approximately 105 to 92 feet.

Current grading plans do not require cut and fill slopes equal to or greater than 3H:1V. Based on the site elevations and the conceptual site plan provided to UES, most of the site will not require cutting or filling over 10 feet high.

We assume the building will be constructed with an exposed concrete floor slab throughout the facility and founded on a minimum 4 inch thick compacted base material.

If any of the above information is incorrect or changes prior to construction, please contact UES immediately so that revisions to the recommendations contained in this report can be made, as necessary. In order to verify that these recommendations are properly interpreted and implemented, UES must be allowed to review the final design and specifications prior to the start of construction and understands that this is part of the overall geotechnical contract.

Deviations from the GISRR are listed below.

- Limerock Bearing Ratio (LBR) FM 5-515 was used to test the subgrade soils in lieu of California Bearing Ratio (CBR) tests since LBR is the standard test required by the Florida Department of Transportation (FDOT) to test the base and stabilized subgrade materials for pavements.

- Boring quantities for the proposed building, stormwater management areas, parking and access roads, and retaining walls deviated from the Geotechnical Investigation Specifications and Report Requirements.

- The site and planned construction are not located in a jurisdiction governed by International Building Code (IBC) and therefore the 100 feet deep test boring was not performed, however, in the absence of any governing standard for seismic matters in Florida, and based on our general geologic knowledge of the site and vicinity, we assigned an IBC site classification in order to meet report content specification.

3.0 SITE DESCRIPTION

3.1 General

The subject site is a proposed located within Section 8, Township 8 South, Range 18 East in Alachua County, Florida. More specifically, the property is located adjacent to the southeast corner of US HWY 441 and NW 118th Street in Alachua, Alachua County, Florida. The site is currently undeveloped.

3.2 Soil Survey

Based on the 1985 Soil Survey for Alachua County, Florida, as prepared by the US Department of Agriculture, Natural Resources Conservation Service (NCRS), the predominant soil types at the site are identified as Arredondo fine sand, 0 to 5 percent slopes (3B), Arredondo fine sand, 5 to 8 percent slopes (3C), and Fort Meade fine sand, 0 to 5 percent slopes (5B). The published general description of these soils with depth, their published range of permeability characteristics and their published range of seasonal high groundwater levels, is presented in Table 1 below.

TABLE 1
Summary of NRCS Soil Survey Information

Soil Type	Constituents	Hydrologic Group	Natural Drainage	Soil Permeability (Inches/Hr)	Seasonal High Water Table
Arredondo fine sand, 0 to 5 percent slopes (3B)	0-49" Fine sand 49-54" Loamy sand, loamy fine sand, sandy loam 54-86" Sandy loam, fine sandy loam, sandy clay loam	A	Well Drained	0-49" 6.0 – 20 49-54" 2.0 – 6.0 54-86" 0.2 – 2.0	Greater than 6 feet below ground surface
Arredondo fine sand, 5 to 8 percent slopes (3C)	0-65" Fine sand 65-88" Sandy loam, fine sandy loam, sandy clay loam	A	Well Drained	0-65" 6.0 – 20 65-88" 0.2 – 2.0	Greater than 6 feet below ground surface
Fort Meade fine sand, 0 to 5 percent slopes (5B)	0-14" Fine sand 14-85" Loamy sand, loamy fine sand, fine sand	A	Well Drained	0-14" 6.0 – 20 14-85" 6.0 – 20	Greater than 6 feet below ground surface

3.3 Topography

According to information obtained from the Grading Plan prepared by Foresite Group for this site, the ground surface elevation across the site area ranges between approximately +105 feet to +85 feet. A copy of a portion of the USGS Map for the site area is included in Appendix A.

3.4 Geology

The general geology of central Alachua County is characterized by a surface veneer of Pleistocene and Pliocene sands and sandy clays overlying the Miocene-age Hawthorn Group. The Hawthorn Group includes a highly variable mixture of interbedded quartz sands, clays, carbonates, pebbles and grains occurring with thicknesses of up to 150 feet. Underlying the Hawthorn Group is the upper Eocene age Ocala Formation, occurring as a uniform limestone, which is approximately 200 feet thick and overlies the Eocene age Avon Park Formation, which can be up to 500 feet this. Both the Ocala and Hawthorn Formations dip to the northeast by approximately one degree.

The general hydrogeology of Alachua County consists of three aquifer systems; a surficial aquifer, an intermediate aquifer, and the Floridan aquifer system. The surficial aquifer exists as an unconfined water table situated over the impermeable Hawthorn Group and is usually a subdued reflection of surface topography. The intermediate aquifer system includes all rocks that collectively retard the exchange of water between the overlying surficial aquifer system and the underlying Floridan aquifer system. Water in this system is contained under confined conditions.

The Floridan aquifer system is a thick, carbonate sequence that functions regionally as a water-yielding hydraulic unit. The direction of shallow groundwater flow is generally toward surface water bodies. The potentiometric surface map of the upper Floridan Aquifer suggests groundwater elevations, outside perched zones, on the order of +30 to +40 feet, NGVD in the general site area.

4.0 PURPOSE AND SCOPE OF SERVICES

4.1 Purpose

The purposes of this exploration were:

- to explore and evaluate the subsurface conditions at the site and note potential geotechnical considerations that may affect the proposed design, construction, or serviceability of the proposed improvements,

- to provide preliminary geotechnical engineering recommendations for site preparation, pavement and foundation design parameters.

4.2 Scope of Service

A compilation of the services conducted by UES to date for the subsurface exploration program are as follows:

- Advanced five (5) Standard Penetration Test (SPT) borings in the proposed building and truck dock areas to depths of 25 feet below existing land surface (bls).

- Advanced three (3) Standard Penetration Test (SPT) borings in the proposed fueling station area to depths of 25 feet below existing land surface (bls).

- Advanced six (6) Standard Penetration Test (SPT) borings in the proposed stormwater management system area to depths of 20 feet below existing land surface (bls).

- Advanced eleven (11) Standard Penetration Test (SPT) borings in the proposed parking lot and driveway areas to depths of 20 feet below existing land surface (bls).

- Secured samples of representative soils found in the soil borings for laboratory analysis and classification by a member of our geotechnical staff. As required all samples not used for laboratory testing have been stored for at least six months.

- Recorded site groundwater levels at the boring locations and providing an estimate of the typical wet season groundwater level.

- Conducted laboratory tests on selected soil samples obtained in the field to evaluate their engineering properties.

- Assessed the existing soil conditions with respect to the proposed construction.

- Prepared a preliminary report which documents the results of our subsurface exploration and analysis with geotechnical engineering recommendations.

The site and planned construction are not located in a jurisdiction governed by International Building Code (IBC) and therefore the 100 foot deep test boring was not performed, however, in the absence of any governing standard for seismic matter in Florida, and based on our general geologic knowledge of the site and vicinity, we assigned an IBC site classification in order to meet ' report content specification. Since there are no planned cut or fill areas of 3 feet or more, no borings were required for these purposes.

The quantity, location of the building and non-building area test borings have been adjusted by CPH for this preliminary report. This report is provided to assist your project feasibility schedule. The initial and final geotechnical report will formalize the subsurface findings and provide additional test borings, and recommendations.

4.3 Limitations

This report has been prepared for the exclusive use of Rise Partners and other members of the Design/Construction Team for the specific project discussed in this Report to aid the Architect/Engineer in the evaluation of the proposed .
This preliminary report is also hereby certified to , and its affiliates, successors, and assigns (hereinafter referred to collectively as "' Accordingly, has a right to rely on this preliminary report and all of the contents therein as though it were issued to ' directly. The scope is limited to the specific project and locations described herein. Our description of the project's design parameters represents our understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in the design or location of the structures or improvements as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified, if required, and approved in writing by UES.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations which may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations during the construction period and noting the characteristics of the variations.

All users of this report are cautioned that there was no requirement for UES to attempt to locate any man-made buried objects or identify any other potentially hazardous conditions that may exist at the site during the course of this exploration. Therefore, no attempt was made by UES to locate or identify such concerns. UES cannot be responsible for any buried man-made objects or subsurface hazards which may be subsequently encountered during construction that are not discussed within the text of this report. We can provide this service if requested.

For a further description of the scope and limitations of this report please review the document attached within Appendix F, "Important Information About Your Geotechnical Engineering Report" prepared by GBA.

5.0 FIELD EXPLORATION

5.1 General

The soil borings were performed with a drill rig mounted on a rubber-tired truck. The boring locations were staked by UES prior to our mobilization to the site. The approximate locations of the borings are shown on the Boring Location Plan presented in Appendix B. Estimated ground surface elevations are presented in tabular form, Boring Survey Control, in Appendix B and also presented on the boring logs. Existing groundwater levels were recorded at the time of our soil test borings.

5.2 Standard Penetration Test Borings

As previously described in Section 4.2 and as indicated on the Boring Location Plan in Appendix B, five (5) SPT borings were drilled to depths of 25 feet in the proposed t building and truck dock areas. Three (3) SPT borings were drilled to depths of 25 feet beneath the proposed fueling station site. Six (6) SPT borings were drilled to depths of 20 feet within the proposed stormwater management system. Eleven (11) SPT borings were drilled to depths of 20 feet within the proposed parking and driveway areas.

The SPT borings were performed in general accordance with the procedures of ASTM D 1586 (Standard Method for Penetration Test and Split-Barrel Sampling of Soils). In addition, continuous sampling was performed within the upper 10 feet. The SPT drilling technique involves driving a standard split-barrel sampler into the soil by a 140-pound hammer, free falling 30 inches. The number of blows required to drive the sampler 1 foot, after an initial seating of 6 inches, is designated the penetration resistance, or N-value, an index to soil strength and consistency.

The results of the classification and stratification have been shown on the attached Boring Logs. It should be noted that soil conditions might vary between soil test boring locations, and between the subsurface soil strata interfaces which have been shown on the Boring Logs. The soil test boring data reflect information from the specific test locations only. This report presents an evaluation of site conditions on the basis of traditional geotechnical procedures for site characterization. The recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards.

6.0 LABORATORY TESTING

The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). Representative soil samples were then selected from the retained soils and tested in our laboratory. The following is a summary of the laboratory tests performed in all studies for this site to date:

- Fourteen (14) Wash #200 fines content determinations - ASTM D 1140 (Standard Method for Particle Size Analysis of Soils)

- Four (4) Grain Sieve Analysis tests – ASTM D-422
- Eighteen (18) moisture content tests – ASTM D 2216
- Four (4) Atterberg Limits Tests – ASTM D 4318-05
- Two (2) organic content test – ASTM D 2974 (Standard Test Methods for Moisture, Ash, and Organic Matter of Peat and Other Organic Soils).
- Four (4) Permeability Test – ASTM D-2434
- One (1) Limerock Bearing Ratio (LBR) test - Florida Department of Transportation FM-515 (Limerock Bearing Ratio)
- Two (2) Corrosion Series (pH, sulfates, chlorides, and resistivity) from surficial soils
- One (1) Topsoil Series, per specifications
- One (1) Modified Proctor test ASTM D-1557

These tests were performed to aid in classifying the recovered samples and to help in evaluating the general engineering characteristics of the site soils. The laboratory classification data is presented on the Boring Logs at the approximate depth sampled in Appendix B. All laboratory data is summarized and report sheets included in Appendix C. In addition, the detailed laboratory test procedures are enclosed in Appendix C.

The surficial clayey soils found in the building footprint soil borings consisted of clayey sands [SC] with generally less than 35 percent fines passing the No. 200 sieve. Due to the low clay fraction and cohesion of these soils we did not perform any unconfined compression tests. BTEX Testing for fuel tank borings was not performed because the water table was not encountered in the soil borings during drilling operations. The quantity and type of laboratory tests performed for the geotechnical exploration were selected by UES based on the soil conditions found and our experience and knowledge concerning the local soil conditions. We note that since most shallow sands in Florida are poorly graded fine sand it is customary to perform percent fines content testing only for classification purposes.

7.0 SOIL STRATIGRAPHY

7.1 Generalized Soil Profile

The results of our field exploration and laboratory analysis, together with pertinent information obtained from the SPT borings, such as soil profiles, penetration resistance and stabilized groundwater levels are shown on the boring logs included in Appendix B. The Key to Boring Logs is also included in Appendix B. The soil profiles were prepared from field logs after the recovered soil samples were visually classified by a member of our geotechnical staff. The stratification lines shown on the boring logs represent the approximate boundaries between soil types, and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A composite generalized profile of the soils found at our boring

locations is presented below in Table 2. For soil profiles at individual boring locations, please refer to the soil boring logs, Appendix B.

TABLE 2
GENERAL SOIL PROFILE

Typical Elevation (ft.)		Soil Descriptions	Range of SPT "N" Blow Count
From	To		
105/87	101/82	Very loose to loose brown and orange SAND to SAND with silt, and clay [SP, SP-SM, SP-SC]	1/12" to 30
101/82	80/67	Very loose to medium dense, orange and tan silty-clayey SAND to stiff green and orange sandy CLAY [SM, SM-SC, SC, CH]	2 to 29

* Termination of Deepest Boring
[ ] Indicates Unified Soil Classification

Significant variations in depth, thickness and consistency of the soil strata depicted in the General Soil Profile occurred at the individual boring locations. The amount of silt and clay fines present in the soil strata varied between boring locations. Very clayey sand [SC], and sandy clay [CL], and clay [CH] strata were found at all the boring locations.

7.2 Soil Corrosion Characteristics

UES routinely performs pH, resistivity, sulfates and chloride tests for evaluation of corrosion potential of soils. According to the guidelines of the Florida Department of Transportation (FDOT) "Florida-Concrete Design, Environmental Classification and Construction Criteria" (based on the three tier scale of slightly, moderately, and extremely aggressive) the results of the pH, sulfate, chloride, and resistivity tests indicate that the surficial soils in the building and parking area are "moderately aggressive" to steel and concrete. The controlling factor in the test results was the pH level (pH=6.34). Therefore we recommend use of Type II cement with fly ash for below grade concrete construction.

Further, adequate concrete cover should be provided for concrete substructures and protective galvanized coating is recommended for steel utility lines which extend below the seasonal high groundwater level. Accelerated corrosion conditions typically occur when below grade structures are in prolonged contact with groundwater, allowing the contact of corrosive compounds to the concrete and reinforcing steel. The results of these tests are listed on the Report of Corrosion Parameters sheet enclosed with the laboratory test results in Appendix C. Results of pH and resistivity tests with recommended measures are also presented on the "Geotechnical Investigation Fact Sheet".

7.3 Topsoil Analysis

Per : criteria, topsoil analysis were performed on composites of surface samples collected. The results are presented in tabular form in Appendix C.

8.0 GROUNDWATER CONSIDERATIONS

8.1 Existing Groundwater Level

We attempted to measure the water level in the boreholes upon completion of the soil borings. At the time our field exploration was conducted we did not encounter a stabilized groundwater level within a depth of 25 feet below existing grade in any of the borings performed. Based on available data, we estimate the permanent water table to be near elevation +30 to +40 feet NAVD. This equates to about 50 to 60 feet below grade depending on the ground surface elevations.

8.2 Typical Wet Season Groundwater Level

The typical wet season groundwater level is defined as the highest groundwater level sustained for a period of 2 to 4 weeks during the "wet" season of the year, for existing site conditions, in a year with average normal rainfall amounts. Based on historical data, the rainy season in Alachua County, Florida typically occurs between June and September. To estimate the wet season water level at the boring locations, many factors were considered, including the following:

As mentioned previously, we found shallow deposits of silty-clayey sands across the site during our site exploration. Due to the poor permeability characteristics of these silty-clayey soils, these soils tend to act as an aquiclude (a sediment through which groundwater can not pass) to the natural infiltration of the rainwater. Therefore, surface water will most likely temporarily perch on top of these relatively impermeable soils causing isolated areas with temporary groundwater levels significantly higher during periods of heavy rainfall or artificial irrigation.

Based on site-specific information and factors listed above, we estimate the following "pre-development", transient, perched seasonal high groundwater levels:

Building Pad:	Between elevations 101 to 88 feet NAVD or below
Driveway & Parking Lot Areas:	Between elevations 90 to 82 feet NAVD or below

It is important to note that the pre-development and post-development transient perched seasonal high groundwater levels will be a function of the elevation location of the top of the aquiclude (SM-SC, SC) and will generally occur approximately 1 foot above the top of the aquiclude, where present or where created by site grading.

Our estimated seasonal high groundwater levels are based on the existing site conditions and are presented on each of the boring logs shown in Appendix B. Please note, however, that peak stage elevations immediately following various intense storm events, may be somewhat higher than the estimated typical wet season levels. Further, it should be understood that changes in the surface hydrology and subsurface drainage from on-site or off-site improvements could have significant effects on the normal and seasonal high groundwater levels.

9.0 ANALYSIS AND RECOMMENDATIONS

Our geotechnical engineering evaluation and recommendations for building pad and pavement area preparation and foundation design are based on (1) our site observations, (2) the collected

field and laboratory data, and (3) our understanding of the project and structural information presented in this report.

Based on our exploration, the primary geotechnical considerations for the design and construction of the proposed structure are the presence of loose sandy soils in the near-surface profile. Subsurface sandy soils will undergo immediate settlements upon application of surface loads, and this could be a result of both fill placement for building pad construction and building construction. In light of the above, it becomes important to compact the subgrade soils as much as possible prior to both building pad fill placement and foundation construction.

Very loose sand with silt was encountered in some of the soil borings; the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas shall be proof-rolled to detect soft or loose soils. Proof-rolling operations should be followed by subgrade/backfill compaction operation. If necessary to achieve the recommended soil compaction at depth, the loose areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

Our local experience has found that fat clay layers [CH] are often laterally discontinuous, which makes it more difficult to ascertain their presence on a given project parcel. If at the time of construction the contractor encounters or suspects that clay soils may be near the grade slab or foundation bearing elevations, UES shall be contacted to prepare appropriate recommendations. **We recommend that the bottom of all footings be probed to confirm the suitability of the bearing soils. We recommend 4-foot static cone penetrometer probe and auger borings be performed in the proposed footings excavations to investigate for clayey soils.** If encountered, fat clays (CH) shall be removed to a minimum of 4 feet fellow the bottom of the footing/floor slab. The over-excavated areas shall be backfilled with a compacted, low permeability, engineered fill material. Fill material shall consist of poorly draining, silty sand or clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8 inches or less are recommended.

The subgrade after excavation, in some areas include clayey sands, which will be difficult to compact; the clayey sand soils may require stringent moisture control during compaction, particularly during rainy periods. Footings that are excavated through the upper layer of compacted sand fill soils into the native clayey sand, should be visually inspected and tested to verify the in-place density and condition of the subgrade bearing soils.

Care should be exercised in performing the site preparation procedures due the presence of clayey soils near the existing ground surface, in some areas of the project site. The use of heavy-vibratory equipment is not recommended due to the potential for disturbance and pumping of the near surface clayey soils. To avoid pumping of the underlying clayey soils, we recommend self-propelled vibrating equipment remain a minimum of two feet above the clayey soils. The sandy soils could be compacted with a vibratory roller operating in static mode or with a track-mounted dozer to avoid disturbance of the clayey soils prior to operation. We recommend a minimum of 2 feet of sand overlying the clayey soils prior to operation of construction equipment. Excessive disturbance of the clayey soils will degrade the strength characteristics of the soil and may result in an unsuitable soil which will require over-excavation and subsequent backfilling with selected material.

Due to the presence of near surface clayey soil it is important that the foundation design incorporate factors to minimize water seepage around the proposed foundation. The design factors should include undercutting around the perimeter of the structure, positive drainage such that water flows away from the structure, use of low permeability fill, gutters tied into the drainage system, use of drought tolerant landscaping, and limiting irrigating around the structure.

We recommend that we be provided the opportunity to review the project plans and specifications to confirm that our recommendations have been properly interpreted and implemented. If the structural loadings or the building locations change significantly from those discussed previously, we request the opportunity to review and possibly amend our recommendations with respect to those changes. The discovery of any subsurface conditions during construction which deviate from those encountered in the borings should be reported to us immediately for observation, evaluation, and recommendations.

9.1 Foundation Design Recommendations

Based on the results of our exploration, it is our opinion that the subsurface conditions at the site are adaptable for support of the proposed structure on a properly designed and constructed shallow foundation system, provided the site preparation and earthwork construction recommendations outlined in Section 9.3 of this report are performed. Provided the improvements and specific site preparation procedures are carefully followed, the parameters outlined below may be used for foundation design.

9.1.1 Bearing Pressure

The maximum allowable net soil bearing pressure for shallow foundations shall not exceed 2,500 pounds per square foot (psf). Net bearing pressure is defined as the soil bearing pressure at the base of the foundation in excess of the natural overburden pressure. The foundations shall be designed based upon the maximum load that could be imposed by all loading conditions. The allowable bearing pressure may be increased by 25 percent to account for short duration loadings such as wind or seismic.

9.1.2 Foundation Size

The minimum width recommended for any isolated column or continuous wall footing is 30 and 24 inches, respectively. Even though the maximum allowable soil bearing pressure may not be fully achieved, this width recommendation should control the minimum size of the foundations.

9.1.3 Bearing Depth

The exterior foundations should bear at a depth of at least 18 inches below the finished exterior grades and the interior foundations should bear at a depth of at least 18 inches below the finish floor elevation to provide confinement of the bearing level soils. It is recommended that stormwater be diverted away from the building area both during and permanently following construction.

9.1.4 Bearing Material

The foundations and floor slabs should bear on a compacted structural fill. The bearing level soils shall be densified to at least 95 percent of the modified Proctor maximum dry density (ASTM D 1557) to a depth of at least three (3) feet below the bearing levels, or approximately 4 feet below finished floor.

9.1.5 Settlement Estimates

Post-construction settlements of the structure will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundations; and (3) site preparation and earthwork construction techniques used by the Contractor. Our settlement estimates for the structure are based on the site preparation/earthwork construction recommendations in Section 9.3 of this report. Any nonconformance with these recommendations could result in an increase in the estimated post-construction settlements of the structure.

Using the recommended maximum bearing pressure, the provided maximum structural loads, the anticipated fill loading and the field data which we have correlated to geotechnical strength and compressibility characteristics of the subsurface soils using N-value data, we estimate that total settlements of the structure should be less than ¾ inch if the site preparation recommendations in Section 9.3 are followed. Without appropriate site preparation procedures, total settlements could exceed 3/4 inch.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. We anticipate that differential settlements should be within tolerable limits of ½ inch or less in 40 feet length for masonry walls and ¾ inch or less between isolated interior columns, and ¾ inch between columns and floor slabs.

9.1.6 Floor Slab

The floor slab recommendations are predicated upon the understanding that structures have exposed concrete floor slabs throughout. The floor slab can be constructed as a slab-on-grade provided the subsequent lifts of structural backfill are compacted and tested in accordance with the recommendations included in this report. The floor slab can be designed using a subgrade reaction modulus of 150 pounds per cubic inch for slabs founded on the : required minimum 4 inch aggregate base and well compacted subgrade. Therefore, there is no cost premium to attain the recommended subgrade modulus.

The geotechnical requirements prefer the use of a capillary break consisting of free-draining aggregate. The specifications further allow use of a plastic vapor barrier if justified by site conditions or required by local building codes. In addressing the requirements outlined in the current “Geotechnical Investigation Specifications and Report Requirements” the Florida Building Code requires the use of vapor barriers beneath floor slabs. Typically, polyethylene plastic sheets are used in Florida to reduce floor dampness and minimize moisture emissions through floor slabs. In conformance with the Florida Building Code, we recommend the use of a vapor barrier beneath the floor slab.

The “vapor barrier” should consist of a polyvinyl chloride or polyethylene plastic sheet or membrane (minimum 15 MIL thickness meeting ASTM E1745, Class ‘A’ requirements). The performance of the “vapor barrier” is ultimately dependent upon its proper installation, including lapping and sealing plus repair of tears and punctures prior to placement of concrete. The vapor barrier should be placed immediately beneath the concrete slab atop 4 inches of compacted aggregate base. UES recommends the aggregate base material be constructed on a compacted subgrade fill in accordance with the Foundation Subsurface Preparation note included in this report.

9.1.7 Site Walls

Assuming the retaining walls and the subsurface walls in the tire lube express (TLE) service pit will be smooth concrete, we recommend using the following parameters for the upper 3 feet of in-situ sands and/or on-site and imported free draining fine sand backfill soil compacted to at least 95 percent of the Modified Proctor test maximum dry density for your retaining wall design.

Earth pressures on retaining walls are influenced by structural design of walls, conditions of wall restraint, construction methods, and the strength of the materials being restrained. The most common conditions assumed for earth retaining wall design are the active and at-rest conditions.

Active conditions apply to relatively flexible earth retention structures, such as free-standing walls, where some movement and rotation may occur to mobilize shear strength. Walls which are rigidly restrained, such as loading dock or service pits walls, should be designed for the at-rest condition. However, if the walls will be backfilled before they are braced by the floor slabs, they should also be designed to withstand active earth pressures as self-supporting cantilever walls.

Development of the full active earth pressure case requires a magnitude of horizontal wall movement that often cannot be tolerated or cannot occur due to the rigidity of the wall and other design restrictions such as the impact on adjacent structures. In such cases, walls are often designed for either the at-rest condition or a condition intermediate of the active and at-rest conditions, depending on the amount of permissible wall movement.

Passive earth pressure represents the maximum possible pressure when a structure is pushed against the soil, and is used in wall foundation design to help resist active or at-rest pressures. Because significant wall movements are required to develop the passive pressure, the total calculated passive pressure is usually reduced by one-half for design purposes.

We recommend that any proprietary retaining walls be backfilled with materials deemed suitable by the Retaining Wall Designer. For all other walls, typically sandy soils [SP, SP-SM, SP-SC] should be used as backfill. We recommend that the soils selected for use as backfill be tested as specified by either the Proprietary Retaining Wall Designer or UES prior to commencement of wall construction. Recommended soil parameters for design of low retaining walls for loading docks and landscape features using SP, SP-SM or SP-SC soils found on site are shown in Table 3.

TABLE 3 LATERAL EARTH PRESURE DESIGN PARAMETERS (LEVEL BACKFILL)*	
Design Parameter	**Recommended Value**
At-rest Earth Pressure Coefficient, K_o	0.5
Active Earth Pressure Coefficient, K_a	0.33
Passive Earth Pressure Coefficient, K_p	3.0
Wet Unit Soil Weight (pounds per cubic foot - pcf)	125
Submerged Unit Weight of Soil (pcf)	62
Coefficient of Friction (sliding)	0.4
Angle of Internal Friction, φ	30 degrees

* For sloping backfill or backfill with clayey sands the table values must be adjusted.
**Hydrostatic pressure should be accounted for based on seasonal high water table estimates and other site drainage considerations.

The recommended lateral earth pressure coefficients and equivalent fluid pressures do not consider the development of hydrostatic pressure behind the earth retaining wall structures. As such, positive wall drainage must be provided for all earth retaining structures. These drainage systems can be constructed of open-graded washed stone isolated from the soil backfill with a geosynthetic filter fabric and drained by perforated pipe, or with one of several wall drainage products made specifically for this application.

Our recommendations assume that the ground surface above the wall is level and that native or imported soils consisting of sands and sands with silt or clays will be used for wall backfill. Lateral earth pressures arising from surcharge loading should be added to the above earth pressures to determine the total lateral pressure. Additional consideration must also be given for sloped backfill at the top of the wall. In each circumstance the earth pressure coefficients for active and at-rest conditions will increase based upon the amount of surcharge and angle above horizontal of the sloped backfill.

9.1.8 Geologic Hazards – Desktop

There are no fault zones, landslides, or other geologic hazards associated with the site and immediate vicinity. Our “desktop” assessment of the presence of karst features included a review of available data from the United States Geological Survey (USGS) and Florida Geological Survey (FGS), and current topography survey. The FGS maintains an inventory of reported sinkholes as a continuation of the work originally performed by the Florida Sinkhole Research Institute. This sinkhole database is generally considered to be a record of more recent sinkholes, and does not incorporate older and more mature karst features such as large lakes. The FGS database is not a definitive or authoritative resource, and should only be used for a generalized overview of recent sinkhole relative density. Our assessment included a search of the FGS database for sinkholes within a 2 mile radius of the subject site. No sinkholes were reported within 2 miles of the site. We note that the FGS data base only contains more recently recorded sinkhole events. This map can provide a false sense of security for areas that have remained rural and undeveloped until more recently. A site Map presenting the FGS recorded subsidence locations local to the subject property is presented in Appendix E.

Our assessment also included a review of the USGS Quadrangle Map (High Springs). Fewer than 5 mapped natural lakes were identified surrounding the subject property within a two-mile radius of the site. These natural lakes are relic sinkholes that formed in the geologic past. In addition to the natural lakes, there are several manmade stormwater ponds. The excavation and construction of stormwater ponds can affect natural hydrogeologic processes. Some of these areas appear to have exposed groundwater as a result of excavation and construction operations. Our desktop analysis also included a review of a USDA Soil Survey aerial image of the project area. Based on the USDA Soil Survey aerial, at least ten (10) depressions were identified within a 2-mile radius of the project site.

The USGS Quadrangle Map, Florida Geological Survey, and current Topography Survey did not detect presence of surface karst features within the project site.

With regard to seismic considerations, UES reviewed the Florida Building Code (FBC) which has jurisdiction in the State of Florida. Since seismic design is not part of the FBC, we consulted the only available recognized source of seismic information, the International Building Code (Section 1613). Per Table 1613.5.2 we recommend a Site Class of E for this project site. Due to the deep permanent water table, the overall fines content of the soils and the minimal expected ground accelerations per Figures 1613.5(1) and (2), it is our opinion that the liquefaction potential of the site is minimal.

9.1.9 Expansive Clay Considerations

Portions of Alachua County, Florida are known to have shallow expansive clays which can cause differential foundation movement and associated cracking and distress to structures that are not adequately designed for these subsurface conditions. Part of the purpose of our exploration program was to identify the presence of potentially expansive soils on site and provide preliminary geotechnical recommendations for site preparation and foundation design to minimize the potential impact if these are found. If it is determined that structures and or pavement will be constructed in deeper areas with potential expansive clay soils, additional geotechnical exploration and analysis will be required to provide site specific requirements to mitigate the potential damage associated with the shrink/swell activity of these soils.

Based upon the findings of our field exploration, our experience in the general vicinity of the subject site, and the laboratory test results, it is our professional opinion that special foundation design considerations for expansive soils are not indicated. However, during construction all footings shall be probed to determine if undercutting of potentially expansive clayey soils is required.

9.2 Pavement Recommendations

9.2.1 General

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-effective combination of available construction materials. Concrete pavement has the advantage of the ability to “bridge” over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. Disadvantages of rigid pavement may include

an initial higher cost and more difficult patching of distressed areas than occurs with flexible pavement.

If encountered, we recommend undercutting the very clayey sands and sandy clays to a minimum depth of 24 inches below the proposed bottom of the base course in accordance with FDOT Standard Plans Index 120-002. We recommend proof-rolling of the exposed subgrade to help determine area that will need to be undercut. Positive drainage must be established to prevent irrigation and stormwater from migrating into the pavement area.

The design calculations and pavement section details for both a rigid and flexible pavement section are enclosed in Appendix D.

Referencing the "Geotechnical Investigation Specifications and Report Requirements" as provided by , the Minimum Pavement Surface Thickness is specified as follows:

A) Standard Duty
Asphalt - 3 inches
Concrete - 5 inches

B) Heavy Duty
Asphalt - 4 inches
Concrete - 6 inches

Further, the pavement section is to be designed for a 20 year life based on a terminal serviceability index (P_t) of 2, reliability of 85 percent, initial serviceability of 4.2 and a standard deviation of 0.45 for flexible pavement and 0.35 for rigid pavement.

Within the following tables, we have provided our recommendations for pavement design. These recommendations incorporate minimum pavement surface thickness specifications referenced above. *UES has selected pavement materials that are cost effective and locally available.*

9.2.2 Asphalt (Flexible) Pavement

Tables 4 and 5 contain our recommendations for standard and heavy duty pavement sections designed for equirement for total equivalent 18 kips single axle loads (E_{18}SAL) of 109,500 and 335,800, respectively.

TABLE 4
STANDARD DUTY FLEXIBLE PAVEMENT DESIGN

Pavement Layer	Thickness	Minimum Requirements
Superpave Asphalt Concrete(FDOT SP-9.5) Superpave Asphalt Concrete (FDOT SP-12.5)	1.5 Inch Minimum 1.5 Inch Minimum	Type SP Asphalt Traffic Level C/D-FDOT. FDOT Section 334
Limerock or Crushed Concrete Base	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

TABLE 5 HEAVY DUTY FLEXIBLE PAVEMENT DESIGN		
Pavement Layer	**Thickness**	**Minimum Requirements**
Superpave Asphalt Concrete(FDOT SP-9.5) Superpave Asphalt Concrete (FDOT SP-12.5)	1.5 Inch Minimum 2.5 Inch Minimum	Type SP Asphalt Traffic Level C/D-FDOT. FDOT Section 334
Limerock or Crushed Concrete Base	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of at least 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

9.2.2.1 Stabilized Subgrade

We recommend that subgrade materials be compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D 1557/ AASHTO T-180) value. Further, beneath the base course, stabilize the subgrade materials to a minimum Limerock Bearing Ratio (LBR) of 40 as specified by the current version of the Florida Department of Transportation (FDOT) “Standard Specifications for Roadway and Bridge Construction” (SSRBC) requirements for Type B Stabilized Subgrade, Section 160 and Section 914. For crushed concrete base, the subgrade material should be "free-draining" ($k > 1 \times 10^{-3}$ cm/sec) and therefore clayey soils or other impermeable stabilization material should not be used for the stabilized subgrade with a crushed concrete base course.

The primary function of stabilized subgrade beneath the base course is to provide a stable and firm subgrade so that the base can be properly and uniformly placed. Depending upon the soil type, fill material from an off-site source may have sufficient stability to provide the needed support without additional stabilizing material. Generally sands with shell or rock should have sufficient stability and may not require additional stabilizing material. Prior to compaction of the subgrade, the representative samples of soils exposed at rough subgrade from both on and off-site fill sources should be tested for Limerock Bearing Ratio (LBR) value on a frequency of one test per 20,000 square feet to evaluate whether or not additional stabilization will be required beneath the base course.

9.2.2.2 Base Course

We recommend the base course consist of locally available limerock complying with the requirements of the current version of the FDOT SSRBC, Section 200, and Section 911. The limerock should have a minimum LBR of 100 percent and should be mined or supplied from an FDOT approved source. Place the limerock in maximum 6 inch thick loose lifts and compact each lift to a minimum density of 98 percent of the modified Proctor maximum dry density (ASTM D1557/AASHTO T-180).

Alternatively, we believe locally available crushed concrete base of equal thickness could be substituted for the limerock. Crushed concrete should be supplied by an FDOT approved plant with quality control procedures and should have an average LBR value of not less than 100. The gradation for crushed concrete should meet the current requirements for graded aggregate base per Section 207, FDOT SSRBC, pages 206-208.

A prime and sand coat should be applied to the base to provide for a smooth, uniform surface for asphalt placement. Perform compliance testing for limerock or crushed concrete for full depth of the base at a frequency of one test per 10,000 square feet. Compliance testing should consist of performing in-place density tests and thickness measurements at the recommended frequency.

9.2.2.3 Surface and Binder Course

The wearing surface should consist of Florida Department of Transportation (FDOT) Type SP asphaltic concrete. Specific requirements for Type SP asphaltic concrete, Traffic Level C/D wearing surface are outlined in the Florida Department of Transportation (FDOT), *Standard Specifications for Road and Bridge Construction, current Edition,* Section 334.

The asphaltic concrete shall be placed in two layers. Specifically for light duty areas, the lower binder course shall consist of a minimum of 1.5 inches of FDOT Type SP-12.5. The surface course shall be a minimum of 1.5 inches of FDOT Type SP-9.5. For heavy duty pavements, the binder shall consist of a minimum of 2.5 inches of Type SP-12.5 with a surface course consisting of a minimum 1.5 inches of Type SP-9.5. Per Asphalt specs, the SuperPave (SP) surface course may contain up to 20 percent recycled asphalt pavement (RAP).

After placement and field compaction, the wearing surface should be cored to evaluate material thickness and to perform laboratory densities. Cores should be obtained at frequencies of at least one core per 10,000 square feet of placed pavement or a minimum of two cores per day's production.

9.2.2.4 Curbing

Typical curbing is extruded and placed atop the asphaltic concrete surface. This type of curbing does not act as a horizontal cutoff for lateral migration of storm and irrigation water into the base material and as a result of this it is not uncommon for base and subgrade materials adjacent to these areas to become saturated, promoting subsequent localized pavement deterioration. Consequently, we recommend that most pavements abutting irrigated landscape areas be equipped with an underdrain system that penetrates a minimum depth equivalent to the bottom of the stabilized subgrade to intercept trapped shallow water and discharge it into a closed system or other acceptable discharge point.

Alternatively, curbing around landscaped sections adjacent to the parking lots and driveways could be constructed with full-depth curb sections to reduce horizontal water migration. However, underdrains may still be recommended dependent upon the soil type and spatial relationships. UES should review final grading plans to evaluate the need and placement of pavement and landscape underdrains.

9.2.3 Concrete (Rigid) Pavements

Concrete pavement is a rigid pavement that transfers reduced wheel pressures to the underlying subgrade soils when compared to a flexible pavement section. Current t specifications require a base course beneath concrete pavement. We recommend that the base course be supported on a stabilized subgrade. Our recommendations for the rigid pavement system are presented below:

1. The stabilized subgrade should be at least 4 inches thick, “free-draining” ($k \geq 1 \times 10^{-3}$ cm/sec), and have a minimum LBR value of 40. The base course should be at least 4 inches thick, “free-draining” ($k \geq 1 \times 10^{-3}$ cm/sec), and have a minimum LBR value of 100.

2. The stabilized subgrade and base materials should be densified to at least 98 percent of modified Proctor test maximum dry density (ASTM D1557/AASHTO T-180).

3. The surface of the subgrade soils must be level, and any disturbances or wheel rutting corrected prior to placement of concrete.

4. Concrete pavement thickness should be uniform throughout, with exception to thickened edges (curb or footing).

5. The bottom of the pavement should be separated from the estimated typical wet season groundwater level by at least 12 inches.

Our recommendations for slab thickness for standard and heavy duty concrete pavements are presented below.

TABLE 6
(UNREINFORCED) CONCRETE PAVEMENT WITH FREE-DRAINING BASE

Minimum Pavement Thickness*	Maximum Control Joint Spacing	Recommended Sawcut Depth
Standard Duty - 5 Inches	10 Feet x 10 Feet	1 ¼ Inches
Heavy Duty - 6 Inches	12 Feet x 12 Feet	1 ½ Inches

*Minimum pavement thickness values if the “free-draining” base material is available. Free draining material should be at least 4 inches and have a minimum LBR of 100.

TABLE 7
(UNREINFORCED) CONCRETE PAVEMENT – WITH POORLY DRAINING MATERIAL

Minimum Pavement Thickness*	Maximum Control Joint Spacing	Recommended Sawcut Depth
Standard Duty – 6 Inches	10 Feet x 10 Feet	1 ½ Inches
Heavy Duty - 7 Inches	12 Feet x 12 Feet	1 ¾ Inches

*Minimum pavement thickness values if the “free-draining” base material is not available. Poorly drainage material such as crushed concrete aggregate base should be at least 4 inches and have a minimum LBR of 100. Crushed concrete aggregate base material should be placed over compacted stabilized subgrade.

We recommend using concrete with a minimum 28-day compressive strength of 4,000 psi and minimum 28-day flexural strength (modulus of rupture) of at least 600 pounds per square inch, based on 3rd point loading of concrete beam test samples. Layout of the sawcut control joints should form square panels, and the depth of sawcut joints should be ¼ of the concrete slab thickness. The control joints should be sawed within 6 hours of concrete placement or as soon as the concrete has sufficient strength to support workers and equipment. We recommend allowing UES to review and comment on the final concrete pavement design, including section and joint details (type of joints, joint spacing, etc.), prior to the start of construction.

For further details on concrete pavement construction, please reference the "Guide to Jointing of Non-Reinforced Concrete Pavements" published by the Florida Concrete and Products Association, Inc., and "Building Quality Concrete Parking Areas", published by the Portland Cement Association.

9.2.4 Groundwater Considerations

One of the most critical influences on pavement performance is the relationship between the pavement subgrade and the seasonal high groundwater level. It has been our experience that roadways and parking areas may be damaged as a result of deterioration of the base and the base/surface course bond from saturation of the subgrade and/or base materials. We recommend that the seasonal high groundwater and the bottom of the base course be separated by at least 24 inches. For concrete pavement the minimum separation may be reduced to 18 inches provided the compacted base and subgrade is “free-draining” material.

Based on the assumed finish floor elevation, existing topographic information available, and presumed pavement grades, it appears the recommended separation will be provided in most of the pavement areas; however as mentioned before some borings encounter sand-clay mixtures. Where encountered, we recommend undercutting the very clayey sands and sandy clays to a minimum depth of 24 inches below the proposed bottom of the base course in accordance with FDOT Standard Plans Index 120-002. If the separation is not provided by grading and/or permanent surface drainage improvements, underdrains may be required.

9.2.5 Construction Traffic

Light duty roadways and incomplete pavement sections may not perform satisfactorily under construction traffic loadings. We recommend that construction traffic (construction equipment, concrete trucks, sod trucks, garbage trucks, dump trucks, etc.) be re-routed away from these roadways or that the pavement section design account for these loadings.

9.3 Site Preparation

9.3.1 General

We recommend normal, good practice dry weather site preparation procedures for the building and pavement areas. These procedures include stripping/demolition of the site to remove vegetation, surficial organics, trees and root systems greater than ½ inch in diameter and other debris. Following stripping/demolition, the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas should be proof-rolled to detect soft/loose or questionable soils. A more detailed description of this work is as follows:

1. Prior to construction, existing underground utility lines within the construction area should be located. Provisions should be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may lead to excessive settlement of overlying structures.

2. Strip/demolish the proposed construction limits of topsoil, asphalt, and other deleterious materials within and 5 feet beyond the perimeter of the proposed building and pavement

areas.

3. The site should be graded to direct surface water runoff away from the construction areas. Positive drainage of improved areas should be maintained during construction and throughout the design life of the project. If required, perform remedial dewatering prior to any earthwork operations. Dewatering operations scheduled should be carefully evaluated for possible impacts to the existing foundation systems. Dewatering systems should not be decommissioned until the excavation is backfilled two feet above the groundwater level at the time of construction. Further, the site should always be graded to prohibit ponding of stormwater runoff.

4. After clearing and stripping of the site is completed, the prepared subgrade soils within the building area should be observed and probed by a qualified agent of testing agency to locate any surficial deposits of vegetation, excessive roots or debris. If identified, undercut the vegetation, organics, muck, or deleterious material until clean natural soils are encountered and backfill the resulting excavations according to the fill placement procedures provided later in this section.

5. The building pad area, including 5 feet beyond the perimeter, should be proof-rolled, deep compacted, and tested for compliance to compaction requirements, to a depth of three (3) feet below foundation bearing levels, four (4) feet below finished floor slab or Elevation +98 ft NAVD, whichever is deeper, prior to any fill placement.

   The Fuel Station building pad area, including 5 feet beyond the perimeter, should be proof-rolled, deep compacted, and tested for compliance to compaction requirements, to a depth of three (3) feet below foundation bearing levels, four (4) feet below finished floor slab or Elevation +94 ft NAVD, whichever is deeper, prior to any fill placement.

6. Weak subgrade soils identified during proof-rolling operations shall be excavated and removed from the site, and replaced with selected (low permeability) fill material. We recommend that the bottom of all footings be probed to confirm the suitability of the bearing soils. We recommend 4-foot static cone penetrometer probe and/or auger borings be performed in the proposed footing excavations to investigate for clayey soils, or below grade structures. We recommend you probe every column footing, probe every 50 lineal feet of wall footing. If encountered, fat clays (CH) shall be removed to a minimum of 4 feet below the bottom of the footing/floor slab. The over-excavated areas shall be backfilled with a compacted, low permeability, engineered fill material. Fill material shall consist of poorly draining, silty-clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8 inches or less are recommended.

7. In the areas to receive fill or at subgrade cut elevation, the subgrade should be compacted using a smooth drum vibratory roller having a minimum static, at-drum weight on the order of 10 tons and a drum diameter on the order of 3 to 4 feet making a minimum of eight overlapping passes with the second set of 4 passes perpendicular to the first set of 4 passes. If wet conditions are prevalent anywhere on site, at the discretion of a qualified representative of testing agency, a bridge lift of “dry” sand may be placed to raise the compaction surface above the water table sufficiently to enable effective

compaction. Typically, the material should exhibit moisture contents within +/- 2 percent of the modified Proctor optimum moisture content (ASTM D-1557) during the compaction operations. Compaction should continue until densities of at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) have been uniformly achieved within the upper 36 inches of the compacted subgrade surface. If necessary to achieve the recommended soil compaction at depth, the loose/soft areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation. In non-building areas, compaction should continue until densities of at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) have been uniformly achieved within the upper 24 inches of the compacted subgrade surface.

8. Place fill material, as required. The fill should consist of sand with less than 10 percent soil fines. Place fill in uniform 10- to 12-inch loose lifts and compact each lift to a minimum density of at least 95 percent of the modified Proctor maximum dry density (ASTM D1557). The last 12 inches of fill beneath the parking areas should be compacted to at least 98 percent of the Modified Proctor maximum dry density. Stabilize the upper 6 inches of this zone with shell or limerock as required to meet the subgrade recommendations contained in Section 9.2.2.1 and the Pavement Section Design, Appendix D.

9. Test the subgrade and each lift of backfill in over-excavated and fill areas for compaction at a frequency of not less than one test per 2,500 square feet in the building areas and one test per 10,000 square feet in paved areas.

10. In the building areas, test all footing cuts for compaction to a depth of 3 feet below bearing levels and probe footing, and building pad areas, to a depth of 4 feet to confirm suitability of bearing soils. We recommend you test every column footing, and conduct one test for every 50 lineal feet of wall footing.

11. If difficult compaction conditions are encountered during the site work operations, the compaction efforts should stop and a qualified representative of testing agency should be consulted for recommendations. The qualified representative of testing agency should observe proof-rolling of the exposed subgrade to determine if additional compaction is warranted or if any soil material needs to be over-excavated and replaced.

12. If site preparation work is performed during the rainy season (June through September, reference historic data and Climatic Atlas of the United States), special care should be taken to maintain positive drainage from the building pad and paved areas to drains or ditches around the site. Unexpected wet periods can also occur in Florida during the “dry” season. Such events can raise water tables to levels above seasonal highs without the associated high temperatures to evaporate ponded water. Therefore, the Contractor should practice wet weather means and methods for earthwork during the “dry” season as well. Groundwater and surface water control, use of granular fill material and aeration are the normal means to accommodate wet weather construction. All fill materials that are excavated from below the water table should be stockpiled for a sufficiently long period to allow drainage.

9.3.2 Suitability of Over-excavated Site Materials

9.3.2.1 Suitability Designation

From the point of view of evaluating the quality of site soils for re-use as fill material, we have subdivided the soil layers into four groups (Group A, Group B, Group C, Group D, and Group E) based on the percent fines determined from our laboratory tests. Please note that these groupings are not in accordance with industry standards but offered for ease of presentation and end use of the excavated soils. Also, organic soils are not suitable and are not recommended for use as structural fill material. Brief descriptions of the various groups based on fill suitability are presented in the following paragraphs. Table 8 shows the soil suitability groups.

TABLE 8
SUITABILITY OF EXCAVATED SOILS FOR RE-USE AS FILL

Designation	% fines passing No. 200 sieve	USCS Soil Classification	Suitability for re-use as fill material
Group A	0 - 5	SP	Favorable, freely draining, clean sands
Group B	5 - 12	SP - SM, SP - SC	Suitable, impedes infiltration and will require some aeration and moisture control
Group C	12 - 25	SM, SC, SM - SC	Poor, impedes infiltration, limit overall use, may be used for stabilizing material. Will require very strict moisture control.
Group D	> 25	SM, SC, SM – SC, CL, CH, ML, CH	Very Poor, not recommended for fill material, may be used as stabilizing material in pavement subgrade or used in green areas
Group E	organic	PT, OL, SP-OL, SM-OL	Unsuitable, must be removed/demucked and replaced with Group A or B soils

9.3.2.2 Soils & Suitability

A review of the subsurface conditions found in our Borings indicates that the predominate soil designations are Groups A and B, which is suitable for re-use as fill. Individual boring logs must be reviewed to determine the actual soil classification at any boring location. We estimate that about 50 percent of the soils to be over-excavated will be designated as Groups C or D. If encountered during excavation, soils in **Group D should not be used as backfill material due to difficulties in material handling**, however, these soils may be used in non-structural areas (green areas). Alternatively, they may be used greater than 5 feet below finished grade in deep fills for pavement areas with the understanding that there may be a negative effect on the project scheduling due to handling problems associated with moisture. Additionally, if these soils are not properly placed pavement performance may be negatively impacted. It should be noted that the successful use of group C and D soil types will be related to the sitework contractor's experience in working with these types of soils.

9.4 Sewer and Utility Lines

9.4.1 General Recommendations

We assume that proposed sewer and other deep utility lines at the site may have invert elevations several feet below existing grades. In general, the soils at this approximate level may

be sands to silty sands [SP/SM]; clayey sands and or clay [SC, CL, CH] may be encountered at deeper depths. The fine sand type soils, when excavated from below the water table, may require spreading and drying prior to reuse to achieve a moisture content sufficient to obtain the recommended degree of compaction. Silty sands may be reused as backfill material, but will require stringent moisture control to achieve compaction. The clayey soils [SC, CL, CH] should not be used as backfill material beside or above the utilities.

9.4.2 Trench Excavation and Backfill Recommendations

The following are our recommendations for construction of the proposed utility lines.

- Where required, the soils in the areas of excavations for the installation of the proposed gravity/force main lines should be dewatered prior to the start of excavation. The groundwater level should be maintained at least 24 inches below the base of the trench and compaction surface during construction and backfill activities.

- After proper dewatering, excavate the trench as per the design configuration. Excavated trenches should be set back to a stable configuration or shored, in either case in accordance with OSHA requirements. Adequate bracing should be provided if necessary to prevent side slope failures.

- Compact the trench bottom a minimum density of 95 percent of the Modified Proctor maximum dry density to a depth of 1-foot below the bottom of the pipe or place the pipe in gravel bedding as described by FDOT Design Standards. Remove rock, boulders or other hard lumpy or unyielding material to depth of 12 inches below the bottom of the pipe elevation. The subgrade after excavation in some areas may include silty-clayey sands [SM-SC/SC] [A-2-4]/[A-2-6], which will be difficult to compact. If these soils are soft in nature, they should be over-excavated and removed under the direction of the testing agency representative. Alternatively, approximately 6 to 12 inches of #57 stone (gravel) may be placed at the bottom and compacted to stabilize the subgrade. When utilizing graded stone material, sufficient amount of sand should be added to fill all voids created by the use of 57 stone. The undercut areas should be covered with geotextile (separation fabric). Some areas may also include very clayey sands or sandy clay [SC/CH][A-6]/[A-7]; these soils should be over-excavated and removed under the direction of the testing agency representative.

- Fill materials above the spring-line of the pipe should be compacted to a minimum of 95 percent of the Modified Proctor maximum dry density (AASHTO T-180/ASTM D-1557). Native soils consisting of clean sands with less than 12 percent fines may be used as backfill material provided they are inorganic, have moisture contents below the optimum level and are properly placed. As possible, we recommend you avoid using silty and clayey sands as backfill material for this project.

- If imported materials are used as trench backfill material, the imported fill should contain less than 5 percent soil fines passing a number 200 sieve. You may also use imported fill material containing 5 to 12 percent soil fines; however, strict moisture control measures will be required, particularly for placement of these materials in excavations extending below the groundwater level.

- Backfill placed around the pipe and extending up to a level of 12 inches above the top of the pipe should be placed in loose, 6-inch lifts and compacted with light-weight equipment such as a small plate compactor. The remaining backfill may be placed in loose, 12-inch lifts across the full trench width and compacted. All backfill lifts should be compacted to a minimum density of 95 percent of the Modified Proctor maximum dry density prior to the placement of additional backfill. Compaction within the backfill trench should be performed using light-weight compaction equipment until the backfill has attained a level of at least 4 feet above the crown of the pipe. Beneath pavement areas, the top 12 inches of backfill should be compacted to at least 98 percent.

- Compliance test for densities should be performed as recommended by FDOT standards. Additionally, local jurisdictional compaction requirements should be followed when stricter than the recommendations herein.

Backfill above and around thrust blocks should consist of clean fine sands (SP) compacted at least 98 percent of Modified Proctor maximum dry density (ASTM D 1557). For a design criteria, we recommend using an allowable passive earth pressure coefficient of K_p=3.0.

9.5 Underground Storage Tanks

9.5.1 General

It is assumed the tanks will have a maximum embedment depth of 10 feet below the existing ground surface. We anticipate the buried structure (tanks) will exert little or no net downward pressure on the soils, rather, the structure may be subject to hydrostatic uplift pressure when the tanks are empty. Below grade structures should be designed to resist lateral earth pressures and hydrostatic uplift pressures appropriate for their depth below existing grade and west season groundwater table.

The walls of the structures (tanks) should be designed to resist at-rest lateral earth pressures, with equivalent fluid densities above and below the water table being as follows:

Above Water Table – Equivalent Fluid Density 55 pcf
Below Water Table – Equivalent Fluid Density 90 pcf

The water table for well design purposes should be assumed to be 2 feet below prevailing grade.

9.5.2 Excavation Considerations

The proposed construction area should be dewatered as necessary and excavated to the required foundation depth. Excavation work will be required to meet OSHA Excavation Standard Subpart P regulations, Type C Soils. Either a braced sheet pile structure or an excavation with temporary side slopes cut back at 1.5 horizontal to 1.0 vertical can be implemented, depending on the specific project requirements. The side slope of 1.5 horizontal to 1.0 vertical is contingent upon the dewatering system adequately controlling slope seepage. Sheet piling should be designed according to OSHA sheeting and bracing requirements. We recommend a Florida registered Professional Engineer design the sheeting/bracing system. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance

equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

We recommend positive drainage be established and maintained on the site during construction. Exposed subgrade soils consisting of silty and clayey soils will most likely result in saturated and pumping conditions due to the perched or standing water conditions. Further, short periods of intense rainfall can saturate surface soils, leading to instability during compaction and placement. In the event that heavy rainfall during construction activities resulted in unstable saturated conditions, the exposed saturated subgrade soils should be windrowed and aerated to reduce the moisture contents prior to further earthwork operations. Alternatively, the saturated soils could be over excavated and backfilled with compacted structural fill

9.5.3 Bedding Level Preparation

Based on our evaluation of the soil conditions encountered in this area, we offer the following recommendations for the proposed underground construction.

1. A dewatering system may be required for the project, if water perches above the clayey soils after significant rainfall. The water table should be maintained at least 2.0 feet below the proposed bottom of the tank elevation. The dewatering system should not be decommissioned until sufficient deadweight exists on the structure to prevent uplift protection system as described below, if necessary, is in place.

2. The subgrade after excavation in some areas may include silty-clayey sand type soils, which may be difficult to compact. If these soils are soft in nature, they should be over-excavated and removed under the direction of the testing agency representative. Alternatively, approximately 6 to 12 inches of #57 stone (gravel) may be placed at the bottom and compacted to stabilize the subgrade. The undercut area should be covered with a geotextile (separation) fabric.

3. The excavation bottom should be densified using hand-operated compaction equipment. Compaction should continue until a minimum density of 95 percent of the soils Modified Proctor maximum dry density (ASTM D1557) has been achieved as tested for a depth of 1.0 foot below tank bottoms.

4. Backfill which will be required around buried tanks should be compacted with a light hand-operated compactor to a density of 95 percent of the soils Modified Proctor maximum dry density. All backfill should be placed in level lifts not exceeding six inches loose thickness. Care should be taken not to over compact the backfill (i.e., limit compaction to a maximum of 98 percent of the maximum density) in order to limit the lateral loads applied to the proposed tanks. The sands excavated for the structure may be used as backfill.

9.5.4 Uplift Protection

When the fluid level within the fuel tank structure is maintained at or above the surrounding groundwater level, no net buoyancy will occur. However, when these structures are drained for maintenance or as fluid levels fluctuate within the tanks, a positive means of uplift protection may be necessary. Hydrostatic uplift forces can be resisted in several ways including:

1. Addition of dead weight to the structure.

2. Mobilizing the dead weight of the soil surrounding the structure through extension of footings outside the perimeter of the structure.

3. Use of a permanent gravity or mechanical dewatering system that is operated only when the structure is to be drained.

It is anticipated that use of one or more of the above methods may be necessary for uplift for protection.

9.6 Stormwater Management System

The field and laboratory test data indicates that the near-surface sands with silt generally have permeability rates of 9 to 16 feet per day, and the underlying clayey sand to sandy clay soils within the proposed stormwater management area for this project generally have permeability rates of less than 0.1 foot per day at the boring locations. Based upon the above findings, we recommend that you consider the soil parameters presented in Table 9 for design of the stormwater management system on the subject project site. It should be noted that the above referenced values are measured values and do not incorporate factor of safety.

TABLE 9 – STORMWATER MANAGEMENT SYSTEM SOIL DESIGN PARAMETERS			
Corresponding Soil Boring Test Locations	B9/B10	B11/B12	B13/B14
Average Ground Surface Elevation, feet	91	92.5	99
Average Depth to Confining Layer, feet	4.5	4.5	5
Average Confining Layer Elevation, feet	86.5	88	94
Estimated Average Unsaturated Vertical Infiltration rate, feet per day	9	11	10
Estimated Average Horizontal Hydraulic Conductivity, feet per day	16	18	17
Estimated Average Fillable Porosity, percentage	20	20	20
Estimated Seasonal High Water Table Elevation, feet	87.5	89	95
Estimated Seasonal High Water Table Depth, feet[1]	3.5	3.5	4

[1]The seasonal high water table will be a result of perched conditions.

9.7 Stormwater Management System Fill Suitability

The recovered soil samples were classified using visual and textural means, and limited laboratory testing. We offer below ***preliminary guidelines*** for the use of on-site soils, such as those excavated from the proposed retention pond, as fill material for the project.

Soil materials excavated and classified as fine sands to sand with silt and sand with clay (SP, SP-SM, SP-SC), with typically 12% fines or less (silt/clay fraction), may be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, provided the materials are properly dried, placed, and compacted.

Soil materials excavated and classified as silty fine sands [SM], with typically 12% to 25% fines, may also be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, after significant drying and some mixing with the fine sand material described above. Proper placement, proof rolling and compaction must also be performed.

Soil materials excavated and classified as clayey sand, silt or clay (SC, ML, MH, CL, and CH) and any organic-laden soils (5% or greater organics by weight) should not be reused as fill beneath building or pavement sections. These materials could be used in green areas, if applicable and in non-structural applications where excessive ground subsidence will not create functional or aesthetic problems. It should be noted that silt and clay materials will retain water and if used near the final grade may become saturated and soft for a significant period of time following a rain event.

Soil borings for a typical geotechnical report are widely spaced and generally not sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, UES does not recommend relying on our boring information to negate presence of anomalous materials or for estimation of material quantities unless our contracted services ***specifically*** include sufficient exploration for such purpose(s) and within the report we so state that the level of exploration provided should be sufficient to detect such anomalous conditions or estimate such quantities. Therefore, UES will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended.

9.8 Excavations

Excavations should be sloped as necessary to prevent slope failure and to allow backfilling. Temporary excavations below a depth of 4 feet should be sloped in accordance with current OSHA regulations (29 CFR Part 1926). Where lateral confinement will not permit slopes to be laid back, the excavation should be shored in accordance with OSHA requirements. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the Contractor.

10.0 CLOSURE

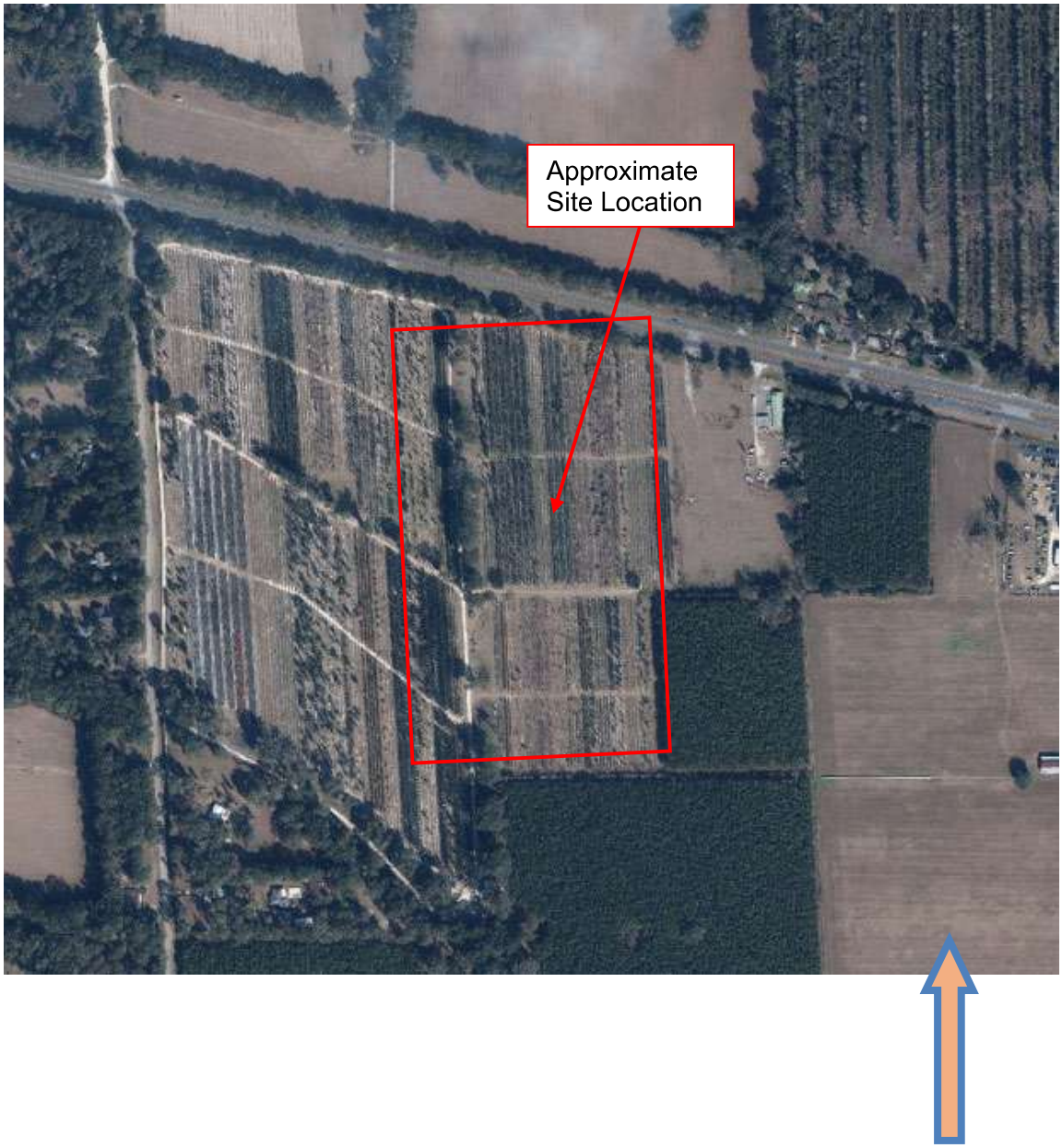
Our interpretation of the site soil and groundwater conditions is based on our general knowledge of the area, subsurface borings performed and laboratory analysis conducted. UES did identify geotechnical considerations that may impact the planned development of the site, as we currently understand it, using conventional construction practices. The identified considerations are:

1. Shallow deposits of Clayey Sands [SC] that may not be re-usable as fill in utility excavations;
2. The subgrade after excavation, in some areas may include very clayey sands, which will be difficult to compact. The clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods.
3. Loose surficial sandy soils that will necessitate compaction to at least Elevation +98 feet, NAVD.

Standard methods of surficial stripping, general excavation, proof-rolling, compaction and backfilling should adequately prepare the site. testing agency should provide observation and testing services during the site preparation procedures to confirm that the earthwork operations meet the intent of the recommendations presented in this report. **UES strongly recommends that a pre-construction meeting be held with the following representatives in attendance at a minimum: Representative, General Contractor, Site (Earthwork) Contractor, Civil Engineer, Underground Utility Contractor, and UES Geotechnical Engineer and Material Testing Technician**. At this meeting, UES would describe in detail the geotechnical considerations that would impact the construction process and future serviceability of the improvements.

APPENDIX A

SITE LOCATION MAP
USGS SITE LOCATION MAP



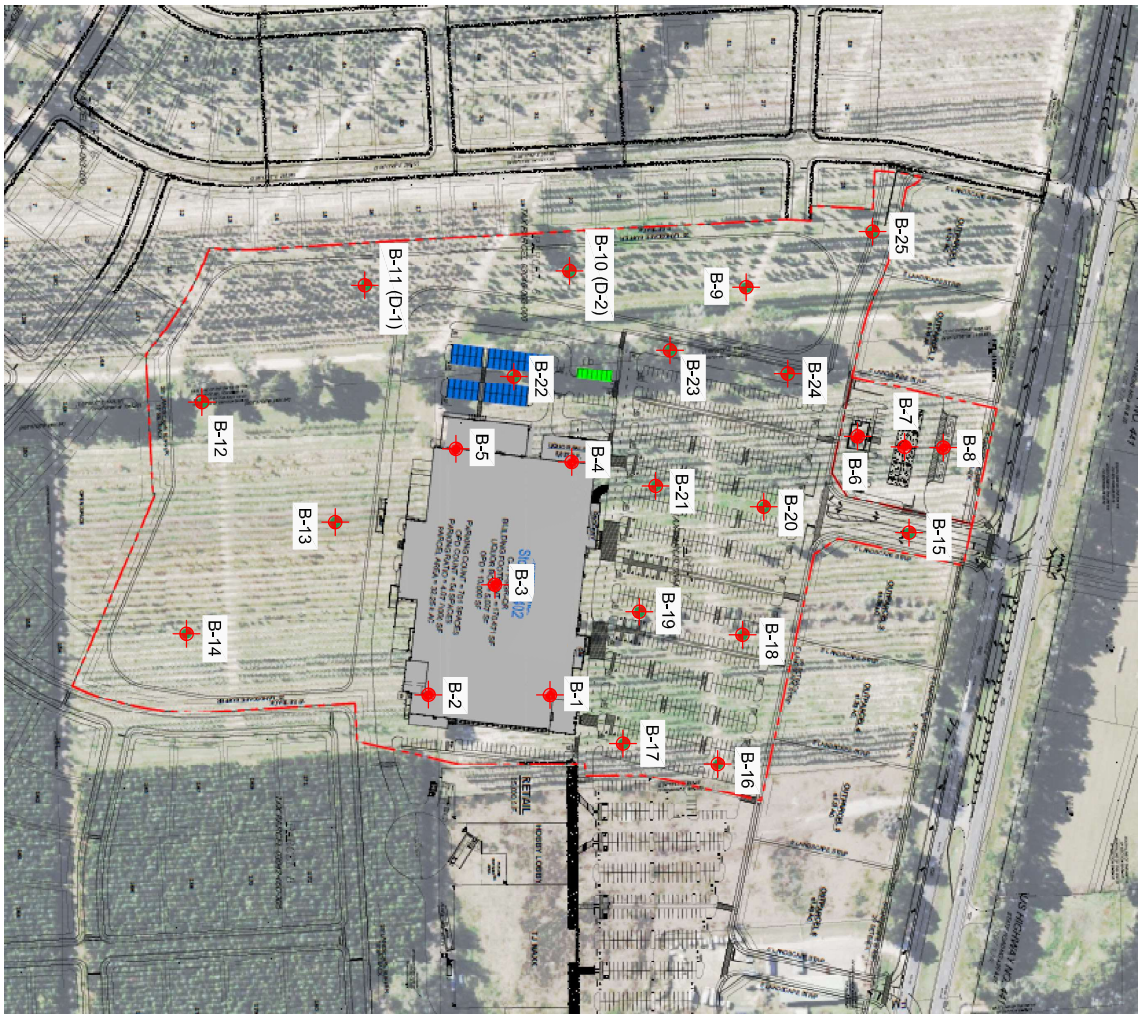
UES

US 441 & NW 188th St. Alachua, Alachua County, Florida		
Aerial Site Location Map		
DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: A
SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:A 1

UES	**US 441 & NW 188th St.** **Alachua, Alachua County, Florida**		
	USGS Site Location Map		
	DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: A
	SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:A 2

APPENDIX B

BORING LOCATION PLAN
BORING LOGS
KEY TO BORING LOGS
BORING COORDINATES & ELEVATION



LEGEND

TEST BORING LOCATION

NOTE: ALL SOIL TEST BORING LOCATIONS SHOWN ARE APPROXIMATE.

N

PAGE NO: B - 1

WALMART SC # 90402 - ALACHUA
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING LOCATION PLAN

RISE PARTNERS

DRAWN BY: TK	DATE: 3/2/26
CHECKED BY: ES	DATE: 3/2/26
SCALE: NTS	ACADFILE: A25140.00683.005
PROJECT NO: A25140.00683.005	REPORT NO: 2162758

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-2

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-1** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 101' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/2426
EST. W.S.W.T. (ft): >10

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose brown and orange SAND, with silt [SP-SM]						
2		1-1-1	2									
3						Very loose orange SAND, with silt [SP-SM]						
4		1-1-1	2									
5												
6		1-1-0	1									
7		1-1-1	2									
8												
9		1-1-2	3									
10		1-2-2	4									
11												
12												
13						Medium dense gray and orange very clayey SAND [SC]						
14												
15		5-7-8	15			Stiff gray and orage sandy CLAY [CH]						
16												
17						Stiff orange and green CLAY [CH]						
18												
19												
20		3-5-5	10									
21												
22												
23						Medium dense orange and tan clayey SAND [SC]						
24												
25		4-5-8	13			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-3

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-2** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 104' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 3

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose brown and orange SAND, with silt [SP-SM]						
2		2-2-1	3									
3				▽		Very loose orange silty SAND, with clay [SM]						
4		1-1-1	2			Loose orange clayey SAND [SC]						
5												
6		1-1-2	3									
7		3-5-5	10			Medium dense to loose light orange very clayey SAND to sandy CLAY [SC/CH]						
8		4-4-5	9				39	24	39	19		
9												
10		3-2-3	5									
11												
12						Loose tan, gray, and orange very clayey SAND to sandy CLAY [SC/CH]						
13												
14												
15		2-3-4	7									
16												
17						Medium dense tan andf orange clayey SAND [SC]						
18												
19												
20		4-6-7	13									
21												
22						Loose light orange clayey SAND [SC]						
23												
24												
25		3-3-4	7									
						Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-4

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-3** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 98' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/25/26
EST. W.S.W.T. (ft): >10

DATE STARTED: 2/25/26
DATE FINISHED: 2/25/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0												
1						Brown SAND, with silt [SP-SM]						
2		2-2-1	3			Very loose brown and orange SAND, with silt [SP-SM]						
3						Very loose orange silty SAND [SM]						
4		1-1-2	3			Loose orange silty SAND [SM]						
5		2-2-2	4									
6												
7		1-2-3	5									
8		2-2-3	5									
9						Loose orange silty-clayey SAND [SM-SC]						
10		2-3-4	7									
11												
12						Medium dense tan and orange clayey SAND [SC]						
13												
14												
15		3-7-9	16									
16												
17						Medium dense orange and gren very clayey SAND to sandy CLAY [SC/CH]						
18												
19												
20		4-4-7	11									
21												
22						Medium dense tan and orange clayey SAND [SC]						
23												
24												
25		6-6-8	14									
						Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-5

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-4** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 93' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/25/26
EST. W.S.W.T. (ft): 1.5

DATE STARTED: 2/25/26
DATE FINISHED: 2/25/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1				▽		Loose orange silty SAND [SM]						
2		2-2-2	4									
3						Very loose orange clayey SAND [SC]						
4		1-1-2	3			Medium dense orange very clayey SAND to sandy CLAY [SC/CH]						
5		3-4-6	10			Stiff green and orange sandy CLAY [CL/CH]						
6												
7		3-3-4	7									
8		3-3-3	6				56	31	44	26		
9												
10		2-2-3	5									
11												
12												
13												
14												
15		2-3-4	7			Loose green and orange very clayey SAND to sandy CLAY [SC/CH]						
16												
17												
18												
19												
20		2-3-3	6									
21												
22												
23						Medium dense tan and orange clayey SAND [SC]						
24												
25		7-7-8	15			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-6

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-5** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 94' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/25/26
EST. W.S.W.T. (ft): 5.5

DATE STARTED: 2/25/26
DATE FINISHED: 2/25/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		2-2-2	4			Very loose orange SAND [SP]						
3												
4		1-1-1	2									
5		1/12"-1	1	▽								
6												
7		1-1-2	3			Very loose orange silty-clayey SAND [SM-SC]						
8		1-1-3	4									
9												
10		4-3-3	6									
11												
12						Medium dense tan and orange clayey SAND [SC]						
13												
14												
15		5-6-8	14									
16												
17						Medium dense light brown and orange clayey SAND [SC]						
18												
19												
20		5-5-5	10									
21												
22						Stiff green and orange CLAY [CH]						
23												
24												
25		4-6-6	12			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-7

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-6** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/26/26
EST. W.S.W.T. (ft): 5.5

DATE STARTED: 2/26/26
DATE FINISHED: 2/26/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0												
1						Brown SAND, with silt [SP-SM]						
2		1-2-2	4			Loose light brown and orange SAND, with silt [SP-SM]						
3						Very loose light orange SAND [SP]						
4		2-1-1	2									
5		1-2-2	4	▽		Loose orange and tan SAND, with silt [SP-SM]						
6												
7		1-2-2	4			Loose orange clayey SAND [SC]						
8		3-4-3	7									
9												
10		4-4-3	7									
11												
12												
13												
14						Stiff green and orange CLAY [CH]						
15		2-4-6	10									
16												
17												
18												
19												
20		2-3-5	8									
21												
22						Medium dense orange clayey SAND [SC], with lenses of clay						
23												
24												
25		4-6-8	14			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-8

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-7** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/26/26
EST. W.S.W.T. (ft): 2.5

DATE STARTED: 2/26/26
DATE FINISHED: 2/26/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose light brown and orange SAND, with silt [SP-SM]						
2		2-2-1	3	▽								
3						Very loose orange silty SAND [SM]						
4		2-1-2	3			Loose orange clayey SAND [SC]						
5		2-3-4	7									
6						Medium dense brown and orange clayey SAND [SC]						
7		3-4-5	9									
8		5-5-5	10				17	12				
9												
10		6-6-7	13									
11												
12						Stiff green and orange CLAY [CH]						
13												
14						Medium dense tan and orange very clayey SAND [SC]						
15		2-6-7	13									
16												
17						Medium dense tan and orange clayey SAND [SC], with lenses of clay						
18												
19												
20		4-4-6	10									
21												
22						Stiff green and orange CLAY [CH]						
23												
24												
25		5-9-10	19			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-9

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-8** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/26/26
EST. W.S.W.T. (ft): 2.5

DATE STARTED: 2/26/26
DATE FINISHED: 2/26/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose light brown and orange SAND, with silt [SP-SM]						
2		2-2-1	3	▽								
3												
4		2-1-1	2			Loose orange clayey SAND [SC]						
5												
6		1-2-3	5									
7		3-3-5	8			Medium dense light brown and orange clayey SAND [SC]						
8												
9		3-5-5	10									
10		4-5-4	9									
11												
12						Stiff green and orange CLAY [CH]						
13												
14												
15		3-4-6	10				79	44	57	37		
16												
17						Medium dense green and orange very clayey SAND to sandy CLAY [SC/CH]						
18												
19												
20		3-5-5	10									
21												
22												
23												
24						Stiff green and orange CLAY [CH]						
25		5-6-6	12			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-10

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-9** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 90' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose to very loose tan and orange SAND, with silt [SP-SM]						
2		2-1-2	3				9	5			13	
3												
4		1-1-2	3	▽								
5		1-1-1	2			Very loose to loose orange, light brown and gray clayey SAND [SC]						
6												
7		1-4-4	8									
8		5-5-5	10			Medium dense orange and tan clayey SAND [SC]						
9												
10		5-6-7	13									
11												
12												
13						Very stiff green, gray and orange sandy CLAY [CH]						
14												
15		3-6-9	15									
16												
17												
18												
19												
20		5-6-8	14			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-11

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-10** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 92' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/19/26
EST. W.S.W.T. (ft): 2.5

DATE STARTED: 2/19/26
DATE FINISHED: 2/19/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		1-2-2	4	▽			11	6				
3												
4		2-1-2	3			Loose to medium dense orange clayey SAND [SC]						
5												
6		2-4-4	8				21	15				
7		6-6-7	13			Very stiff orange and gray sandy CLAY [CH], trace cemented sand						
8		4-7-10	17									
9												
10		5-5-7	12									
11												
12						Medium dense green and brown very clayey SAND [SC]						
13												
14												
15		3-4-6	10									
16												
17						Medium dense orange and tan very clayey SAND [SC]						
18												
19												
20		4-4-5	9			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-12

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-11** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/19/26
EST. W.S.W.T. (ft): 3

DATE STARTED: 2/19/26
DATE FINISHED: 2/19/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light brown and light orange SAND, with silt [SP-SM]						
2		1-2-1	3	▽		Loose light orange SAND, with silt [SP-SM]	10	4				
3												
4		1-2-2	4			Loose orange clayey SAND [SC]						
5		2-3-4	7			Medium dense orange and gray very clayey SAND to sandy CLAY [SC/CH]						
6												
7		3-4-6	10									
8		4-5-7	12									
9												
10		5-6-7	13									
11						Medium dense gray and orange clayey SAND [SC]						
12												
13												
14												
15		3-5-6	11									
16												
17												
18												
19												
20		3-3-5	8			Stiff green and orange sandy CLAY [CH], trace cemented sand						
						Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-13

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-12** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 94' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/19/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/19/26
DATE FINISHED: 2/19/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose light brown SAND, with silt [SP-SM]						
2		1-2-2	4			Loose to very loose light brown and orange SAND, with silt [SP-SM]						
3												
4		1-1-1	2	▽			9	4			13	
5		2-1-1	2			Loose to medium dense orange clayey SAND [SC]						
6												
7		2-3-4	7									
8												
9		5-5-5	10									
10		7-6-6	12									
11												
12												
13						Medium dense orange and gray very clayey SAND [SC]						
14												
15		6-6-10	16									
16												
17						Gray and green clayey SAND [SC]						
18												
19						Stiff green and orange sandy CLAY [CH]						
20		3-4-6	10			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-14

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-13** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 97' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose orange SAND, with silt [SP-SM]						
2		1-2-2	4									
3												
4		1-2-1	3	▽			9	3			13	
5		1-1-1	2			Loose orange silty-clayey SAND [SM-SC]						
6												
7		1-2-2	4				15	7				
8		1-2-2	4									
9						Medium dense tan, gray and orange very clayey SAND [SC]						
10		3-5-6	11									
11												
12												
13												
14												
15		4-6-7	13									
16												
17						Medium dense tan and orange clayey SAND [SC]						
18												
19												
20		5-7-9	16			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-15

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-14** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 101' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose orange SAND, with silt [SP-SM]						
2		1-2-1/12"	1/12"									
3												
4		1/12"	1/12"	▽			11	5			9	
5		WOH-1	1			Loose orange silty-clayey SAND [SM-SC]						
6												
7		1-2-2	4									
8		2-2-2	4									
9												
10		3-2-2	4									
11												
12												
13												
14												
15		4-5-6	11									
16												
17												
18						Stiff orange and gray sandy CLAY [CH]						
19												
20		3-6-7	13			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-16

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-15** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 90' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/23/26
EST. W.S.W.T. (ft): 6.5

DATE STARTED: 2/23/26
DATE FINISHED: 2/23/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		1-2-3	5									
3												
4		2-2-2	4									
5												
6		2-2-3	5	▽								
7		2-2-3	5									
8		2-3-3	6			Loose orange clayey SAND [SC]						
9						Loose light orange and light brown clayey SAND [SC]						
10		4-3-3	6									
11												
12						Medium dense brown, tan and orange very clayey SAND [SC]						
13												
14												
15		4-6-7	13									
16												
17												
18												
19												
20		3-5-6	11			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-17

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-16** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 94'(est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 4.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose orange SAND, with silt [SP-SM]						
2		2-4-2	6									
3												
4		1-1-1	2	▽								
5		2-2-3	5			Loose orange silty-clayey SAND [SM-SC]						
6												
7		2-2-3	5				16	7				
8		3-3-3	6									
9												
10		3-2-3	5									
11												
12												
13												
14						Loose gray very clayey SAND [SC]						
15		4-5-8	13									
16												
17						Green and orange CLAY [CH]						
18												
19						Medium dense light green and orange very clayey SAND tosandy CLAY [SC/CH]						
20		2-5-7	12			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-18

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-17** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 97' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 11

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		3-2-2	4									
3						Very loose to loose orange SAND, with silt [SP-SM]						
4		1-1-1/12"	1/12"									
5		1-2	3									
6												
7		1-2-1	3									
8		1-2-2	4									
9												
10		1-1-1	2									
11				▽								
12						Very stifff green and orange CLAY [CH]						
13												
14												
15		3-7-9	16									
16												
17												
18												
19						Medium dense tan and orange very clayey SAND tosandy CLAY [SC/CH]						
20		3-6-5	11			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-19

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-18** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 94' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 7.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		1-2-1	3				10	12				4
3						Very loose orange SAND, with silt [SP-SM]						
4		1-1-1	2									
5		1/12"-1	1									
6												
7		2-1-2	3	▽								
8		2-2-2	4									
9						Medium dense orange silty-clayey SAND [SM-SC]						
10		3-4-5	9									
11												
12						Loose light orange and orange clayey SAND [SC]						
13												
14												
15		4-4-3	7									
16												
17												
18						Loose gray and orange very clayey SAND [SC]						
19												
20		2-3-4	7			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-20

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-19** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 96' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 6.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		2-2-2	4									
3						Loose orange SAND, with silt [SP-SM]						
4		1-2-1	3									
5												
6		2-1-2	3	▽								
7		1-1-2	3									
8						Medium dense orange and gray very clayey SAND to sandy CLAY SC/CH]						
9		3-3-6	9									
10		6-6-9	15									
11												
12						Stiff green and orange CLAY [CH]						
13												
14												
15		4-6-7	13									
16												
17						Medium dense tan and orange very clayey SAND [SC]						
18												
19												
20		4-5-9	14									
						Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-21

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-20** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 93' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/23/26
EST. W.S.W.T. (ft): 3.5

DATE STARTED: 2/23/26
DATE FINISHED: 2/23/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose brown and orange silty SAND [SM]						
2		2-1-1	2				14	8				
3				▽		Very loose light orange SAND, with silt [SP-SM]						
4		1/12"-WOH	WOH									
5		1-1-1	2			Very loose to loose orange silty-clayey SAND [SM-SC]						
6												
7		2-2-3	5									
8		2-3-2	5									
9												
10		3-3-3	6									
11						Loose orange silty SAND [SM], withclay						
12												
13												
14												
15		2-3-2	5									
16												
17						Loose light orange and orange clayey SAND [SC]						
18												
19												
20		3-3-3	6			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-22

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-21** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 93' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 3.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0												
1						Brown SAND, with silt [SP-SM]						
2		2-1-1	2			Very loose brown and orange SAND, with silt [SP-SM]						
3				▽		Very loose light orange SAND, with silt [SP-SM]						
4		1-1-1	2									
5						Very loose orange clayey SAND [SC]						
6		1-1-1	2									
7		1-2-2	4			Loose orange very clayey SAND [SC]						
8						Loose light orange and orange very clayey SAND [SC]						
9		2-2-4	6									
10		3-4-5	9									
11												
12						Stiff green and orange CLAY [CH}						
13												
14												
15		4-5-6	11			Loose light tan clayey SAND [SC]						
16												
17												
18												
19												
20		2-5-6	11			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-23

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-22** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 92' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4.5

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		2-3-2	5									
3												
4		1-2-2	4	▽								
5		3-4-4	8			Medium dense orange clayey SAND [SC]						
6												
7		6-7-7	14									
8		7-5-6	11									
9												
10		6-5-6	11									
11												
12												
13												
14						Medium dense green and orange very clayey SAND to sandy CLAY [SC/CH}						
15		4-4-7	11									
16												
17						Medium dense orange and tan very clayey SAND [SC], with limerock fragments						
18												
19												
20		5-4-5	9			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-24

PROJECT: [redacted]
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-23** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 3

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown silty SAND [SM]						
1												
2		2-2-2	4			Loose light orange SAND, with silt [SP-SM]	13	8				3
3				▽								
4		2-2-3	5			Medium dense orange clayey SAND [SC]						
5		5-5-9	14			Very stiff to stiff green and orange sandy CLAY [CH}	35	15				
6												
7		6-7-9	16									
8		5-6-6	12									
9												
10		3-5-5	10									
11												
12						Medium dense orange and tan clayey SAND [SC]						
13												
14												
15		7-14-15	29									
16												
17												
18												
19												
20		7-7-8	15			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-25

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-24** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 1.5

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1				▽		Loose light orange silty SAND [SM]						
2		2-3-4	7			Loose to medium dense light orange clayey SAND [SC]						
3												
4		6-5-5	10				34	15	32	11		
5												
		6-5-5	10									
6												
7		4-5-5	10			Medium dense tan and light orange clayey SAND [SC]						
8												
		5-4-4	8									
9												
10		4-5-5	10									
11												
12						Medium dense tan and orange clayey SAND [SC}						
13												
14												
15		5-6-7	13									
16												
17												
18						Stiff green and orange sandy CLAY [CH}						
19												
20		5-6-50/1.25"	50/1.25"			Hard green CLAY [CH}, with limestone fragments						
						Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-26

PROJECT: [redacted]
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-25** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 87' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/23/26
EST. W.S.W.T. (ft): 5

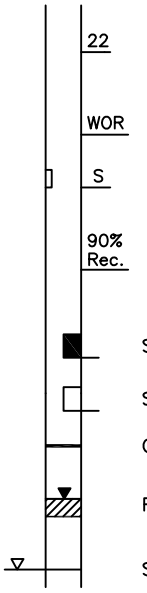
DATE STARTED: 2/23/26
DATE FINISHED: 2/23/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		1-2-2	4									
3												
4		1-2-1	3			Loose light orange and tan SAND, with silt [SP-SM]						
5				▽								
6		1-2-2	4			Medium dense orange clayey SAND [SC]						
7		2-3-5	8									
8		4-4-5	9									
9												
10		4-5-4	9									
11												
12						Medium dense tan and orange very clayey SAND [SC]						
13												
14												
15		4-5-6	11									
16												
17												
18												
19						Stiff orange sandy CLAY [CH]						
20		3-4-5	9			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

KEY TO BORING LOGS

SYMBOLS



22	Number of Blows of a 140–lb Weight Falling 30 in. Required to Drive Standard Spoon One Foot
WOR	Weight of Drill Rods
S	Thin–Wall Shelby Tube Undisturbed Sampler Used
90% Rec.	Percent Core Recovery from Rock Core–Drilling Operations
	Sample Taken at this Level
	Sample Not Taken at this Level
	Change in Soil Strata
	Free Ground Water Level
	Seasonal High Ground Water Level

GRANULAR MATERIALS

Relative Density	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Loose	Less than 4	Less than 3
Loose	4–10	3–8
Medium Dense	10–30	8–24
Dense	30–50	24–40
Very Dense	>50	>40

COHESIVE MATERIALS

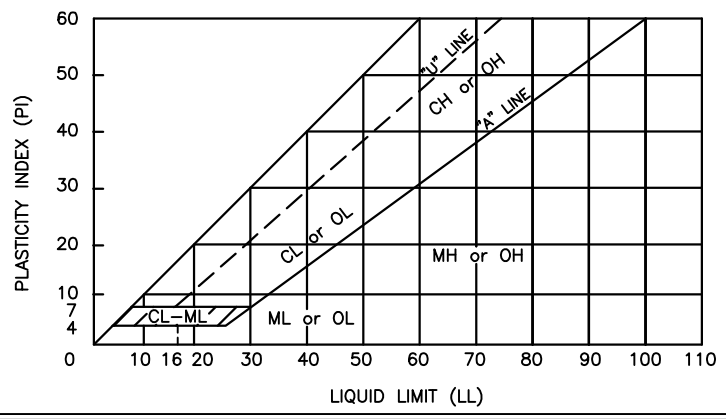
Consistency	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Soft	Less than 2	Less than 1
Soft	2–4	1–3
Firm	4–8	3–6
Stiff	8–15	6–12
Very Stiff	15–30	12–24
Hard	>30	>24

UNIFIED CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 200 sieve	CLEAN GRAVELS	GW	Well–graded gravels and gravel–sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel–sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels, gravel–sand–silt mixtures
			GC	Clayey gravels, gravel–sand–clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well–graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand–silt mixtures
			SC	Clayey sands, sand–clay mixtures
FINE-GRAINED SOILS 50% or more passes No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomacaceous fine sands or silts, elastic silts
			CH	Inorganic clays or high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly organic Soils			PT	Peat, muck and other highly organic soils

* Based on the material passing the 3–in. (75mm) sieve.

PLASTICITY CHART



BORING	LATITUDE (DMS)	LONGITUDE (DMS)	ELEVATION
B-1	29° 48' 14.90" N	82° 32' 14.55" W	101 (EST)
B-2	29° 48' 12.55" N	82° 32' 14.60" W	104 (EST)
B-3	29° 48' 13.80" N	82° 32' 17.10" W	98 (EST)
B-4	29° 48' 15.35" N	82° 32' 19.80" W	93 (EST)
B-5	29° 48' 13.10" N	82° 32' 20.15" W	94 (EST)
B-6	29° 48' 20.85" N	82° 32' 20.35" W	91 (EST)
B-7	29° 48' 21.75" N	82° 32' 20.10" W	91 (EST)
B-8	29° 48' 22.45" N	82° 32' 20.05" W	91 (EST)
B-9	29° 48' 18.75" N	82° 32' 23.70" W	90 (EST)
B-10	29° 48' 15.35" N	82° 32' 24.15" W	92 (EST)
B-11	29° 48' 11.45" N	82° 32' 23.90" W	91 (EST)
B-12	29° 48' 8.30" N	82° 32' 21.30" W	94 (EST)
B-13	29° 48' 10.80" N	82° 32' 18.50" W	97 (EST)
B-14	29° 48' 7.90" N	82° 32' 16.05" W	101 (EST)
B-15	29° 48' 21.75" N	82° 32' 18.15" W	90 (EST)
B-16	29° 48' 18.10" N	82° 32' 13.00" W	94 (EST)
B-17	29° 48' 16.30" N	82° 32' 13.45" W	97 (EST)
B-18	29° 48' 18.60" N	82° 32' 15.90" W	94 (EST)
B-19	29° 48' 16.60" N	82° 32' 16.45" W	96 (EST)
B-20	29° 48' 19.00" N	82° 32' 18.80" W	93 (EST)
B-21	29° 48' 17.00" N	82° 32' 19.30" W	93 (EST)
B-22	29° 48' 14.25" N	82° 32' 21.75" W	92 (EST)
B-23	29° 48' 17.25" N	82° 32' 22.35" W	91 (EST)
B-24	29° 48' 19.50" N	82° 32' 21.80" W	91 (EST)
B-25	29° 48' 21.20" N	82° 32' 24.95" W	87 (EST)

APPENDIX C

LABORATORY TEST DATA
DESCRIPTION OF LABORATORY TESTING PROCEDURES
DESCRIPTION OF FIELD TESTING PROCEDURES

SUMMARY OF LABORATORY RESULTS

PROJECT: ' **REPORT: 2162758**

CLIENT: Rise Partners **March 2, 2026**

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-2	8	Light Orange very Clayey Sand to Sandy Clay	SS	24	39	19								39		SC/CH
B-4	8	Green & Orange Sandy Clay	SS	31	44	26								56		CLCH
B-7	8	Brown & Orange Clayey Sand	SS	12										17		SC
B-8	14	Green & Orange Clay	SS	44	57	37								79		CH
B-9	2	Tan & Orange Sand, with silt	SS	5			13							9		SP-SM
B-10	2	Light Orange Sand, with silt	SS	6					100	100	95	81	32	11		SP-SM
B-10	6	Orange Clayey Sand	SS	15					99	97	91	75	40	21		SC
B-11	3	Light Orange Sand, with silt	SS	4					100	100	96	77	30	10		SP-SM
B-12	4	Light Brown & Orange Sand, with silt	SS	4			13							9		SP-SM
B-13	4	Orange Sand, with silt	SS	3			13							9		SP-SM
B-13	7	Orange Silty-Clayey Sand	SS	7					98	97	93	73	30	15		SM-SC
B-14	4	Orange Sand, with silt	SS	5			9							11		SP-SM
B-16	6	Orange Silty-Clayey Sand	SS	7										16		SM-SC
B-18	1	Brown & Orange Sand, with silt	SS	12				4						10		SP-SM
B-20	1	Brown & Orange Silty Sand	SS	8										14		SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

SUMMARY OF LABORATORY RESULTS

PROJECT: `

REPORT: 2162758

CLIENT: Rise Partners

March 2, 2026

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-23	1	Brown Silty Sand	SS	8				3						13		SM
B-23	5	Orange Clayey Sand	SS	15										35		SC
B-24	4	Light Orange Clayey Sand	SS	15	32	11								34		SC

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	CORROSION SERIES				SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					RESITIVITY (Ω*cm)	SULFATE	CHLORIDE	pH	No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-5	1 – 2	Brown Sand, with silt	-	-	20,000	3	0	6.44						-		SP-SM
B-8	1 – 2	Brown Sand, with silt	-	-	24,000	12	30	6.34						-		SP-SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

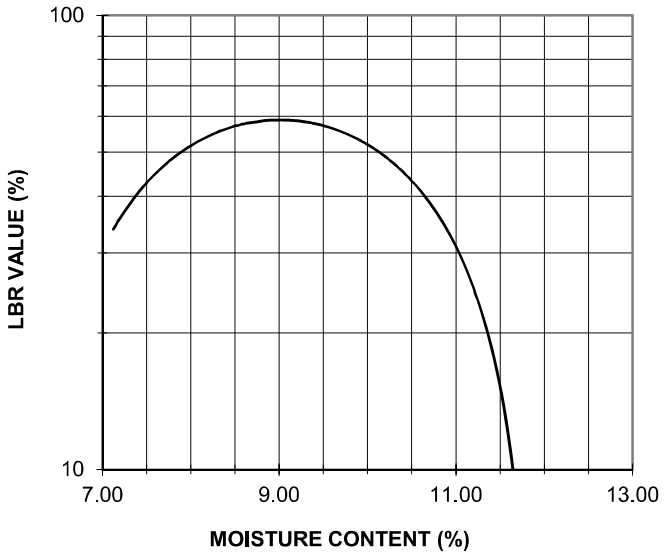
LIMEROCK BEARING RATIO TEST RESULTS
(FM 5-515)

TESTED FOR: Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

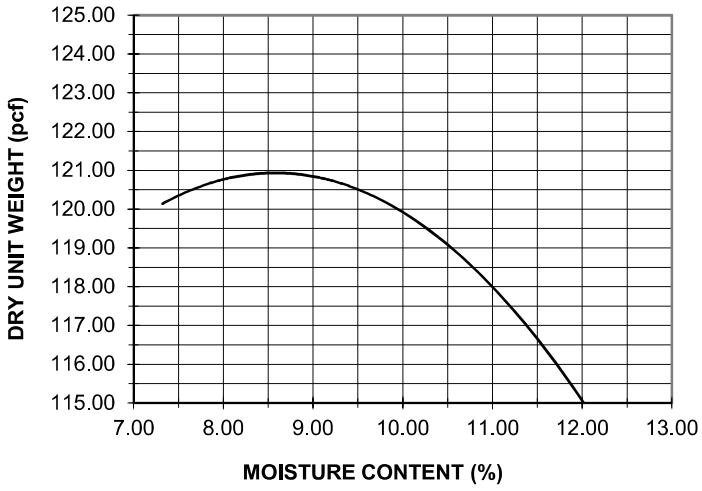
PROJECT: Alachua Commercial Development
US 441 & NW 188th St.
Alachua County

DATE TESTED: February 23, 2026 **REPORT NO:** 2162758

SAMPLE LOCATION: B-20
SOIL DESCRIPTION: Brown Silty Sand

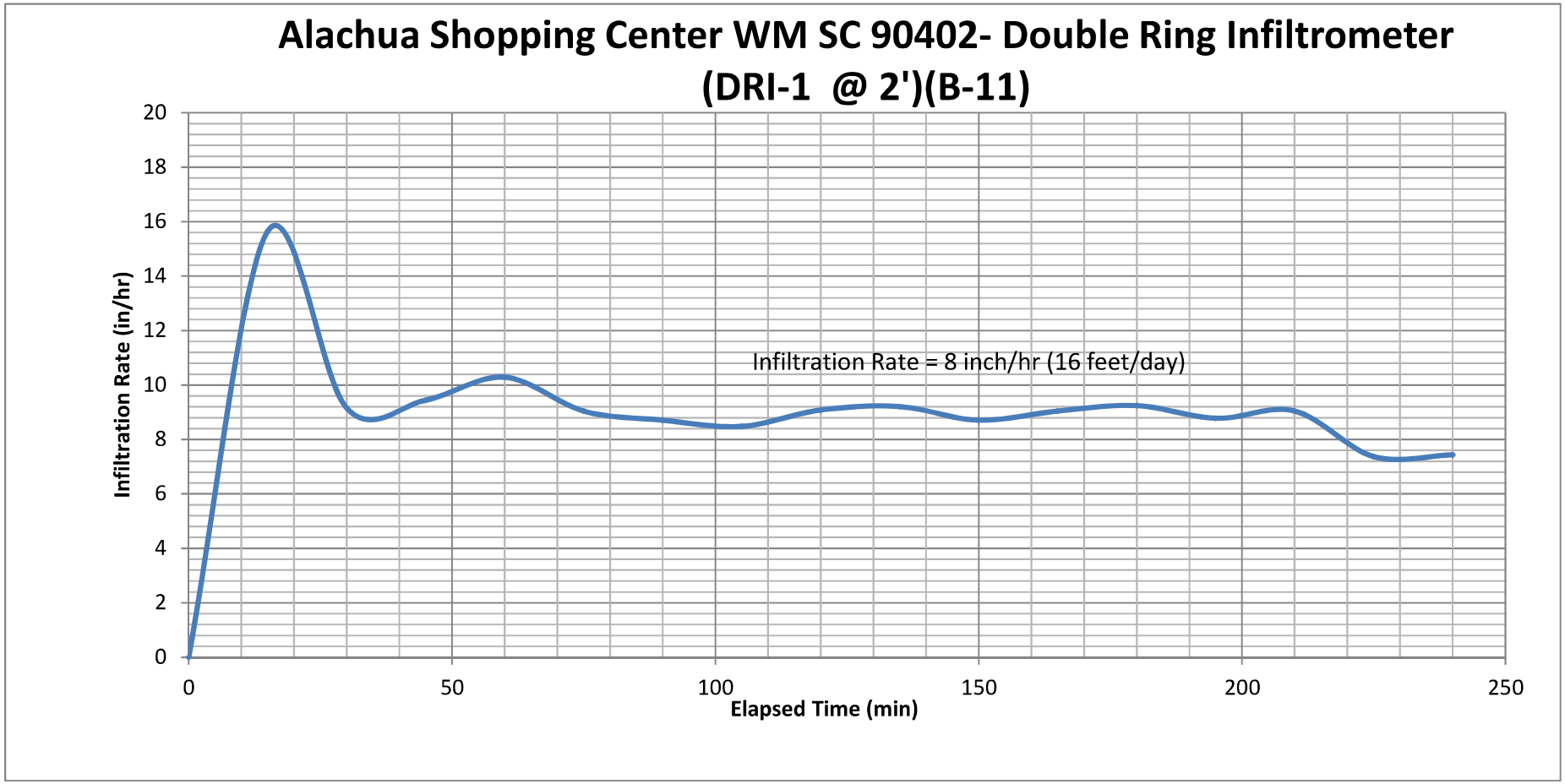


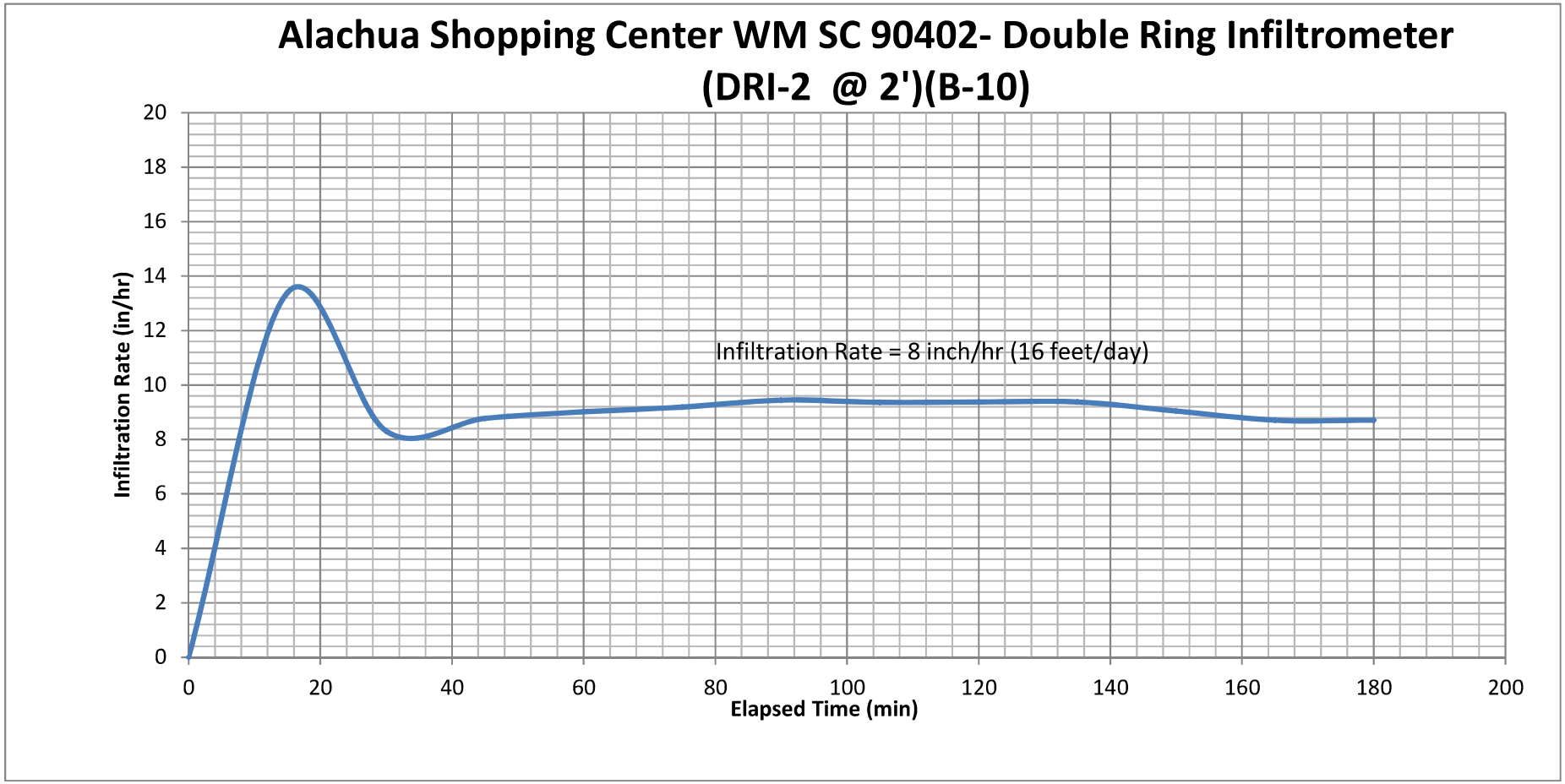
PROJECT LBR REQUIREMENT: **40** LBR VALUE: **59**



OPT MOISTURE: **8.5** MAX DENSITY: **121.0**

UES PROFESSIONAL SOLUTIONS
4475 S.W. 35TH TERRACE, GAINESVILLE, FL. 32608
(352)372-3392 (352)336-7914 (FAX)


Alachua Shopping Center WM SC 90402- Double Ring Infiltrometer
(DRI-1 @ 2')(B-11)
Infiltration Rate (in/hr)
20
18
16
14
12
10
8
6
4
2
0
0
50
100
150
200
250
Elapsed Time (min)
Infiltration Rate = 8 inch/hr (16 feet/day)


Alachua Shopping Center WM SC 90402- Double Ring Infiltrometer
(DRI-2 @ 2')(B-10)
Infiltration Rate (in/hr)
Elapsed Time (min)
Infiltration Rate = 8 inch/hr (16 feet/day)
0
2
4
6
8
10
12
14
16
18
20
0
20
40
60
80
100
120
140
160
180
200

To

UES Gainesville
4475 SW 35th Terrace
Gainesville FL, 32605

Tel: (352)562-2295

ESuarez@teamues.com

UF UNIVERSITY of FLORIDA IFAS

UF/IFAS Analytical Services Laboratories
UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Landscape And Vegetable Garden Test Report

To:
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For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-18 Set Number: E89168 Lab Number: E227905

Crop: **Bahiagrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH:	**5.5**	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water):	**7.7**	This is the pH of your sample in water medium
A-E Buffer Value:	**N/A**	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**25**	**HIGH**	**Sulfur** (S)	**5.4**	***For these nutrients see directions on the following pages**
Potassium (K)	**35**		**Copper** (Cu)	**0.6**	
Magnesium (Mg)	**36**		**Manganese** (Mn)	**0.6**	
			Zinc (Zn)	**2.1**	
			Boron (B)	**0.0**	
Calcium (Ca)	**427**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Bahiagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**1-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: Bahiagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

This data report has been issued on the authority of Dr. Franta Majs, Laboratory Director, and Mrs. Nancy Wilkinson, QA Officer, in support of Florida Cooperative Extension Service.

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Landscape And Vegetable Garden Test Report

To:
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4475 SW 35th Terrace
Gainesville FL, 32605
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ESuarez@teamues.com

For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-18
Set Number: E89168 Lab Number: E227905
Crop: **Bermudagrass Lawn**
Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH:	**6.5**	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water):	**7.7**	This is the pH of your sample in water medium
A-E Buffer Value:	**N/A**	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**25**	**HIGH**	**Sulfur** (S)	**5.4**	***For these nutrients see directions on the following pages**
Potassium (K)	**35**		**Copper** (Cu)	**0.6**	
Magnesium (Mg)	**36**		**Manganese** (Mn)	**0.6**	
			Zinc (Zn)	**2.1**	
			Boron (B)	**0.0**	
Calcium (Ca)	**427**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Bermudagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**3-5**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: Bermudagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

This data report has been issued on the authority of Dr. Franta Majs, Laboratory Director, and Mrs. Nancy Wilkinson, QA Officer, in support of Florida Cooperative Extension Service.

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Tel: 352-955-2402

Client Identification: B-18
Set Number: E89168 Lab Number: E227905
Crop: **Centipedegrass Lawn**
Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7	This is the pH of your sample in water medium
A-E Buffer Value: N/A	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**25**	**HIGH**	**Sulfur** (S)	**5.4**	***For these nutrients see directions on the following pages**
Potassium (K)	**35**		**Copper** (Cu)	**0.6**	
Magnesium (Mg)	**36**		**Manganese** (Mn)	**0.6**	
			Zinc (Zn)	**2.1**	
			Boron (B)	**0.0**	
Calcium (Ca)	**427**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Centipedegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**0.4-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: Centipedegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

This data report has been issued on the authority of Dr. Franta Majs, Laboratory Director, and Mrs. Nancy Wilkinson, QA Officer, in support of Florida Cooperative Extension Service.

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Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-18 Set Number: E89168 Lab Number: E227905

Crop: **St. Augustinegrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 6.5	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7	This is the pH of your sample in water medium
A-E Buffer Value: N/A	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**25**	**HIGH**	**Sulfur** (S)	**5.4**	***For these nutrients see directions on the following pages**
Potassium (K)	**35**		**Copper** (Cu)	**0.6**	
Magnesium (Mg)	**36**		**Manganese** (Mn)	**0.6**	
			Zinc (Zn)	**2.1**	
			Boron (B)	**0.0**	
Calcium (Ca)	**427**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: St. Augustinegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**2-4**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: St. Augustinegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

This data report has been issued on the authority of Dr. Franta Majs, Laboratory Director, and Mrs. Nancy Wilkinson, QA Officer, in support of Florida Cooperative Extension Service.

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Landscape And Vegetable Garden Test Report

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Tel: 352-955-2402

Client Identification: B-18 Set Number: E89168 Lab Number: E227905

Crop: **Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7	This is the pH of your sample in water medium
A-E Buffer Value: N/A	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**25**	**HIGH**	**Sulfur** (S)	**5.4**	***For these nutrients see directions on the following pages**
Potassium (K)	**35**		**Copper** (Cu)	**0.6**	
Magnesium (Mg)	**36**		**Manganese** (Mn)	**0.6**	
			Zinc (Zn)	**2.1**	
			Boron (B)	**0.0**	
Calcium (Ca)	**427**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora

Lime:	**0.00**	**lbs per 1000 sq. ft.**
Nitrogen(N):	**1.10**	**lbs per 1000 sq. ft.**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft.**
Potassium(K_2O):	**0.70**	**lbs per 1000 sq. ft.**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft.**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

General

- Indicated fertilizer rates, coupled with nutrients already in the soil, will satisfy the crop-nutrient requirement for the current growing season.

Fertilizer and water management are linked. Maximum fertilizer efficiency is achieved only with close attention to water management. Supply only enough irrigation water to satisfy plant requirements and minimize leaching conditions.

- Established trees (more than 3 to 5 years since transplanting) do not need routine fertilization.

For recently-planted trees, broadcast fertilizer within a circle 1.5 times the dripline diameter.

- Broadcast P2O5 either in one application or as half the recommended rate in each of two applications during the growing season. To minimize leaching losses, broadcast N and K2O in small increments throughout the growing season. Schedule one application every 12 weeks (three times per growing season), adding 33% of the recommended rate of N and K2O at each application. To insure equal coverage when fertilizer rates are small, blend all compatible fertilizers.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

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Client Identification: B-23 Set Number: E89168 Lab Number: E227906

Crop: **Bahiagrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH:	**5.5**	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water):	**7.4**	This is the pH of your sample in water medium
A-E Buffer Value:	**N/A**	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**35**	**HIGH**	**Sulfur** (S)	**3.3**	***For these nutrients see directions on the following pages**
Potassium (K)	**22**		**Copper** (Cu)	**3.3**	
Magnesium (Mg)	**25**		**Manganese** (Mn)	**0.4**	
			Zinc (Zn)	**2.2**	
			Boron (B)	**0.0**	
Calcium (Ca)	**400**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Bahiagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**1-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: Bahiagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

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Tel: 352-955-2402

Client Identification: B-23
Set Number: E89168 Lab Number: E227906
Crop: **Bermudagrass Lawn**
Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH:	**6.5**	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water):	**7.4**	This is the pH of your sample in water medium
A-E Buffer Value:	**N/A**	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**35**	**HIGH**	**Sulfur** (S)	**3.3**	***For these nutrients see directions on the following pages**
Potassium (K)	**22**		**Copper** (Cu)	**3.3**	
Magnesium (Mg)	**25**		**Manganese** (Mn)	**0.4**	
			Zinc (Zn)	**2.2**	
			Boron (B)	**0.0**	
Calcium (Ca)	**400**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Bermudagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**3-5**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: Bermudagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

This data report has been issued on the authority of Dr. Franta Majs, Laboratory Director, and Mrs. Nancy Wilkinson, QA Officer, in support of Florida Cooperative Extension Service.

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Tel: 352-955-2402

Client Identification: B-23
Set Number: E89168 Lab Number: E227906
Crop: **Centipedegrass Lawn**
Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.4	This is the pH of your sample in water medium
A-E Buffer Value: N/A	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**35**	**HIGH**	**Sulfur** (S)	**3.3**	***For these nutrients see directions on the following pages**
Potassium (K)	**22**		**Copper** (Cu)	**3.3**	
Magnesium (Mg)	**25**		**Manganese** (Mn)	**0.4**	
			Zinc (Zn)	**2.2**	
			Boron (B)	**0.0**	
Calcium (Ca)	**400**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Centipedegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**0.4-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: Centipedegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

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Client Identification: B-23 Set Number: E89168 Lab Number: E227906

Crop: **St. Augustinegrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH:	**6.5**	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water):	**7.4**	This is the pH of your sample in water medium
A-E Buffer Value:	**N/A**	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**35**	**HIGH**	**Sulfur** (S)	**3.3**	***For these nutrients see directions on the following pages**
Potassium (K)	**22**		**Copper** (Cu)	**3.3**	
Magnesium (Mg)	**25**		**Manganese** (Mn)	**0.4**	
			Zinc (Zn)	**2.2**	
			Boron (B)	**0.0**	
Calcium (Ca)	**400**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: St. Augustinegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**2-4**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

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Directions

Sample Number: 227906 **Crop: St. Augustinegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

This data report has been issued on the authority of Dr. Franta Majs, Laboratory Director, and Mrs. Nancy Wilkinson, QA Officer, in support of Florida Cooperative Extension Service.

UF UNIVERSITY of FLORIDA IFAS

UF/IFAS Analytical Services Laboratories
UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Landscape And Vegetable Garden Test Report

To:
UES Gainesville
4475 SW 35th Terrace
Gainesville FL, 32605
Tel: (352)562-2295
ESuarez@teamues.com

For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-23 Set Number: E89168 Lab Number: E227906

Crop: **Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.4	This is the pH of your sample in water medium
A-E Buffer Value: N/A	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**35**	**HIGH**	**Sulfur** (S)	**3.3**	***For these nutrients see directions on the following pages**
Potassium (K)	**22**		**Copper** (Cu)	**3.3**	
Magnesium (Mg)	**25**		**Manganese** (Mn)	**0.4**	
			Zinc (Zn)	**2.2**	
			Boron (B)	**0.0**	
Calcium (Ca)	**400**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora

Lime:	**0.00**	**lbs per 1000 sq. ft.**
Nitrogen(N):	**1.10**	**lbs per 1000 sq. ft.**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft.**
Potassium(K_2O):	**0.70**	**lbs per 1000 sq. ft.**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft.**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

General

- Indicated fertilizer rates, coupled with nutrients already in the soil, will satisfy the crop-nutrient requirement for the current growing season.

Fertilizer and water management are linked. Maximum fertilizer efficiency is achieved only with close attention to water management. Supply only enough irrigation water to satisfy plant requirements and minimize leaching conditions.

- Established trees (more than 3 to 5 years since transplanting) do not need routine fertilization.

For recently-planted trees, broadcast fertilizer within a circle 1.5 times the dripline diameter.

- Broadcast P2O5 either in one application or as half the recommended rate in each of two applications during the growing season. To minimize leaching losses, broadcast N and K2O in small increments throughout the growing season. Schedule one application every 12 weeks (three times per growing season), adding 33% of the recommended rate of N and K2O at each application. To insure equal coverage when fertilizer rates are small, blend all compatible fertilizers.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

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GUIDANCE ON MICRONUTRIENTS

The IFAS Extension Soil Testing Laboratory currently offers a soil test for four micronutrients, copper (Cu), manganese (Mn), zinc (Zn), and boron (B). Interpretations in terms of plant needs of the particular nutrients are still quite tentative. They are presented here with the understanding that other criteria such as crop production records and observation of deficiency symptoms should be used along with the test results in reaching the management decision concerning micronutrient fertilization.

Interpretation of extractable Cu, Mn, Zn, and B depends on the soil pH. The critical soil levels for these nutrients increase with pH for crops grown on acid sandy soils of Florida. Micronutrient availability in the alkaline pH range is better evaluated with a plant tissue test or with soil test extractants developed especially for alkaline soils.

Indiscriminate use of micronutrient soil tests should be avoided. However, if plant performance has been less than optimum in the past and the soil test levels are below those shown in the tables, fertilization with the respective micronutrients may be indicated.

COPPER

In Florida, Cu deficiencies have been generally confined to soils high in organic matter and so-called "new ground" just coming into cultivation in the flatwood areas. Known Cu phytotoxicity occurs in citrus groves and vegetable crop areas where Cu applied in fungicides and fertilizers has accumulated in the soil over the years. Liming to pH 7.0 is the simplest means of overcoming phytotoxicity.

Table 1 provides guidelines for interpreting the IFAS Micronutrient Soil Test values for extractable Cu in mineral soils. Dilute acids are poor extractants of Cu on organic soils and do not give reliable estimates of crop responses. The IFAS Soil Testing Lab does not presently provide a Cu soil test for organic soils.

Application of 3 to 5 pounds elemental Cu per acre (as copper sulfate or finely ground copper oxide) will correct Cu deficiencies in most crops growing on mineral soils. Mixing these Cu sources with macronutrient fertilizers presents no agronomic problems, provided segregation of the materials is avoided. A single Cu application may be sufficient for several years. Do not repeat this application until soil or tissue tests indicate a need for Cu. Copper added to soil is there "forever" and Florida already has too many cases of soils with phytotoxic levels of Cu. Fertilizer Cu should not be applied to mineral soils where Cu will be used as a pesticide.

Table 1. Tentative interpretation of extractable Cu in mineral soils

	Soil pH Minerals Soils Only		
	5.5-6.0	6.0-6.5	6.5-7.0
	ppm		
Level below which there may be a crop response to applied Cu	0.1-0.3	0.3-0.5	0.5*
Level above which Cu phytotoxicity may occur	2.0-3.0	3.0-5.0	5.0**

*If in doubt about copper nutrition of crop, get a tissue test

MANGANESE

There has been some success in predicting crop response to fertilizer Mn with extractable Mn. Lack of success in some cases has resulted from the complex nature of soil Mn and the many factors that affect its uptake by plants. Levels in table 2 are suggested as a guide for interpreting extractable Mn in mineral and organic soils.

Application of 8 to 10 pounds elemental Mn (as manganese sulfate or manganese oxide) per acre in banded fertilizer is recommended when the soil test levels are below those shown in Table 2. Broadcast applications are less effective and the rate should be increased to 20 or 30 pounds Mn if the fertilizer is broadcast. Uptake of Mn is generally best when Mn is banded with acid forming fertilizers. Field crops most likely to give a yield response to applied Mn in Florida are soybeans, small grains, and irrigated corn. Sugarcane grown on organic soils having pHs above 6.5 will also respond to banded Mn fertilizer.

ZINC

Table 2 presents a guide to interpretation of extractable Zn in both mineral and organic soils. Where Zn fertilization is needed, application rates may vary considerably with crop and Zn source but generally are around 5 to 10 pounds Zn per acre. For tree crops, use tissue tests to determine if Zn fertilization is needed, and it is known that no Zn is applied in the spray program.

Table 2. Interpretive guide to extractable Mn and Zn

	Soil pH Minerals Soils Only		
	5.5-6.0	6.0-6.5	6.5-7.0
	ppm		
Level below which there may be a crop response to applied Mn	3-5	5-7	7-9
Level below which there may be a crop response to applied Zn	0.5	0.5-1.0	1.0-3.0

The critical values shown in Table 2 are higher than those used in other states of the Southeastern U.S. and reflect a significant "margin of safety" in interpretation of the test results. These critical levels may be modified as results from field trials justify such changes.

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BORON

A Mehlich 3-extractable B soil test of 0.05 ppm or higher is considered adequate for most crops grown in Florida.

B exists in both organic and inorganic forms in the soil. Total B in soils can range between 10 and 100 mg/kg (ppm) depending on the organic matter content in the surface layer, but only a small amount will be available for plant uptake at any given time. B becomes plant-available as soil organic matter is mineralized and as B-containing minerals slowly dissolve. B is often added to the soil unintentionally as a contaminant in fertilizers like superphosphate and with soil amendments like manures and lime. For Florida soils, the Ca-B relationship is of utmost importance because soils with high Ca will require higher applications of B. However, excessive application must be avoided at all times due to the potential for B toxicity.

Please read the following if B applications are being considered: For tomatoes and alfalfa, applications of elemental B up to 2.0 lbs per acre per year can be broadcast. For all other crops including row and vegetable crops, broadcast B applications should not exceed 0.5 lb per acre per year.

For intensively managed sunflower and certain vegetables (beets, broccoli, cabbage, cauliflower, green onions, sweet potatoes, greens), applications up to 1.0 lb per acre of elemental B can be considered.

When foliar spraying is considered for any crop, do not exceed 0.2 lb per acre of elemental B per spray. Additional sprays should be at least 2 weeks apart. Spraying prior to bloom will help with fruit set. B can be supplied in combination with pesticide or fungicide sprays where compatible.

As B toxicity is real, all B applications, broadcast or foliar, should supplement B applied through soil amendments and fertilizer sources.

APPENDIX C

DESCRIPTION OF LABORATORY TESTING PROCEDURES

UNIFIED SOIL CLASSIFICATION - ASTM D-2487

This practice describes a system for classifying mineral and organo-mineral soils for engineering purposes based on laboratory determination of particle size characteristics, liquid limit, and plasticity index.

WASH 200 TEST - ASTM D-1140

The Wash 200 test is performed by passing a representative soil sample over a No. 200 sieve and rinsing with water. The percentage of the soil grains passing this sieve is then calculated.

FULL SIEVE GRADATION TEST – ASTM D-422

On occasion it is helpful to evaluate the overall compositional characteristics of a soil and the #200 sieve analysis is supplemented with a full grain size distribution. A set of sieves with varying mesh sizes is used to determine the gradation of the soil particle sizes.

MOISTURE CONTENT DETERMINATION - ASTM D-2216

Moisture content is the ratio of the weight of water to the dry weight of soil. Moisture content is measured by drying a sample at 105 degrees Celsius. The moisture content is expressed as a percent of the oven dried soil mass.

ATTERBERG LIMITS – ASTM D-4318

The Atterberg limits are the upper and lower limits of the range of water content over which a soil exhibits plastic behavior, and are defined as the liquid limit and plastic limit, respectively.

The liquid limit is estimated as follows: The soil is mixed with distilled water to form a thick paste, which is then placed in a brass cup mounted on an edge pivot and rests initially on a rubber base. The base is then leveled off horizontally and divided by cutting a groove with a standard tool. The two halves of the soil gradually flow together as the cup is repeatedly dropped onto its base at a specified rate. The liquid limit is defined as the water content at which 25 blows are required to close the groove over a distance of 1/2 inch.

The plastic limit is estimated as follows: The soil is mixed with distilled water until it can be molded. A ball of soil is then rolled into a thread 1/8 inch in diameter between the hand and a glass plate. The soil is molded together again and the process repeated until the thread cracks when its diameter is 1/8 inch. The water content of the soil at this state is determined and defined as the plastic limit.

ORGANIC CONTENT – ASTM D-2974

Ash content of a pear or organic soil sample is determined by igniting the over dried sample from the moisture content determination in a muffle furnace at 440 degrees Celsius. The substance remaining after the ignition is the ash. The ash content is expressed as a percentage of the oven dried sample. Organic matter is determined by subtracting the percent ash from 100.

APPENDIX C

DESCRIPTION OF FIELD TESTING PROCEDURES

STANDARD PENETRATION TESTING – ASTM D-1586

Penetration tests were performed in accordance with ASTM Procedure D-1586, Penetration Test and Split-Barrel Sampling of Soils. This test procedure generally involves driving a 1.4-inch I.D. split-tube sampler into the soil profile in six inch increments for a minimum distance of 18 inches using a 140-pound hammer free-falling 30 inches. The total number of blows required to drive the sampler the second and third 6-inch increments is designated as the N-value, and provides an indication of in-place soil strength, density and consistency.

APPENDIX D

FOUNDATION DESIGN CRITERIA
GEOTECHNICAL EXPLORATION FACT SHEET
FOUNDATION SUBSURFACE PREPARATION –
FOUNDATION SUBSURFACE PREPARATION – GAS STATION
PAVEMENT DESIGN CALCULATIONS
PAVEMENT SECTION DESIGN
PAVEMENT SECTION DETAILS

PRELIMINARY FOUNDATION SUBSURFACE PREPARATION-

ALACHUA, ALACHUA COUNTY, FLORIDA

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING AND APPURTENANCES. APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDINGS PROPER (REFER TO DRAWING SHEET SP1), TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, GARDEN CENTER, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, CONCRETE APRONS AT THE AUTOMOTIVE CENTER, COMPACTOR PAD, ETC. THE INTERIOR SLAB-ON GRADE BASE AND VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND APPURTENANCES.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE THE 4-INCH THICK BASE MATERIAL SHALL CONSIST OF FDOT LIMEROCK MATERIAL, WITH AT LEAST 97% (BY WEIGHT) PASSING A 3.5 INCH SIEVE AND THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST. THE FINE MATERIAL SHALL CONSIST ENTIRELY OF DUST OF FRACTURE. THE LIMEROCK SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF AT LEAST 100 AND NO MORE THAN 20% FINES WHEN WASHED THROUGH A NO. 200 SIEVE. THE FLOOR SLAB BEARING SOILS SHALL BE COVERED BY A LAPPED VAPOR RETARDER OF AT LEAST 15-MIL THICKNESS, CONFORMING TO ASTM E 1745, CLASS A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATION, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, EXISTING FILL, AND SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. THE BOTTOM OF ALL FOOTINGS AND BUILDING PAD AREAS SHALL BE PROBED TO CONFIRM THE SUITABILITY OF THE BEARING SOILS. REMOVE AND REPLACE UNSUITABLE AREAS WITH SUITABLE MATERIAL. IF ENCOUNTERED, FAT CLAYS SHALL BE REMOVED TO A MINIMUM OF 4 FEET BELOW THE BOTTOM OF THE FOOTINGS/BUILDING PAD. THE OVER-EXCAVATED AREAS SHALL BE BACKFILLED WITH A COMPACTED, LOW PERMEABILITY, ENGINEERED FILL MATERIAL. FILL MATERIAL SHALL CONSIST OF POORLY DRAINING SILTY SAND OR CLAYEY SAND WITH BETWEEN 15% TO 30% MATERIAL PASSING THE NO. 200 SIEVE, A LIQUID LIMIT (LL) VALUE OF LESS THAN 30, AND A PLASTICITY INDEX (PI) VALUE LESS THAN 15.

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 2 PERCENT ABOVE THE OPTIMUM.

THE BEARING LEVEL SOILS SHOULD BE DENSIFIED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) TO A DEPTH OF THREE FEET BELOW THE BEARING LEVELS, OR FOUR FEET BELOW FINISH FLOOR, OR ELEVATION +98 FT. NAVD, WHICHEVER IS DEEPER. THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS STRIP FOOTINGS AT WALLS.

PERCHED SURFACE AND GROUNDWATER MAY OCCUR IN SOME AREAS OF THE SITE AND SURFACE AND SHALLOW GROUNDWATER CONTROL SHOULD BE ANTICIPATED, PARTICULARLY IN LOW AREAS, OR AREAS THAT ARE DEEPLY STRIPPED OR UNDERCUT. SHALLOW GROUNDWATER MAINTENANCE TYPICALLY CONSISTS OF PUMPING FROM SUMPS IN PERIMETER DITCHES OR PITS. GROUNDWATER CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS, LLC, UES PROJECT NO. A25140.00683.005, REPORT NO: 2162758. THE GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION.

AN E-MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER, EDUARDO SUAREZ, P.E.:
esuarez@teamues.com

PRELIMINARY FOUNDATION SUBSURFACE PREPARATION- FUEL STATION SERVICE BUILDING

ALACHUA, ALACHUA COUNTY, FLORIDA

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE FUEL STATION SERVICE BUILDING AND SERVICE BUILDING FLATWORK AREAS, AS WELL AS DIRECTLY BENEATH CANOPY FOUNDATIONS. THE INTERIOR SLAB-ON GRADE BASE AND VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND APPURTENANCES.

AT THE SERVICE BUILDING AND FLATWORK SLABS, ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE THE 4-INCH THICK BASE MATERIAL SHALL CONSIST OF FDOT LIMEROCK MATERIAL, WITH AT LEAST 97% (BY WEIGHT) PASSING A 3.5 INCH SIEVE AND THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST. THE FINE MATERIAL SHALL CONSIST ENTIRELY OF DUST OF FRACTURE. THE LIMEROCK SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF AT LEAST 100 AND NO MORE THAN 20% FINES WHEN WASHED THROUGH A NO. 200 SIEVE. THE FLOOR SLAB BEARING SOILS SHALL BE COVERED BY A LAPPED VAPOR RETARDER OF AT LEAST 15-MIL THICKNESS, CONFORMING TO ASTM E 1745, CLASS A. AT THE CANOPY FOUNDATION, ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CANOPY CONCRETE FOUNDATIONS. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED FOUNDATION THICKNESS. AT THE CANOPY SLAB, THE MINIMUM 4-INCH THICK “FREE DRAINING” BASE MATERIAL SHALL CONFORM TO FDOT GRADED AGGREGATE BASE. AT ALL LOCATIONS IN THE FUEL STATION AREA, THE BASE SHALL BE PROVIDED BY THE BUILDING CONTRACTOR IN JOINT PROJECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATION, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, EXISTING FILL, AND SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. THE BOTTOM OF ALL FOOTINGS AND BUILDING PAD AREAS SHALL BE PROBED TO CONFIRM THE SUITABILITY OF THE BEARING SOILS. REMOVE AND REPLACE UNSUITABLE AREAS WITH SUITABLE MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS, SHALL BE COMPRISED OF INORGANIC, NON PLASTIC GRANULAR SOILS WITH LESS THAN THAT 12 PERCENT PASSING THE #200 SIEVE (RELATIVELY CLEAN SAND WITH UNIFIED SOIL CLASSIFICATION OF SP, SP-SM, SP-SC OR SW-SM) AND SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION WITH RESPECT TO FINAL GRADE	**P.I.**	**L.L.**
BUILDING AREA, BELOW UPPER 4 FEET	NP	NP
BUILDING AREA, UPPER 4 FEET	NP	NP

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 2 PERCENT ABOVE THE OPTIMUM.

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PERCHED SURFACE AND GROUNDWATER MAY OCCUR IN SOME AREAS OF THE SITE AND SURFACE AND SHALLOW GROUNDWATER CONTROL SHOULD BE ANTICIPATED, PARTICULARLY IN LOW AREAS, OR AREAS THAT ARE DEEPLY STRIPPED OR UNDERCUT. SHALLOW GROUNDWATER MAINTENANCE TYPICALLY CONSISTS OF PUMPING FROM SUMPS IN PERIMETER DITCHES OR PITS. GROUNDWATER CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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AN E-MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER, EDUARDO SUAREZ, P.E.:
esuarez@teamues.com

PRELIMINARY GEOTECHNICAL EXPLORATION FACT SHEET

Project Location: Alachua, Alachua County, Florida

Engineer: Eduardo Suarez, P.E. **Phone No:** (352) 372-3392

Geotechnical Engineering Company: UES Professional Solutions, LLC

Report Date: March 6, 2026

Ground Water Elevation: Transient perched at +101 to +82, NAVD

Date Groundwater Measured NA

Topsoil/Stripping Depth: 6 to 12 inches

Undercut: If encountered, fat clays shall be removed to a minimum of 4 feet below the bottom of the footings. See Section 9.3 of this report for more detailed site preparation recommendations

pH: 6.34 to 6.44

Resistivity: 20,000 to 24,000 ohm-cm

Corrective Action for pH: Type II cement, control of minimum concrete cover over rebar, Protective coatings for steel which are within 2 feet of or below SHGWL

Cement Type: Type II cement with fly ash for below grade construction

Recommended local DOT base material (See Foundation Subsurface Preparation): FDOT limerock base. Very clayey sands and sandy clays shall be removed to a minimum in accordance with FDOT Standards Index 120-002

Modified Proctor Results: MDD 121, OMC 8.5% (See Appendix C)

Recommended Compaction Control Tests:

1 Test for Each 2,500 Sq. Ft. each Lift (bldg. area)

1 Test for Each 10,000 Sq. Ft. each Lift (parking area)

Structural Fill Maximum Lift Thickness 12 in. (Measured loose)

Subgrade Design LBR: LBR = 59

Fill Soils Characteristics

Maximum Liquid Limit: NP

Maximum Plasticity Index: NP

Specified Compaction: 95% Modified Proctor

Moisture Content Range: +/-2% of Optimum

COMPONENT	ASPHALT		CONCRETE	
	Standard	Heavy	Standard	Heavy
Stabilized Subgrade	6"	6"	*4"	*4"
Base Material (Limerock, or Soil Cement)	6"	6"	*4"	*4"
Asphaltic Base Course		N/A		
Leveling Binder Course	1.5"	2.5"		
Surface Course	1.5"	1.5"	5" (concrete)	6"

* The stabilized subgrade and base should be "free-draining"

As an alternative, if recommended “free-draining” materials are not available, and very poor drainage base material such as crushed concrete aggregate base material over compacted subgrade is used, the concrete thickness should be increased. Minimum pavement thickness should be 6 inches for standard duty and 7 inches for heavy duty.

NOTE: This information should not be used separately from the geotechnical report.

PRELIMINARY FOUNDATION DESIGN CRITERIA

Project Location: Alachua, Alachua County, Florida

ENGINEER: Eduardo Suarez, P.E.

GEOTECHNICAL ENGINEERING COMPANY: UES Professional Solutions, LLC

REPORT DATE: March 6, 2026 **Phone No:** (352) 372-3392

Foundation Type: Spread Footings

Allowable bearing pressure: 2,500 psf

Factor of Safety: +2

Minimum footing dimensions: Individual: 30" Continuous: 18"

Minimum footing Embedment: Exterior: 18" Interior: 18"

Frost depth: None

Maximum foundation settlements:

Total: less than 1"

Differential: less than 1/2" masonry walls and 3/4" between columns

(less than L/500 for Neighborhood Market/ less than L/400 for Fuel Station)

Slab:

Potential vertical rise: None Anticipated

Vapor barrier or capillary break (describe): Plastic Sheet (15 MIL Polyethylene)

Subgrade reaction modulus: 150 psi/in Method obtained: NAVFAC Dm 7.1, pg 219, Fig 6

Perimeter Drains (describe):

Building: None recommended

Retaining Walls: Loading Dock Wall/Pit

Pavements: None recommended

Retaining Walls:

Active Equivalent Fluid Pressure: 33 pcf
Passive Equivalent Fluid Pressure: 350 pcf
Passive Pressure Coefficient K_p=:: 3.00
Active Pressure Coefficient K_a=:: 0.33
At Rest Pressure Coefficient K_o=: 0.50
Coefficient of Friction: 0.40

COMMENTS: Based on finished floor elevation of +102 ft NAVD for the and +98 feet for the Fuel Station, compact the subgrade soils to 3 feet below bearing levels, or elevation +98 ft NAVD for the , whichever is deeper, to a minimum relative compaction of 95 percent of Modified Proctor Maximum Dry Density (ASTM D1557).

NOTE: This information should not be used separately from the geotechnical report.

PAVEMENT DESIGN CALCULATIONS

Minimum Pavement Design Recommendations per

Standard Duty
- Design life of 20 years
- Equivalent 18 kip Single Axle Load (ESAL) = 73,000/109,500
- Daily ESAL = 15
- Reliability = 85%
- Initial Serviceability = 4.2
- Terminal Serviceability = 2.0
- Standard Deviation = 0.45 for flexible 0.35 for rigid
- Minimum thickness = 3" of Asphalt and 5" of Concrete

Heavy Duty
- Design life of 20 years
- Equivalent 18 kip Single Axle Load (ESAL) = 211,700/335,800
- Daily ESAL = 29
- Reliability = 85%
- Initial Serviceability = 4.2
- Terminal Serviceability = 2.0
- Standard Deviation = 0.45 for flexible 0.35 for rigid
- Minimum thickness = 4" of Asphalt and 6" of Concrete

Flexible Pavement Design

Florida Department of Transportation - Flexible Pavement Design Manual (March 2008)

Structural Numbers are calculated by the AASHTO Methods
AASHTO Design Equation for Flexible Pavement:

$$\log_{10} W_{18} = Z_R * S_0 + 9.36 * \log_{10}(SN+1) - 0.20 + \frac{\log_{10}\left(\frac{\Delta PSI}{4.2-1.5}\right)}{0.40 + \frac{1094}{(SN+1)^{5.19}}} + 2.32 * \log_{10}(M_R) - 8.07$$

SN_R = Structural Number required
W_{18} = Equivalent 18 kip Single Axle Load
Z_R = Standard Normal Deviate (taken from Page A.3.0 relative to Reliability)
M_R = Resilient Modulus psi (Table 5.1 from estimated LBR results)
S_0 = Standard Deviation
ΔPSI = Change in serviceability (Terminal Serviceability normally assumed 2.5)

FDOT Calculations continued

Required Structural Number - SN_R = **1.97** (Standard Duty)
Required Structural Number - SN_R = **2.35** (Heavy Duty)

Layer Thickness Calculations for Proposed Pavement Sections (SN_C)

$$SN_C = (a_1 * D_1) + (a_2 * D_2) + (a_3 * D_3) + \ldots + (a_N * D_N)$$

SN_C = Structural Number calculated
a_N = Layer coefficient of layer (FDOT Table 5.4 Structural Coefficients)
D_N = Layer thickness

Standard Duty
Proposed Pavement Section

Type	D*	a		
Asphalt	3 inches	0.44		1.32
Limerock/crushed Base (LBR 100)	6 inches	0.18		1.08
Type B Stabilized (LBR 40)	6 inches	0.08		0.48
			Total	2.88

Provided SN_C = **2.88** is greater than Required SN_R = **1.97** Good

Heavy Duty
Proposed Pavement Section

Type	D*	a		
Asphalt	4 inches	0.44		1.76
Limerock/crushed Base (LBR 100)	6 inches	0.18		1.08
Type B Stabilized (LBR 40)	6 inches	0.08		0.48
			Total	3.32

Provided SN_C = **3.32** is greater than Required SN_R = **2.35** Good

Rigid Pavement Design

Florida Department of Transportation - Flexible Pavement Design Manual (January 2009)

AASHTO - Design of Pavement Systems (1993)

Depths of Concrete required are calculated by the AASHTO Methods

AASHTO Design Equation for Rigid Pavement

$$\log_{10} W_{18} = z_R * s_O + 7.35 * \log_{10}(D+1) - 0.06 + \frac{\log_{10}\left[\frac{\Delta PSI}{4.5-1.5}\right]}{1+\frac{1.624*10^7}{(D+1)^{8.46}}} + (4.22 - 0.32 p_t) * \log_{10}\left[\frac{s'_c * c_d\left[D^{0.75} - 1.132\right]}{215.63 * J\left[D^{0.75} - \frac{18.42}{(E_c/k)^{0.25}}\right]}\right]$$

D	= Depth of concrete required
W_{18}	= Equivalent 18 kip Single Axle Load
k	= Effective Modulus of Subgrade Reaction (selected as 200 pci; 100 pci without “free-draining” base)
s'_c	= Mean Concrete Modulus of Rupture (typically 600 psi)
J	= Load Transfer Coefficient (typically 3.8 for aggregate interlock)
c_d	= Drainage Coefficient (typically 1.0; 0.8 for subgrade without “free-draining” base)
ΔPSI	= Design Serviceability loss
S_O	= Standard Deviation

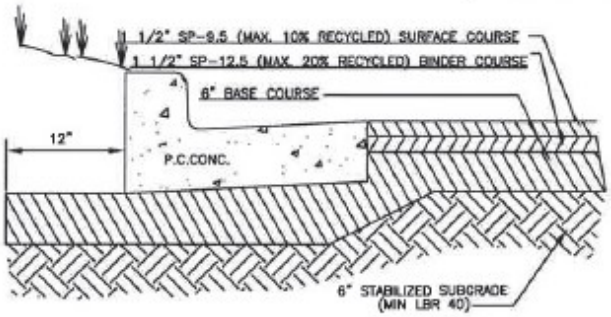
With “free-draining”4-inch base material:
The design thickness of concrete calculated for standard duty is: **5.0** inches
minimum required thickness = **5** inches [Therefore Good]

With “poorly draining” 4-inch base material:
The design thickness of concrete calculated for standard duty is: **5.8** inches

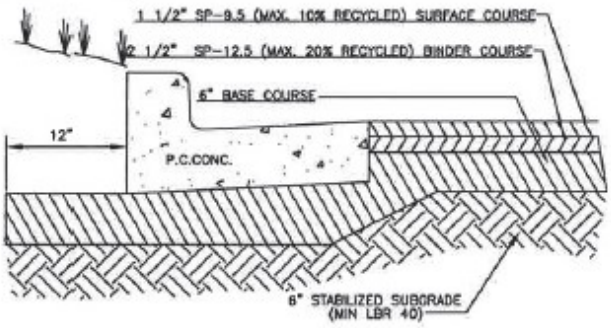
With “free-draining” 4-inch base material:
The design thickness of concrete calculated for heavy duty is: **5.6** inches
minimum required thickness = **6** inches [Therefore Good]

With “poorly -draining” 4-inch base material:
The design thickness of concrete calculated for heavy duty is: **6.6** inches

STANDARD ASPHALT PAVING

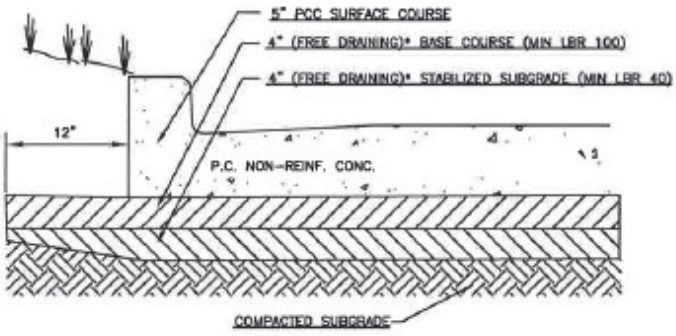


REGULAR DUTY
ASPHALT PAVING

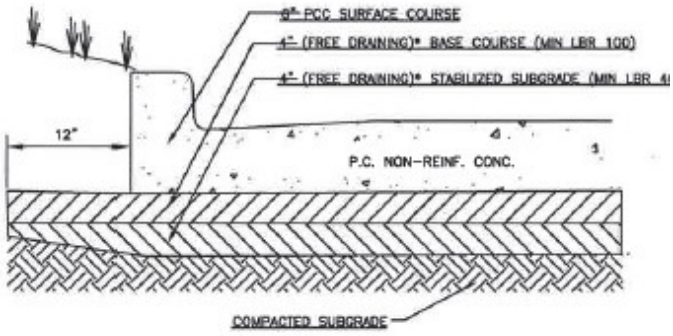


HEAVY DUTY
ASPHALT PAVING

PC CONCRETE



REGULAR DUTY
CONCRETE PAVING



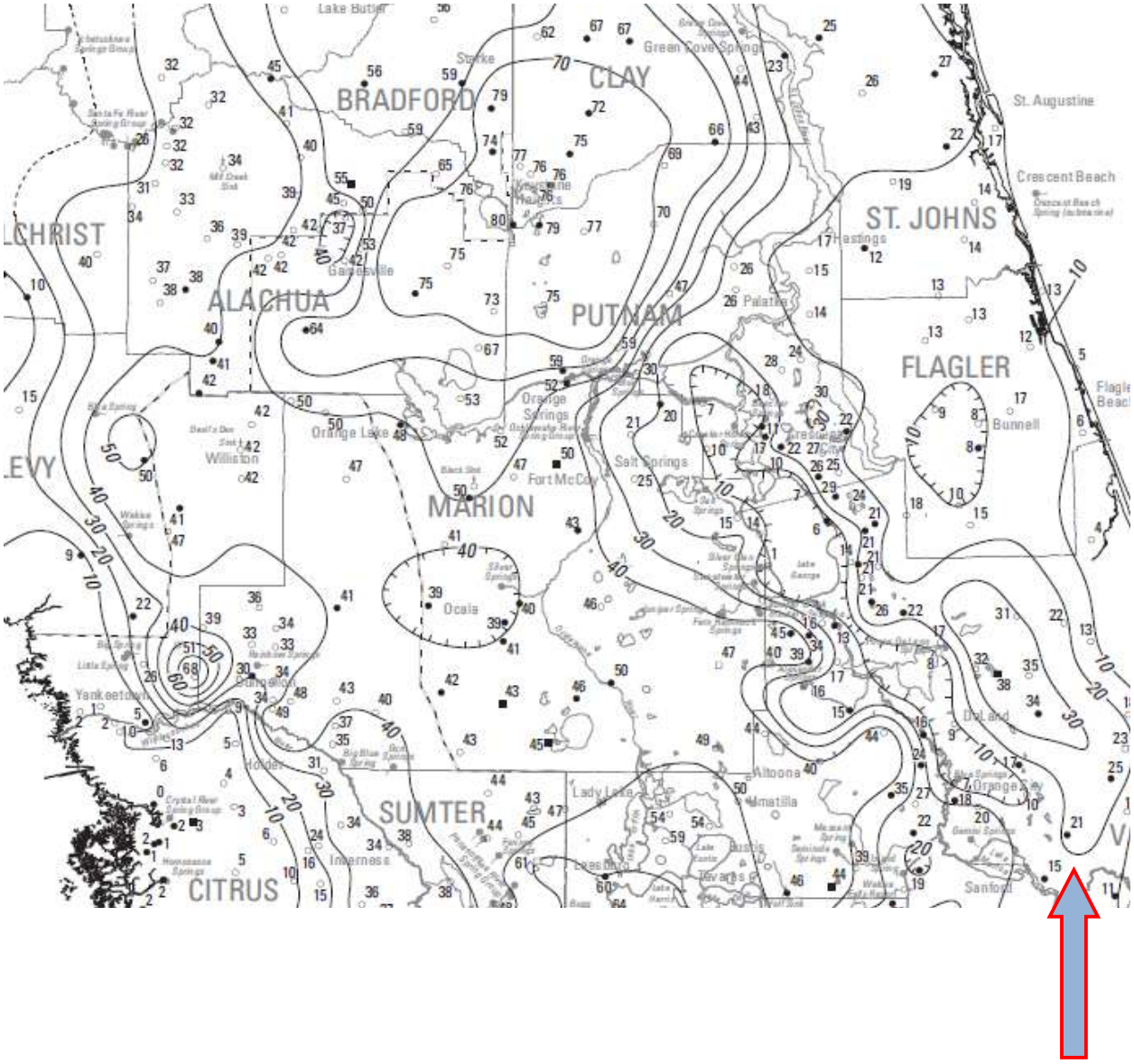
HEAVY DUTY
CONCRETE PAVING

NOTES:

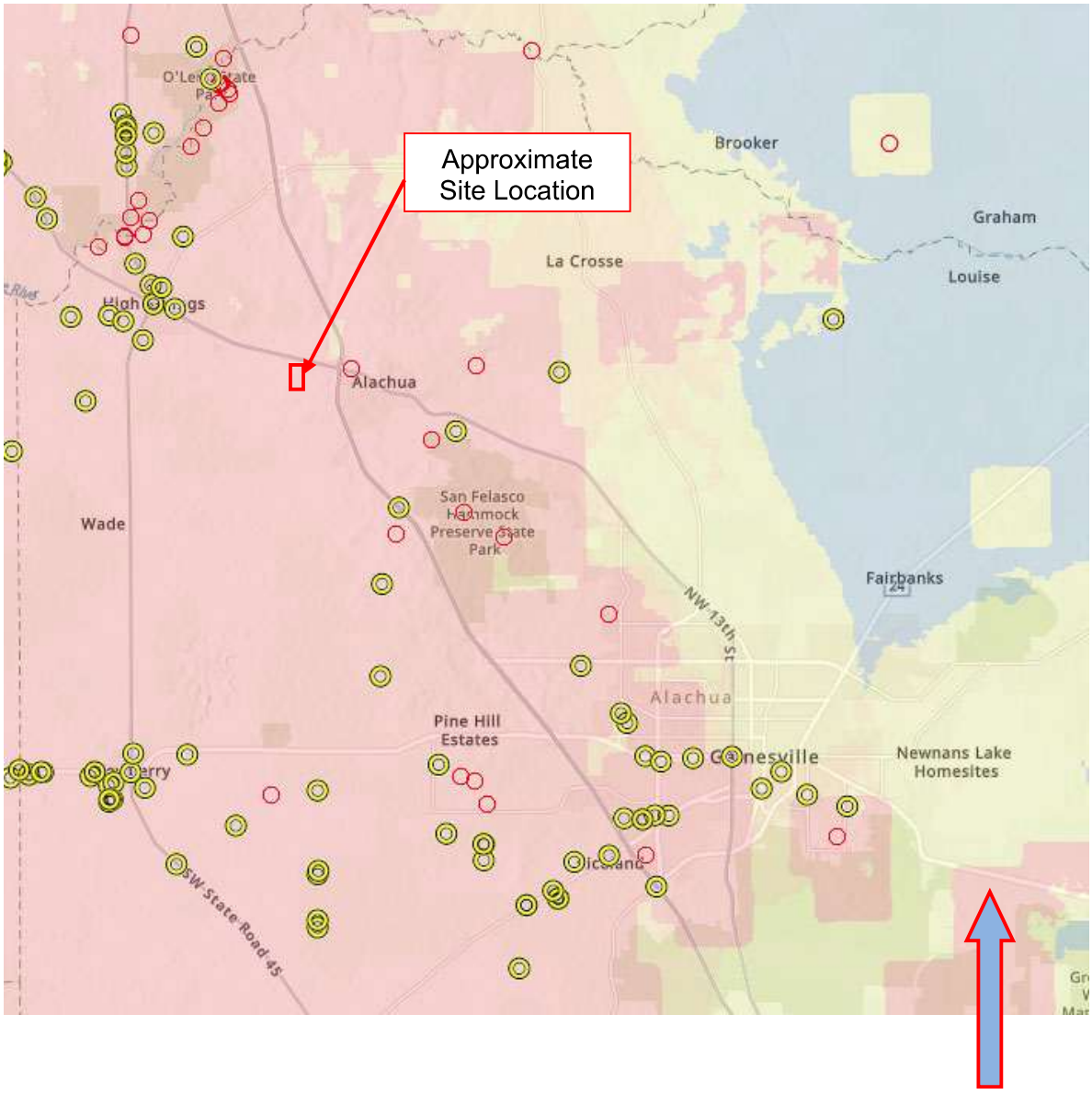
1. FOR PREPARATION OF SUBGRADE, FILL PLACED WITHIN 12 INCHES OF BOTTOM OF STABILIZED SUBGRADE SHOULD BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY. FILL PLACED BELOW THIS LEVEL SHOULD BE COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY.
2. STABILIZED SUBGRADE SHOULD BE COMPACETED TO A MINIMUM OF 98% OF THE MATERIAL'S MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY.
3. LIMEROCK BASE COURSE SHOULD CONFORM TO THE REQUIREMENTS OF SECTION 200 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY.
4. ASPHALTIC SURFACE COURSE MIXTURES SHOULD BE IN ACCORDANCE WITH TYPE REFERENCED IN SECTION 330 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHOULD BE IN ACCORDANCE WITH THE AIR-ENTRAINED CONCRETE FOR PAVEMENT SECTION 350 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE MIXTURE SHOULD BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH A 4 INCH MINIMUM SLUMP AND 5% TO 7% ENTRAINED AIR.
6. (*) BASE AND STABILIZED SUBGRADE COURSES BENEATH CONCRETE PAVEMENT SHALL HAVE A MINIMUM PERMEABILITY - (K) GREATER THAN OR EQUAL TO 0.001cm/sec. BASE AND SUBGRADE MATERIALS SHOULD BE COMPACTED TO AT LEAST 98% OF THE MATERIALS MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY.
7. IF RECOMMENDED "FREE DRAINING MATERIAL" IS NOT AVAILABLE AND VERY POOR DRAINAGE BASE MATERIAL SUCH AS CRUSHED CONCRETE AGGREGATE BASE MATERIAL, COMPACTED SUBGRADE IS USED, THE CONCRETE THICKNESS SHOULD BE INCREASED. MINIMUM PAVEMENT THICKNESS SHOULD BE 6 INCHES FOR REGULAR DUTY AND 7 INCHES FOR HEAVY DUTY.
8. FOR LIMEROCK, COQUINA, BANKRUN SHELL OR CRUSHED CONCRETE, MIN. LBR=100. FOR SAND/CLAY BASE, MIN. LBR=75. FOR SOIL CEMENT BASE, MIN. (7) DAY COMPRESSIVE STRENGTH=300 PSI.

APPENDIX E

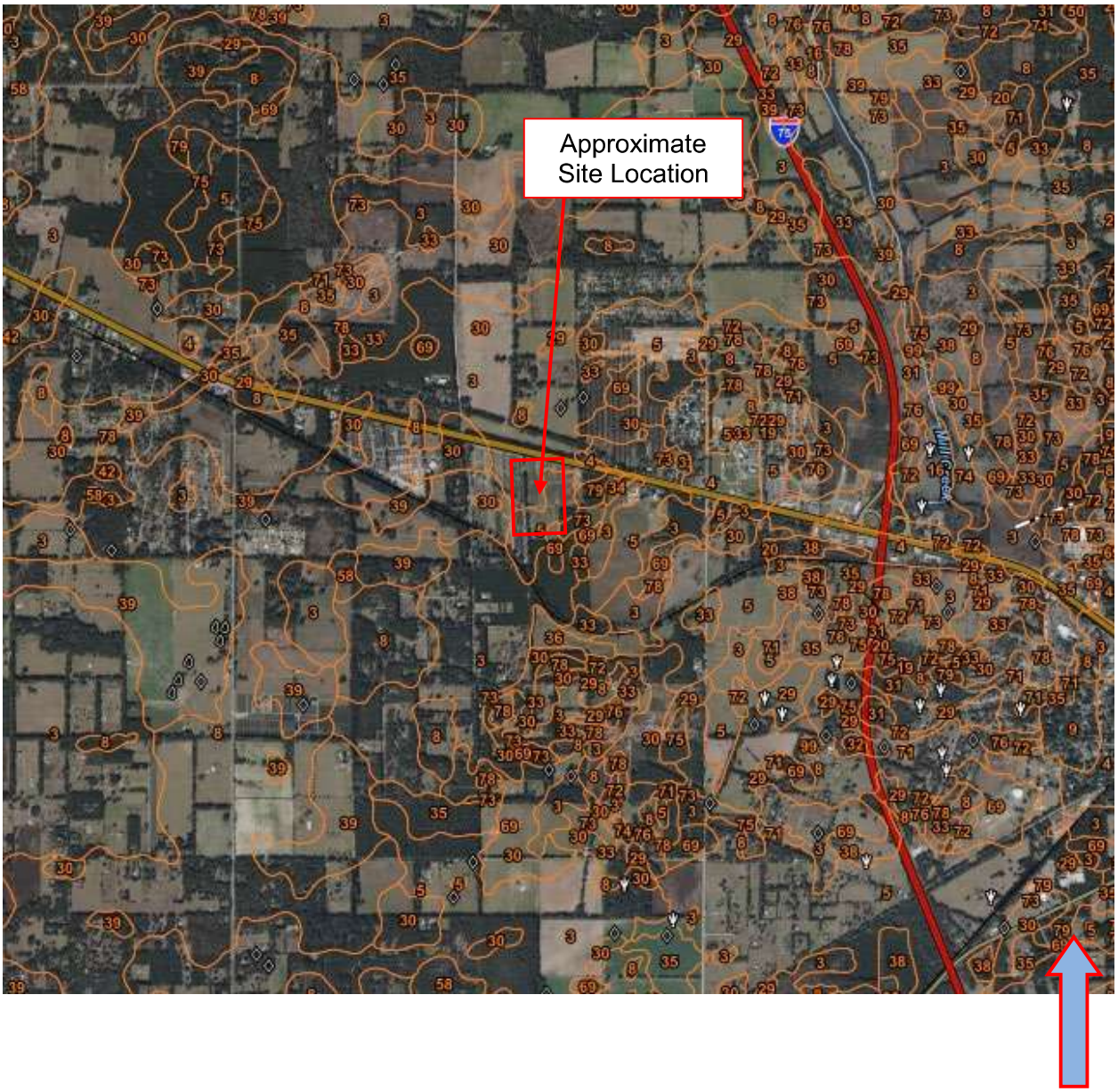
SJRWMD POTENTIOMETRIC SURFACE MAP
FGS SUBSIDENCE INCIDENT REPORTS
USDA SOIL SURVEY MAP
USGS QUADRANGLE MAP



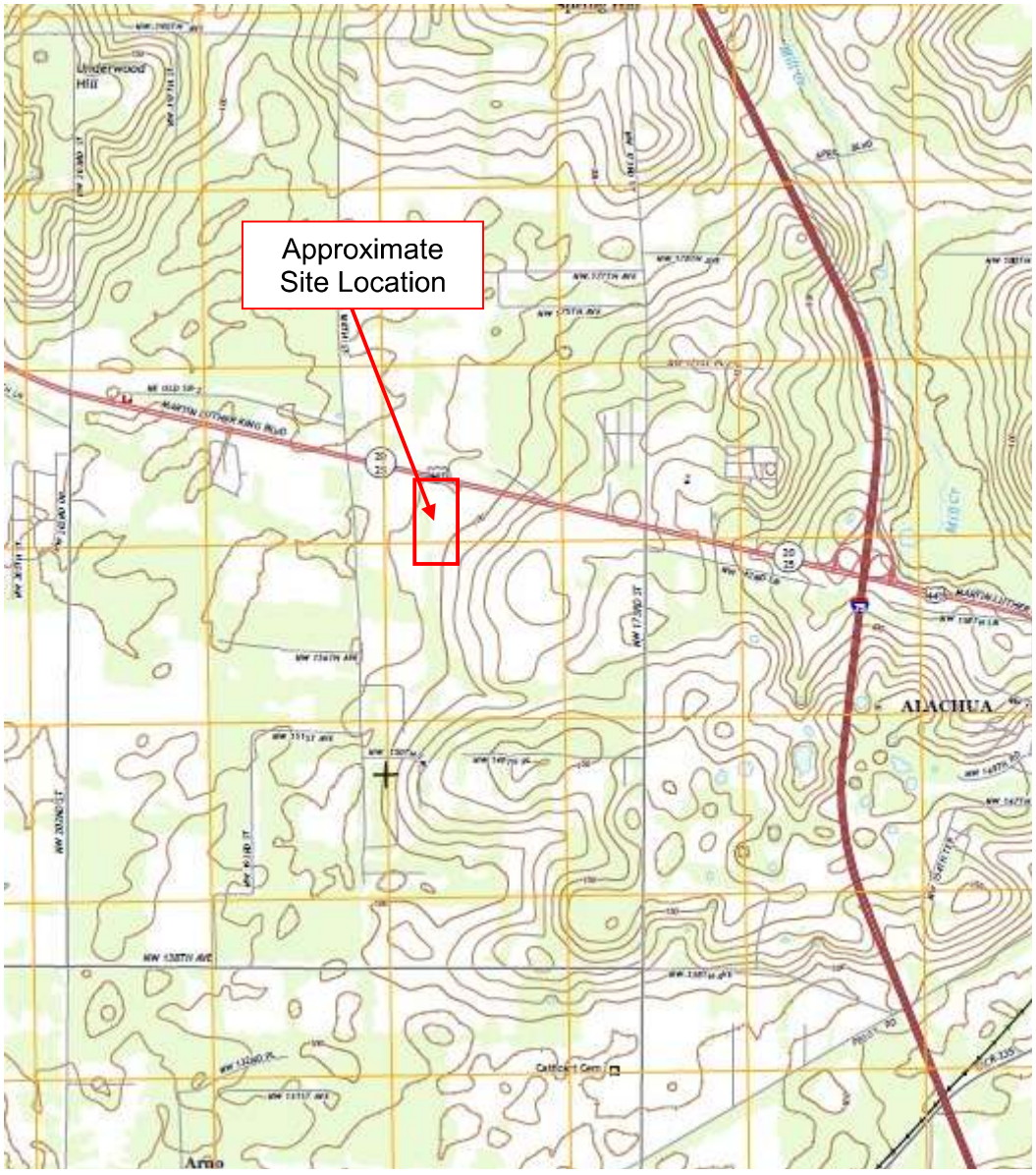
UES	**US 441 & NW 188th St. Alachua, Alachua County, Florida**		
	Potentiometric Surface of the Upper Floridan Aquifer SWFWMD May 2016		
	DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: E
	SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.: E-1



UES	**US 441 & NW 188th St.** **Alachua, Alachua County, Florida**		
	FGS Subsidence Incident Reports		
	DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: E
	SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.: E-2



UES	**US 441 & NW 188th St. Alachua, Alachua County, Florida**		
	USDA Soil Survey Map		
	DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: E
	SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:E-3



*Source: USGS, High Springs Quadrangle, Florida – Alachua County, 7.5-Minute Series (2015)

UES	**US 441 & NW 188th St.** **Alachua, Alachua County, Florida**		
	USGS Quadrangle Map		
	DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: E
	SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:E-4

APPENDIX F

GBA DOCUMENT
CONSTRAINTS AND RESTRICTIONS

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled*. No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be*, and, in general, *if you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying it. A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only*. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely*. Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures*. If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old.*

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.*** Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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CONSTRAINTS & RESTRICTIONS

The intent of this document is to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

WARRANTY

Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

GENERAL TERMS AND CONDITIONS

SECTION 1: BINDING AGREEMENT

1.1 By accepting the Proposal, Client accepts and agrees to be bound by all terms set forth in the Proposal and these General Terms and Conditions and any applicable addendum attached hereto. Client acknowledges and agrees that these General Terms and Conditions include certain state-specific terms and conditions that are applicable based on the location where the Services (as hereinafter defined) are to be performed. Attached hereto are State-Specific Addenda, each corresponding to a particular state or region.

1.2 If the Services are performed in Forida, Texas, California, Nevada, Oregon, Washington or Arizona, the State-Specific Addendum attached hereto **is** incorporated into and made a part of these General Terms and Conditions.

1.3 In the event of any conflict between these General Terms and Conditions and the terms of the applicable State-Specific Addendum, the terms of the State-Specific Addendum shall govern and control for Services performed in that state or region.

1.4 The Proposal and these General Terms and Conditions (collectively, the "Agreement") represent and contain the entire and only agreement and understanding among UES Professional Solutions, LLC, a Florida limited liability company and its affiliates (the "Company") and Client with respect to the subject matter of this Agreement and supersede any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties.

SECTION 2: SERVICES

2.1 The Company is responsible for providing the services described under the Scope of Services ("Services") of the Proposal to which these General Terms and Conditions form a part. The term "the Company" as used herein includes all the Company's agents, employees, professional staff, and subcontractors.

2.2 The Company shall provide revised or additional services, including changes to the Services necessary due to changed or unforeseen conditions, only in accordance with a written addendum or change order (collectively, "Change Order") to the Agreement agreed to by the Company and Client, and only to the extent set forth in that Change Order.

2.3 The Company shall not be responsible for any delays, fees or costs associated with adverse or unusual weather conditions that prevent the Services from being safely conducted.

2.4 The Company shall provide the personnel, equipment, Level D personal protective equipment (as defined by the Occupational Safety and Health Administration ("OSHA"), and other materials necessary to provide the Services. The Company, at its sole discretion, may retain subcontractors or other third parties to assist it in the provision of the Services.

2.5 The terms "Project" and "Site" as used interchangeably in these General Terms and Conditions refer to the land and/or construction project on which or to which the Company is to provide Services under this Agreement.

2.6 The Company shall perform all Services hereunder as an independent contractor, and nothing contained herein shall be deemed to create any association, partnership, joint venture, or relationship of principal and agent or master and servant, or employer and employee between the parties hereto or any affiliates or subsidiaries thereof, or to provide either party with the right, power or authority, whether express or implied, to create any such duty or obligation on behalf of the other party.

SECTION 3: PROFESSIONAL STANDARD OF CARE

3.1 The Company will provide its Services under this Agreement in a manner consistent with the level of professional care and skill ordinarily exercised by similar professionals practicing contemporaneously under similar conditions in the locality of the Project. NO OTHER WARRANTY CONCERNING THE SERVICES THE COMPANY PROVIDES UNDER THE AGREEMENT OR ANY ADDENDUM OR CHANGE ORDER, EXPRESS OR IMPLIED, IS MADE, AND ALL OTHER WARRANTIES, INCLUDING THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED TO THE FULL EXTENT PERMITTED BY APPLICABLE LAW.

3.2 Client understands that subsurface investigations may involve drilling, boring, excavating or sampling through varied subsurface soil and water strata which, consistent with the prevailing standard of professional care, may result in the unavoidable or inadvertent cross-mingling of soil and water and any hazardous substances or constituents contained in them, and that this risk cannot be eliminated despite the exercise of professional care. IF SUBSURFACE INVESTIGATIONS ARE PART OF THE SERVICES, CLIENT WAIVES ANY CLAIM AGAINST THE COMPANY, AND SHALL INDEMNIFY, DEFEND, AND HOLD THE COMPANY HARMLESS FROM ANY CLAIM OR LIABILITY FOR INJURY OR LOSS ARISING FROM CROSS-CONTAMINATION RELATED TO SUCH SUBSURFACE EXPLORATIONS.

3.3 The Company will take reasonable precautions to minimize damage to the Site, but it is understood by Client that, in the normal course of the provision of the Services, including sampling or drilling, some damage to, or alteration of the Site is possible. The repair of such damage shall not be part of the Services unless explicitly specified in writing in the Agreement.

3.4 Execution and delivery of this Agreement by the Company is not a representation that the Company has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services.

3.5 Client's payment in full of the amount owed for Services rendered shall be taken to mean that Client is satisfied with and has accepted the Company's Services.

SECTION 4: RESPONSIBILITIES

4.1 Client is responsible for providing the Company with a clear understanding of the project's nature and scope. Client shall supply the Company with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow the Company to properly complete the Services. Client assumes all liability for information not provided to the Company that may affect the quality or sufficiency of the Services.

4.2 Client acknowledges that the Company's responsibilities in providing the Services is limited to those services described in the Proposal, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those Services. Such duties may include, but are not limited to, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for the Company's provision of the Services.

SECTION 5: SITE ACCESS AND SITE CONDITION

5.1 Client will grant or obtain at its expense lawful and safe access to the Site as needed for the Company to perform the Services and will notify all affected persons and entities in writing of the Company's presence. The access shall be adequate to allow the Company to conduct the Services, including bringing and storing equipment and tools on the Site and any necessary access to exterior and interior areas. The Company shall not be responsible for any delays, fees or costs caused by delayed or restricted access that prevents or slows the delivery of the Services. If the Site is not owned or operated by Client or the Client does not otherwise have the authority to grant the Company lawful access, Client shall be responsible for obtaining, at its own expense, an access agreement for the Site and any facilities located thereon and are necessary to perform the Services. The Company reserves the right to delay, without penalty, any Site visit and the provision of Services if a site access agreement, in the Company's reasonable judgment and discretion, would impose conditions, liabilities or risks on the Company in excess of those set forth in these General Terms and Conditions or the Agreement. IF THE SITE IS NOT OWNED BY CLIENT, CLIENT AGREES TO DEFEND, RELEASE, AND HOLD THE COMPANY, INCLUDING ITS OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, AGENTS, AFFILIATES AND SUCCESSORS (THE "COMPANY INDEMNITEES") HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ALLEGED BY THE SITE OWNER OR THE SITE OWNER'S EMPLOYEES, AGENTS, CONTRACTORS OR OTHER PERSONS OR ENTITIES ARISING FROM THE COMPANY'S PERFORMANCE OF SERVICES AT SUCH SITE.

5.2 Client shall be responsible for the safety of the Site where the Project is conducted and for providing a safe environment for the Company to provide the Services. The Company shall be responsible for the safe and compliant conduct of its personnel at the Site and shall also comply with the reasonable and lawful work rules for the Site. As required by applicable laws, the Company will prepare a site-specific Health and Safety Plan (HASP) applicable to its personnel for the Services provided at the Site. The Company shall not be responsible for the safety of other personnel at the Site, nor shall it be responsible for ensuring that the Site complies with environmental, health and safety laws, or reporting any unsafe conduct or non-compliance that it may observe. If the Company encounters conditions at the Site that are unsafe for its personnel, it reserves the right at its sole discretion to suspend or halt work until such conditions are cured. The Company shall not be responsible for any fees, costs or damages associated with any safety-related delays. Unless otherwise provided for in the Agreement, the Company shall not work in conditions that require personal protective equipment beyond that classified as Level D by OSHA, unless otherwise identified in the Proposal.

5.3 Client is responsible for accurately identifying to the Company in writing the existence and location of all subterranean structures and utilities on or affecting the Site and the Services. The Company will take reasonable precautions to avoid affecting subterranean structures and utilities disclosed to it in writing by Client. If included in the Agreement, Client may authorize the Company to conduct applicable private utility identification and clearance requirements on behalf of Client.

5.4 Unless otherwise stated in the Proposal, any soil or groundwater monitoring activities that are included in the Services are based on the assumption that soil borings and monitoring wells can be installed using standard truck-mounted drilling equipment, the locations are accessible to such equipment, and that surface conditions at each location consists of non-reinforced asphalt or concrete not exceeding six (6) inches in thickness and no concrete or asphalt cutting will be required. If the Company encounters materially different conditions at the Site, the Company shall inform Client, and a Change Order shall be agreed to that addresses any changes in schedule, fees or costs associated with the changed conditions.

Section 6: Hazardous Substances and Environmental Conditions

6.1 Client represents it has informed the Company of all known or suspected Hazardous Substances on, under or near the Site of which it is aware, and that it has provided the Company with all studies, reports, investigations, or similar documents in its possession about the environmental conditions at the Site, including any documents and correspondence involving Federal, State or local environmental, health or safety regulatory notifications.

6.2 For purposes of the Agreement and these General Terms and Conditions, the term "Hazardous Substances" includes materials defined or regulated as hazardous substances, hazardous materials, hazardous wastes, hazardous constituents, solid wastes, pollutants, or toxic substances under any Federal, State or local environmental, health, safety or natural resources law, statute, regulation or ordinance, including but not limited to petroleum products, polychlorinated biphenyls, per- and polyfluoroalkyl substances, asbestos, and any other material or substance listed or identified by the United States Environmental Protection Agency or any similar State or local agency as presenting a potential danger to health, safety or the environment.

6.3 Except to the extent required by law, the Company shall not be responsible for making any disclosures to governmental agencies or the Site owner regarding the presence or release of Hazardous Substances on, under, from or around a Site.

6.4 **FOR ENVIRONMENTAL INVESTIGATION, GEOTECHNICAL AND REMEDIATION PROJECTS,** the discovery of Hazardous Substances or other environmental conditions on, under or near the Site not contemplated within the Services may constitute a changed condition, necessitating a Change Order. Although unlikely, Client acknowledges that such a discovery of Hazardous Substances may make it necessary for the Company to take immediate measures to protect the health and safety of its employees and other persons, or to arrange for others to do so, including and up to delaying or terminating work. Client agrees to compensate the Company for all expenses incurred or caused by the discovery of unanticipated Hazardous Substances or environmental conditions encountered at the Site, including but not limited to those related to worker protection and exposure, emergency response actions and equipment decontamination.

6.5 **FOR ENVIRONMENTAL INVESTIGATION AND REMEDIATION PROJECTS,** all substances on, in, or under Site, or obtained from Site as samples or as byproducts of the sampling process, shall be Client's property. The Company shall not be required to sign or certify a waste manifest, disposal ticket, or similar document relating to the transportation or disposal of wastes or Hazardous Substances. the Company may serve as Agent for Client if requested under a separate agreement and authorization. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances and shall not be so identified on any document.

FOR GEOTECHNICAL PROJECTS, all substances on, in, or under the Site, or obtained from the Site as samples or as byproducts of the sampling process, shall be Client's property. Unless otherwise expressly specified in the Agreement or the Services, the characterization, management and disposition of substances, including Hazardous Substances, generated during the Services (including, but not limited to, wastes, samples, produced soils or fluids, cuttings, or protective gear or equipment, etc.) is the sole responsibility of Client. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not and shall not be identified as a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances on any document. Unless specifically provided for in the Agreement, the Company shall not have any responsibilities with respect to the storage or preservation of samples, and Client agrees that the Company is not responsible or liable to Client for any loss of samples that are shipped to a testing facility or retained in storage.

6.6 The Company shall not have custody of any monitoring wells or permanent sampling locations installed as part of the Project, and shall not be responsible for proper maintenance, repair, or closure of such wells, unless otherwise provided for in the Agreement.

6.7 CLIENT AGREES TO DEFEND, INDEMNIFY, RELEASE, AND HOLD THE COMPANY INDEMNITEES HARMLESS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES (INCLUDING ATTORNEY'S FEES AND CONSULTANTS' FEES, COSTS OF DELAY OF THE SERVICES, AND ANY COSTS ASSOCIATED WITH POSSIBLE REDUCTION TO THE VALUE OF THE PROJECT OR THE SITE IN WHICH IT IS SITUATED) ARISING FROM (I) THE COMPANY'S DISCOVERY OF OR ITS EMPLOYEES' OR SUBCONTRACTORS' EXPOSURE TO HAZARDOUS SUBSTANCES OR SUSPECTED SUBSTANCES RELATED TO THE SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE ACTS, OMISSIONS OR WILLFUL MISCONDUCT; (II) ANY DISCLOSURES THE COMPANY IS REQUIRED TO MAKE BY LAW REGARDING HAZARDOUS SUBSTANCES OR ENVIRONMENTAL CONDITIONS AT A SITE; (III) ANY CLAIMS MADE ALLEGING THAT (A) THE COMPANY IS AN OWNER OR OPERATOR OF THE SITE AT WHICH THE SERVICES ARE RENDERED; (B) THE COMPANY IS THE GENERATOR, STORER OR TREATER OF HAZARDOUS SUBSTANCES AT SUCH SITE; OR (C) THAT THE COMPANY ARRANGED FOR THE TRANSPORTATION OR DISPOSAL OF ANY HAZARDOUS SUBSTANCES FROM THE SITE; (IV) ANY VIOLATION BY CLIENT OF ANY FEDERAL, STATE OR LOCAL LAW, REGULATION, ORDER, DECREE OR ORDINANCE RELATED TO HAZARDOUS SUBSTANCES; OR (V) ANY CLAIMS MADE BY THIRD-PARTIES WITH RESPECT TO ALLEGED EXPOSURES TO OR DAMAGES CAUSED BY HAZARDOUS SUBSTANCES AT OR FROM THE SITE OR DURING OR RELATED TO ANY PROJECT OR THE PROVISION OF SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE OR WILLFUL MISCONDUCT.

Section 7: Reviews, Inspections, Testing, And Observations

7.1 If the Services include oversight, monitoring or observation of work being conducted by third parties (other than the Company subcontractors), such Services shall be conducted solely to determine that the work being overseen, monitored, or observed is in general conformity to the contractual requirements between Client and such third parties. Client shall have sole responsibility and authority to reject, suspend or stop the work of such third parties, or modify or terminate any agreement between Client such third parties.

7.2 The Company shall not have the responsibility or authority to stop, suspend, or modify the work of such third parties, and does not guarantee that work it inspects conforms in all respects to the design, or to applicable laws, statutes, regulations, rules or codes, and it shall have no liability for design or construction defects, or the failure of Client's designers or contractors to comply with their contractual obligations.

7.3 Neither the activities of the Company pursuant to this Agreement, nor the presence of the Company or its employees, representatives, or subcontractors on the Project Site, shall be construed to impose upon the Company any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety or environmental conditions or compliance at the Project Site. Client acknowledges that Client or its contractor is solely responsible for Project jobsite safety and compliance with environmental, health and safety laws.

7.4 Client is responsible for scheduling all inspections and construction materials testing ("CMT") activities of the Company. The Company will not be responsible for tests and inspections that it does not perform due to Client's failure to timely schedule work. Client shall at the time of execution of the Agreement provide the Company with a proposed schedule for tests and inspections the Company shall perform. Client will give reasonable notice of all changes to that schedule. The Company shall not be required to conduct any tests or inspections on less than 72 hours written notice, nor after normal business hours or on weekends or holidays.

Section 8: Billing and Payment

8.1 The Company will submit invoices to Client monthly or upon completion of Services. Invoices will show charges for different personnel and expense classifications. Partially completed items of work for which a fee has been specified may be billed based upon the percentage of completion as estimated by the Company. Reimbursable expenses, those outside of the scope of the proposed Services, will be charged to the Client at cost plus an applicable fee. Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of the lesser of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. If the Company incurs any expenses to collect overdue billings on invoices, the sums paid by the Company for reasonable attorneys' fees, court costs, the Company's time, the Company's expenses, and interest will be

due and owing by the Client. Client agrees that the Company may refuse to release to Client any reports, findings, data, and other work product until it has been paid in full for Services rendered.

Section 9: Ownership and Use of Documents; Intellectual Property

9.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, as instruments of service, shall remain the property of the Company. Neither Client nor any other entity shall change or modify the Company's instruments of service. The Company disclaims any and all responsibility and liability for problems that may occur during implementation of the Company's plans, specifications, or recommendations when Company is not retained to observe such implementation. The Company will retain all pertinent records relating to the Services for a period of "five years or such longer period" of time required by applicable accrediting agency, unless specified in the Scope of Services following submission of the report or completion of the Services, during which period the records will be made available to the Client in a reasonable time and manner, subject to payment of a reasonable fee for the time of the Company's employees to assemble and transmit those documents.

9.2 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of the Company. Such written consent may take the form of a "reliance letter" which must be agreed to by such other person or entity to whom the Services and instruments of service may be disclosed, and for which a separate fee will be charged. The Company shall be entitled to injunctive relief preventing/prohibiting any disclosure, reliance or attribution prohibited hereunder, and CLIENT SHALL RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE COMPANY FROM ANY LOSSES ARISING FROM OR RELATED TO SUCH UNAUTHORIZED DISCLOSURE, ATTRIBUTION OR RELIANCE. Client is the only entity to which the Company owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

9.3 The Company shall retain sole and exclusive ownership of all ideas, concepts, theories, improvements, designs, original works of authorship, formulas, processes, models, software, algorithms, inventions, know-how, techniques, compositions of matter and any other information owned by the Company prior to the date of this Agreement or created or modified by the Company during the provision of the Services.

9.4 Each party may disclose to the other party certain information that it considers to be confidential ("Confidential Information") provided such information is disclosed in writing and clearly marked or, if orally disclosed, promptly thereafter reduced to writing and clearly marked "Confidential." In no event shall Confidential Information include information that: (a) is or becomes publicly available other than through a breach of the Agreement; (b) is known to the party receiving such information prior to disclosure or is independently developed by such party subsequent to such disclosure without reference to Confidential Information provided hereunder; or (c) is subsequently lawfully obtained by the party receiving such information from a third party without obligations of confidentiality. Each party agrees that it (a) will not disclose or divulge the other party's Confidential Information to any person, (b) will not use the other party's Confidential Information for its own benefit or the benefit of others, (c) will employ at least the same degree of care in protecting Confidential Information as it employs in protecting its own confidential information, and (d) will, upon termination of the Agreement, or at any time at the request of the other party, return to the other party or destroy all copies of the other party's Confidential Information. Notwithstanding the foregoing, each party may disclose the other party's Confidential Information to its employees, subcontractors and authorized agents who have a need to know such confidential information to fulfill its obligations under this Agreement. In the event a party receives a subpoena or other validly issued administrative or judicial process requesting the disclosure of the other party's Confidential Information, such party will promptly notify the other party and tender to it the defense of such demand and will cooperate (at the other party's expense) with the defense of such demand. Unless the demand shall have been timely quashed or extended, the party receiving the demand shall thereafter be entitled to comply with such demand when and to the extent required by law.

Section 10: Risk Allocation and Indemnification

10.1 CLIENT AGREES THAT THE COMPANY'S LIABILITY FOR ANY DAMAGE ON ACCOUNT OF ANY BREACH OF CONTRACT, ERROR, OMISSION, OR PROFESSIONAL NEGLIGENCE WILL BE LIMITED TO A SUM NOT TO EXCEED THE GREATER OF $50,000 OR THE COMPANY'S FEE. If Client prefers to have higher limits on contractual or professional liability, the Company agrees to increase the limits up to a maximum of (i) $1,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of five percent of the total fee for Services or $1,000.00, or (ii) . $2,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of ten percent of the total fee for Services or $2,000.00. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional contractual or professional liability insurance.

10.2 CLIENT SHALL NOT BE LIABLE TO THE COMPANY AND THE COMPANY SHALL NOT BE LIABLE TO CLIENT FOR ANY PUNITIVE, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS, LOSS OF USE, AND LOST SAVINGS) INCURRED BY EITHER PARTY DUE TO THE FAULT OF THE OTHER, REGARDLESS OF THE NATURE OF THE FAULT, OR WHETHER IT WAS COMMITTED BY CLIENT OR THE COMPANY, THEIR EMPLOYEES, AGENTS, OR SUBCONTRACTORS; OR WHETHER SUCH LIABILITY ARISES IN BREACH OF CONTRACT OR WARRANTY, TORT (INCLUDING NEGLIGENCE), STATUTORY, OR ANY OTHER CAUSE OF ACTION.

10.3 As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

10.4 Subject to the provisions of the limitation of liability described in this Section, Client and the Company each agree to indemnify and hold harmless the other party and the other party's affiliated companies, officers, directors, partners, employees, and representatives, from and against losses, damages, and judgments, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are legally determined to be caused by a negligent act, error, or omission of the indemnifying party or any of the indemnifying party's officers, directors, members, partners, agents, employees, or subconsultants in the performance of Services. If claims, losses, damages, and judgments are legally determined to be caused by the joint or concurrent negligence of Client and the Company, they shall be borne by each party in proportion to its negligence.

10.5 Notwithstanding any other term or provision in this Agreement, in recognition of the relative risks, rewards and benefits of the work being performed by the Company to both the Client and the Company, the risks have been allocated such that the Client agrees and acknowledged that, to the fullest extent permitted by law, the total liability of the Company to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Agreement from any cause or causes of action whatsoever, whether arising out of contract, negligence, strict liability in tort, or warranty, shall not exceed the amount specified in Section 10 of the General Terms and Conditions.

Section 11: Insurance

11.1 The Company represents it has Worker's Compensation insurance in force, that it has commercial general liability coverage in the amount of $1,000,000.00 per occurrence and has professional liability insurance in the amount of $1,000,000.00 per claim.

11.2 Client shall maintain such insurance as is necessary to fully underwrite Client's defense and indemnity obligations set forth herein, and shall, upon request by the Company, provide proof to the Company to verify such insurance.

Section 12: Dispute Resolution

12.1 All claims, disputes, and other matters in controversy between the Company and Client arising out of or in any way related to this Agreement or any Addendum or Change Order shall be decided by binding arbitration in accordance with the Construction Industry Rules of the American Arbitration Association then obtaining, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Notwithstanding the foregoing, the Company shall not be required to arbitrate any legal and/or equitable claims (including statutory and equitable liens) for collection of monies due. The successful party in any such action will be entitled to recover its reasonable attorneys' fees, expert witness fees, and other claim-related expenses and court costs incurred, and also the time value at prevailing rates of its employees reasonably incurred in prosecuting or defending the claims, with any claims against the Company subject to the limitations in Section 10. For the purposes hereof, "successful party" shall mean a party who receives an award greater than fifty (50%) percent of its claimed amount.

12.2 The sole and exclusive venue for any dispute resolution proceeding shall be the location in which the Company office performing the Services is located. This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the Company office performing the Services is located.

12.3 Notwithstanding the foregoing, all claims, including for negligence or any other cause whatsoever that the Client has or claims to have against the Company, shall be deemed waived unless (i) Client notifies the Company of the claim or claims within thirty (30) days of discovery thereof, and (ii) if the Client contends that a claim exists against the Company for negligence

or another violation of a standard of care owed by the Company, Client has first provided the Company with a written certification executed by an independent design professional currently practicing in the same discipline as the Company. The certification shall: a) identify the name of the professional; b) specify each and every act or omission that the certifier contends is a violation of the standard of care identified in this Agreement; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to the Company not less than thirty (30) calendar days prior to the institution of any arbitration or judicial proceeding.

12.4 NOTWITHSTANDING THE FOREGOING, THE COMPANY SHALL HAVE NO LIABILITY FOR ANY CLAIM DISCOVERED BY CLIENT MORE THAN ONE YEAR AFTER DELIVERY OF THE LAST ISSUED REPORT BY THE COMPANY FOR THE SERVICES. THE PARTIES AGREE THAT THIS PROVISION IS MATERIAL TO THE DECISION OF THE COMPANY TO ENTER INTO THIS AGREEMENT, THAT IT IS A REASONABLE MEASURE TO ALLOCATE AND INSURE AGAINST RISK, AND THAT IT DOES NOT VIOLATE PUBLIC POLICY.

Section 13: Termination

13.1 This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, the Company shall be paid for services performed to the termination notice date plus reasonable out of pocket termination expenses incurred or paid by the Company in connection with such termination and the winding down of its operations.

13.2 In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by this Agreement, the Company may complete such analyses and records as are necessary to complete its files and may also complete a report on the Services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct out of pocket costs incurred or paid by the Company in completing such analyses, records, and reports.

Section 14: Solicitation of Employees

14.1 Client agrees that during the term of the Agreement, and for a period of one (1) year after the last date on which the Company has provided Services, Client shall not, directly or indirectly, solicit or attempt to solicit for employment, or contract directly or indirectly with, any employee of the Company except as authorized in writing by the Company.

Section 15: Assigns

15.1 Neither Client nor the Company may assign this Agreement or assign or delegate any of its rights or obligations without the prior written consent of the other party.

Section 16: Survival

If any of the provisions of this Agreement is held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this Agreement for the period of all applicable statutes of limitations to which they relate.

Section 17: Miscellaneous

17.1 This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

17.2 Failure by either party at any time to enforce any obligation by the other party, to claim a breach of any term of the Agreement or to exercise any power agreed to hereunder will not be construed as a waiver of any right, power or obligation under the Agreement, will not affect any subsequent breach, and will not prejudice either party as regards any subsequent action.

17.3 The headings in these General Terms and Conditions are for reference only and are not intended to form part of the Agreement between the Parties.

17.4 It is agreed that this Agreement is entered into by the parties for the sole benefit of the parties to the Agreement, and that nothing in the Agreement shall be construed to create a right or benefit for any third party.

17.5 To the extent that a statute of limitations for any cause of action against the Company arising from this Agreement can be modified contractually in accordance with law, and the relevant statute of limitations for any claim arising of or relating to this Agreement, or the Services provided by Company r, is greater than two (2) years, the relevant statute of limitations shall be two (2) years from the date Company last provided Services. The parties agree that this provision is material to the decision of Company to enter into this agreement, that it is a reasonable measure to allocate and insure against risk, and that it does not violate public policy. This section shall not be construed as an agreement to increase the statute of limitations for any causes of action that are otherwise barred by law.

17.6 All future services rendered by the Company at Client's request for the Project described in the Proposal (whether by Change Order, Addendum, or amendment to this Agreement) shall be conducted under the terms of this Agreement.

CLIENT APPROVAL

In the event the Client authorizes work without returning a signed copy of the Proposal, the Client agrees to be bound by the General Terms and Conditions as stated herein. The Proposal presented has been read, understood, and accepted by the Client effective as of the date that the executed Proposal is returned to the Company.

STATE-SPECIFIC ADDENDUM – FLORIDA

SECTION 1: ADDENDUM TO AGREEMENT

1.1 This Florida addendum (this "Addendum") is made and entered into by and between the Company and Client and is effective as of the date of execution of the Agreement if the Services are performed in the State of Florida, and this Addendum is incorporated into and made a part of the General Terms and Conditions solely with respect to the Services covered by this Addendum.

SECTION 2: INDEMNITY

2.1 IN **ADDITION TO AND NOTWITHSTANDING ANY OTHER PROVISION IN THIS AGREEMENT**, CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, TO RELEASE, DEFEND (WITH COUNSEL REASONABLY ACCEPTABLE TO THE COMPANY), INDEMNIFY, AND HOLD THE COMPANY INDEMNITEES HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES FROM OR BY ANY PERSON OR ENTITY ARISING FROM (1) ACTS OR OMISSIONS BY CLIENT, CLIENT'S AGENTS, STAFF, AND OTHERS EMPLOYED BY OR CONTRACTED TO CLIENT, INCLUDING ARCHITECTS, ENGINEERS, CONTRACTORS, SUBCONTRACTORS, AND CONSULTANTS, WHETHER OR NOT THE COMPANY IS RESPONSIBLE IN PART FOR THE ACTS OR OMISSIONS FOR WHICH CLIENT IS INDEMNIFYING THE COMPANY AND (2) THE PROVISION OF THE SERVICES BY THE COMPANY EXCEPT TO THE EXTENT CAUSED BY THE COMPANY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, SUCH EXCEPTION SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.2 THE COMPANY AGREES TO INDEMNIFY, AND HOLD CLIENT HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ARISING TO THE EXTENT SOLELY FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT BY THE COMPANY IN THE PROVISION OF THE SERVICES, SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.3 To the extent either party's damages are covered by available insurance, Client and the Company waive all rights of subrogation against each other and against the contractors, subcontractors, consultants, agents, and employees of the other, except such rights as they may have to the proceeds of such insurance.

SECTION 3: INDIVIDUAL LIABILITY (5 POINTS LARGER THAN ADJACENT TEXT)

3.1 **PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE COMPANY MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

PRELIMINARY
GEOTECHNICAL EXPLORATION SERVICES
PROPOSED ALACHUA COMMERCIAL CENTER
US HWY 441
ALACHUA, ALACHUA COUNTY, FLORIDA

PROJECT NO. A25140.00683.005
REPORT NO. 2160889

Prepared For:

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December 18, 2025

Consultants in: Geotechnical Engineering • Environmental Sciences • Construction Materials Testing

December 18, 2025

Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

Attention: Mr. Sam Berry
VP of Development

Reference: **Report of Preliminary Geotechnical Consulting Services**
Proposed Alachua Commercial Center
US HWY 441
Alachua, Alachua County, Florida
UES Project No. A25140.00683.005 UES Report No. 2160889

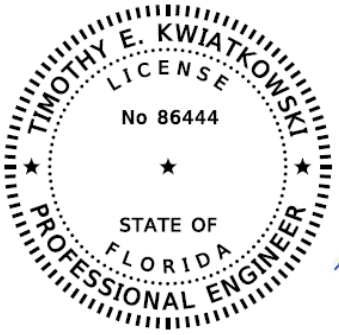
Dear Mr. Berry:

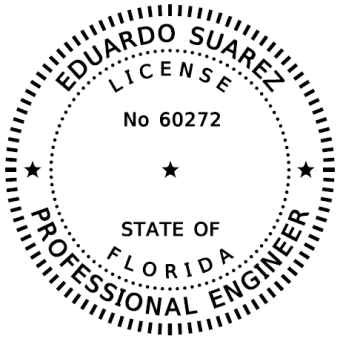
UES Professional Solutions, LLC has completed a preliminary subsurface exploration at the above referenced site in Alachua, Alachua County, Florida. This preliminary Geotechnical Report is submitted in satisfaction of the contracted scope of services as summarized in UES Proposal No. 2156477v3, dated November 11, 2025. This exploration was performed in accordance with generally accepted soil and foundation engineering practices.

This Report presents the results of our field subsurface exploration and laboratory soil testing programs, and preliminary recommendations for geotechnical site preparation and foundation design and construction. These recommendations have been provided on the limited information available at the time, and once specific structure, pavement areas, grading, and other miscellaneous structure areas are known, additional geotechnical evaluation will be required.

We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please contact us if you have any questions, or if we may further assist you as your plans proceed.

Sincerely,
UES PROFESSIONAL SOLUTIONS, LLC
Certificate of Authorization Number 549





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This item has been electronically signed and sealed by Eduardo Suarez, PE on the date adjacent to the seal using Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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EXECUTIVE SUMMARY

We have prepared this executive summary as a general overview. Please refer to, and rely on, the full report for information about findings, recommendations, and other considerations.

Project Location and Description

The first phase of proposed commercial center will contain five anchor stores ranging in base floor area between 9,042 to 55,000 square feet along with attached shops, eight outparcels, associated drives and parking areas, and stormwater management system. The project site will be located along US Highway 441 in Alachua, Alachua County, Florida. Currently, the site is mostly undeveloped and moderately wooded. We anticipate, within the building areas, a significant amount of cut (more than 10 feet) at the southeast corner of the project site at Anchor 5), and nominal fill (up to 3 feet) at the northwest corner of the project site at Outparcel 1), will be required to achieve the proposed finish floor elevation(s). Existing elevations within the project site range from approximately +88 feet to +134 feet.

Soil and Groundwater Conditions

The groundwater level was not encountered below existing grades in the soil borings at the time of the field exploration program. Fluctuations in groundwater levels should be anticipated throughout the year, primarily due to seasonal variations in rainfall, surface runoff, construction activity, and other site specific factors that may vary from the time the borings were conducted. Based on the completed soil borings, the generalized subsurface soil profile consists of very loose to medium dense sands with varying silt and clay content, underlain by medium dense clayey sands to stiff clays to the boring termination depths.

Groundwater Considerations

Groundwater levels and seasonal high groundwater levels may be affected by the proposed construction which will modify the surface and subsurface hydrology. It may be necessary to provide a permanent subsurface drainage system for some improvements to maintain the recommended separation between the perched water table and various structural elements in the building, pavement, and truck well areas. Based upon the review of U.S.G.S. data, NRCS Soils Survey, and site boring data, we estimate that the normal seasonal high groundwater level will be deeper than 6 feet below the existing land surface (bls); however, stormwater can perch on clayey sands when sandy soils are present at the surface. Perched groundwater from seasonal rainfall and irrigation may affect the proposed improvements unless positive surface gradients and avoidance of trapped water conditions are incorporated into the site design.

Site Preparation

Site preparation for the project site will consist of stripping of surficial topsoil, and clearing of trees/vegetation and their associated root systems greater than ½ inch in diameter, followed by cut and fill sections necessitating cut slopes (more than 10 feet in height). In addition selective undercut of the native in-situ expansive clays to provide a minimum of 4 feet of separation from the base of foundation footings and slab and selectively to 2 feet below the bottom of the

stabilized subgrade component of the pavement section will be required. Normal proof-rolling and compaction of exposed subgrade, and filling to grade with compacted structural fill is also expected.

Foundation Design

Retail/Anchor Stores

After successful completion of the building site preparation, we recommend a shallow foundation system for support of the proposed building. The shallow spread foundations should be designed with a maximum allowable net soil bearing pressure of 2,500 pounds per square foot (psf) provided the building pad preparation recommendations presented in Section 9.3 of this report are followed.

Outparcels

After successful completion of the building site preparation, we recommend a shallow foundation system for support of the proposed building(s). The shallow spread foundations should be designed with a maximum allowable net soil bearing pressure of 2,500 pounds per square foot (psf) provided the building pad preparation recommendations presented in Section 9.3 of this report are followed.

Pavement Design

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-effective combination of available construction materials and is less susceptible to movement from the under laying clays. Concrete pavement has the advantage of the ability to “bridge” over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. However, concrete pavement can allow water intrusion which can aggravate the expansive soils. Recommendations for both rigid and flexible pavements are presented in Section 9.5 of this report. Typically, the most prevalent flexible pavement base material in Alachua County is limerock because of its local availability. Alternative base materials may be considered.

On-site Borrow and Excavation Considerations

Excess topsoil and organic soil may be used in landscaped areas. Clay material, undercut from the building footprint and/or pavement and drive areas, will need to be hauled off site or disposed of in non-structural areas.

With the exception of topsoil, debris, undiscovered organic soils and any potentially expansive clay, some of the near surface on-site soils may be reused as structural fill, but they will require careful moisture control. Soils classified as SP, SP-SM and SP-SC which are excavated from the proposed improvement areas may be used for structural fill provided the organic content is less than 5 percent. Soils classified as SM and SC with less than 25 percent fines and less than 5 percent organic content are generally suitable for use as structural fill with the understanding that greater than normal moisture control will be required for compaction. SM and SC soils with more than 25 percent fines and Plasticity Index of 15 or less are generally not suitable for structural fill but may be used deeper than 5 feet below finished grades in pavement area fills and will require significant moisture conditioning and working to effect the recommended compaction. It should be expected that most site soils reused as fill material will require greater handling on the part of the earthwork contractor to dry and work the soils.

Potential Geotechnical Constraints to site Development

Our interpretation of the site soil and groundwater conditions is based on our general knowledge of the area, subsurface borings performed and laboratory analysis conducted. UES did identify geotechnical considerations that may impact the planned development of the site, as we currently understand it, using conventional construction practices. The identified considerations are:

1. The presence of a very loose sand layers from 0 to 10 feet below land surface in most of the borings throughout the project site that will necessitate compaction.

2. Deposits of Clayey Sands [SC] and Sandy Clays [CH] that may not be re-usable as fill in utility excavations.

3. The subgrade after deeper excavation, in some areas may include very clayey sands, which will be difficult to compact. The clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods.

4. Steep slopes will have an impact on the construction process. Measures should be taken to prevent erosion of the slope, during construction and during the life of the project. Grading shall be designed to ensure that drainage flows away from all structures, especially structures that are cut into hillsides.

5. Due to the presence of near surface clays it is important that the construction design incorporate factors to minimize water seepage around the proposed structures. Design factors may include underdrain/drainage intercepting water runoff from the slopes, and positive drainage around structures.

6. Potentially expansive clay soils. Where present, the potentially detrimental effect of the expansive clays can be remediated through site grading, over-excavation and replacement, site drainage and stiffened foundation.

1.0 INTRODUCTION

UES Professional Solutions, LLC (UES) has completed the subsurface exploration for the proposed commercial center, which will be located along US Highway 441 in Alachua, Alachua County, Florida. Our exploration was authorized by Rise Partners, and was conducted as outlined in our Proposal Number 2156477v3, dated November 11, 2025. This exploration was performed in accordance with generally accepted soil and foundation engineering practices.

2.0 PROJECT CONSIDERATIONS

The first phase of proposed commercial center will contain five anchor stores ranging in base floor area between 9,042 to 55,000 square feet along with attached shops, eight outparcels, associated drives and parking areas, and stormwater management system. The project site will be located along US Highway 441 in Alachua, Alachua County, Florida. Currently, the site is mostly undeveloped and moderately wooded.

Our office was not provided with Foundation Plans or any other construction-related information other than that discussed herein. Considering the limitations stated above and based on prior experience with structures of this type, we assumed the following structural loading conditions: ground floor slab loads not exceeding 200 psf, a maximum of 5 kips per linear feet (klf) on wall footings, and a maximum loads of 50 kips (Outparcels) to 150 kips (Retails/Anchors Stores) on individual footings.

Across the project site, the site grades range from a high of about +134 feet at Anchor 5, to a low of about +88 feet at Outparcel 1, sloping from the southeast to the northwest. We anticipate, within the structural areas, a significant amount of cut (more than 10 feet) at the northeast corner of the project site at Anchor 5), and nominal fill (up to 3 feet) at the southwest corner of the project site at Outparcel 1), will be required to achieve the proposed finish floor elevation(s).

If any of the above information is incorrect or changes prior to construction, please contact UES immediately so that revisions to the recommendations contained in this report can be made, as necessary. In order to verify that these recommendations are properly interpreted and implemented, UES must be allowed to review the final design and specifications prior to the start of construction and understands that this is part of the overall geotechnical contract.

3.0 SITE DESCRIPTION

3.1 General

The subject site is a proposed Retail Store and five outparcels located within Section 8, Township 8 South, Range 18 East in Alachua County, Florida. The approximate parcel location is presented in Appendix B.

3.2 Soil Survey

Based on the 1985 Soil Survey for Alachua County, Florida, as prepared by the US Department of Agriculture, Natural Resources Conservation Service (NCRS), the predominant soil types at the site are identified as Arredondo fine sand, 0 to 5 percent slopes (3B), Fort Meade fine sand, 0 to 5 percent slopes (5B), Gainesville sand, 5 to 8 percent slopes (35C), and Kendrick fine sand, 5 to 8 percent slopes (30C). The published general description of these soils with depth, their published range of permeability characteristics and their published range of seasonal high groundwater levels, is presented in Table 1 below.

TABLE 1
Summary of NRCS Soil Survey Information

Soil Type	Constituents	Hydrologic Group	Natural Drainage	Soil Permeability (Inches/Hr)	Seasonal High Water Table
Arredondo fine sand, 0 to 5 percent slopes (3)	0-49" Fine sand 49-54" Loamy sand, loamy fine sand, sandy loam 54-86" Sandy loam, fine sandy loam, sandy clay loam	A	Well Drained	0-49" 6.0 – 20 49-54" 2.0 – 6.0 54-86" 0.2 – 2.0	Greater than 6 feet below ground surface
Fort Meade fine sand, 0 to 5 percent slopes (5B)	0-14" Fine sand 14-85" Loamy sand, loamy fine sand, fine sand	A	Well Drained	0-14" 6.0 – 20 14-85" 6.0 – 20	Greater than 6 feet below ground surface
Gainesville sand, 5 to 8 percent slopes (35C)	0-80" Sand, fine sand, loamy sand, loamy fine sand	A	Well Drained	0-80" 6.0 – 20	Greater than 6 feet below ground surface
Kendrick fine sand, 5 to 8 percent slopes (30C)	0-24" Sand 24-29" Sandy clay loam, fine sandy loam, sandy loam 29-76" Sandy clay loam, sandy clay	A	Well Drained	0-24" 6.0 – 20 24-29" 0.6 – 6.0 29-76" 0.06 – 2.0	Greater than 6 feet below ground surface

3.3 Topography

Based on elevations obtained from the Alachua County Property Appraiser Interactive GIS Map, site grades from a high of approximately +134 feet to a low of approximately +88 feet, generally sloping from the southeast to the northwest. A reproduction of a portion of the Interactive Map for the site area is included in Appendix B.

3.4 Geology

The general geology of central Alachua County is characterized by a surface veneer of Pleistocene and Pliocene sands and sandy clays overlying the Miocene-age Hawthorn Group. The Hawthorn Group includes a highly variable mixture of interbedded quartz sands, clays, carbonates, pebbles and grains occurring with thicknesses of up to 150 feet. Underlying the Hawthorn Group is the upper Eocene age Ocala Formation, occurring as a uniform limestone, which is approximately 200 feet thick and overlies the Eocene age Avon Park Formation, which can be up to 500 feet this. Both the Ocala and Hawthorn Formations dip to the northeast by approximately one degree.

The general hydrogeology of Alachua County consists of three aquifer systems; a surficial aquifer, an intermediate aquifer, and the Floridan aquifer system. The surficial aquifer exists as an unconfined water table situated over the impermeable Hawthorn Group and is usually a subdued reflection of surface topography. The intermediate aquifer system includes all rocks that collectively retard the exchange of water between the overlying surficial aquifer system and the underlying Floridan aquifer system. Water in this system is contained under confined conditions.

The Floridan aquifer system is a thick, carbonate sequence that functions regionally as a water-yielding hydraulic unit. The direction of shallow groundwater flow is generally toward surface water bodies. The potentiometric surface map of the upper Floridan Aquifer suggests groundwater elevations, outside perched zones, on the order of +30 to +40 feet, NGVD in the general site area.

4.0 PURPOSE AND SCOPE OF SERVICES

4.1 Purpose

The purposes of this exploration were:

- to explore and evaluate the subsurface conditions at the site and note potential geotechnical considerations that may affect the proposed design, construction, or serviceability of the proposed improvements,

- to provide preliminary geotechnical engineering recommendations for site preparation, pavement and foundation design parameters, and stormwater soil design parameters.

4.2 Scope of Service

A compilation of the services conducted by UES to date for the subsurface exploration program are as follows:

- Advancing twenty-nine (29) Standard Penetration Test (SPT) borings in the proposed building, parking and stormwater management areas to depths of 10 to 40 feet below existing land surface (bls).

- Analyzed previous soil boring data from six (6) SPT borings to depths of 15 feet, in the design of the stormwater pond. Boring data from a previous geotechnical exploration was provided in RFP documents,

- Performed two (2) Double-Ring Infiltrometer (DRI) tests within the proposed stormwater management area.

- Securing samples of representative soils found in the soil borings for laboratory analysis and classification by a member of our geotechnical staff.

- Measuring the existing site groundwater levels at the boring locations and providing an estimate of the typical wet season groundwater level.

- Conducting laboratory tests on selected soil samples obtained in the field to evaluate their engineering properties.

- Assessing the existing soil conditions with respect to the proposed construction.

- Preparing a report which documents the results of our subsurface exploration and analysis with geotechnical engineering recommendations.

4.3 Limitations

This report has been prepared for the exclusive use of Rise Partners to aid the Architect/Engineer in the design of the proposed site. The scope is limited to the specific project and locations described herein. Our description of the project's design parameters represents our understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in the design or location of the structures or improvements as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified, if required, and approved in writing by UES.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations which may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations during the construction period and noting the characteristics of the variations.

All users of this report are cautioned that there was no requirement for UES to attempt to locate any man-made buried objects or identify any other potentially hazardous conditions that may exist at the site during the course of this exploration. Therefore, no attempt was made by UES to locate or identify such concerns. UES cannot be responsible for any buried man-made objects or subsurface hazards which may be subsequently encountered during construction that are not discussed within the text of this report. We can provide this service if requested.

For a further description of the scope and limitations of this report please review the document attached within Appendix D, "Important Information About Your Geotechnical Engineering Report" prepared by GBA.

5.0 FIELD EXPLORATION

5.1 General

The soil borings were performed with a drill rig mounted on a rubber-tired truck. The boring locations were staked in the field by UES. The approximate locations of the borings are shown on the Boring Location Plan presented in Appendix A.

5.2 Standard Penetration Test Borings

As previously described in Section 4.2 and as indicated on the Boring Location Plan and General Description of Boring Locations in Appendix A, six (6) SPT borings were drilled to depths of 20 to 40 feet in the proposed building areas, eight (8) SPT borings were drilled to depths of 15 to 20 feet in the proposed outparcels, five (5) soil test borings to depths of 15 to 25 feet within the proposed stormwater management area, and ten (10) SPT borings to depths of 10 to 25 feet within the proposed pavement areas. The SPT borings were performed in general accordance with the procedures of ASTM D 1586 (Standard Method for Penetration Test and Split-Barrel Sampling of Soils). SPT data from previous UES field testing was analyzed for six (6) soil test borings to depths of 15 feet in the proposed stormwater management area. In addition, continuous sampling was performed within the upper 10 feet. The SPT drilling technique involves driving a standard split-barrel sampler into the soil by a 140-pound hammer, free falling 30 inches. The number of blows required to drive the sampler 1 foot, after an initial seating of 6 inches, is designated the penetration resistance, or N-value, an index to soil strength and consistency.

5.3 Double-Ring Infiltrometer (DRI) Tests

Two (2) Double-Ring Infiltrometer (DRI) tests were performed in accordance with the procedures of ASTM D-3385-88 *Standard Test Method for Infiltration Rate of Soils in Field Using Double-Ring Infiltrometer*. This test consisted of driving two open cylinders, one inside the other, into the ground partially filling the rings with water, and then maintaining the liquid at a constant level. The drop in water level in the inner ring was recorded on the measuring rod for

timed intervals. The tests were performed until the drop in water level was the same over the same time interval. The volume infiltrated during timed intervals was converted to an incremental infiltration velocity, expressed in inches/hour, and plotted versus elapsed time. The infiltration rate was the maximum steady state of average incremental infiltration velocity. The basic infiltration rate was obtained once the values of infiltration rates were constant. In-situ infiltration rates of soil results have been presented in **Appendix C**.

6.0 LABORATORY TESTING

The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). Representative soil samples were then selected from the retained soils and tested in our laboratory. The following is a summary of the laboratory tests performed in all studies, including prior geotechnical studies, for this site to date:

- Twenty-nine (29) Wash #200 fines content determinations – ASTM D-1140 (Standard Method for Particle Size Analysis of Soils).
- Two (2) Grain Sieve Analysis tests – ASTM D-422
- Six (6) Atterberg Limits Tests – ASTM D 4318-05
- Thirty-one (31) moisture content tests - ASTM D-2216
- Nine (9) Laboratory Permeability Tests – ASTM D-2434
- Two (2) Limerock Bearing Ratio (LBR) tests in lieu of the California Bearing Ratio (CBR) tests – Florida Department of Transportation FM-515 (Limerock Bearing Ratio).

These tests were performed to aid in classifying the recovered samples and to help in evaluating the general engineering characteristics of the site soils. The laboratory classification data is presented on the Boring Logs at the approximate depth sampled in Appendix A. All laboratory data is summarized and report sheets included in Appendix C. In addition, the detailed laboratory test procedures are enclosed in Appendix C.

The quantity and type of laboratory tests performed for the geotechnical exploration were selected by UES based on the soil conditions found and our experience and knowledge concerning the local soil conditions. We note that since most shallow sands in Florida are poorly graded fine sand it is customary to perform percent fines content testing only for classification purposes.

7.0 SOIL STRATIGRAPHY

7.1 Generalized Soil Profile

The results of our field exploration and laboratory analysis, together with pertinent information obtained from the SPT soil test borings, such as soil profiles, penetration resistance and stabilized groundwater levels are shown on the boring logs included in Appendix A. The Key to Boring Logs is also included in Appendix A.

The soil profiles were prepared from field logs after the recovered soil samples were visually classified by a member of our geotechnical staff. The stratification lines shown on the boring logs represent the approximate boundaries between soil types, and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A composite generalized profile of the soils found at our boring locations is presented below in Table 2. For soil profiles at individual boring locations, please refer to the soil boring logs, Appendix A.

TABLE 2
GENERAL SOIL PROFILE

Typical depth (ft.)		Soil Descriptions
From	To	
0	1 to 18.5	Very loose to medium dense, orange SAND with silt to dark brown silty SAND [SP-SM, SM]
1 to 18.5	40*	Loose to medium dense, brown and orange clayey SAND [SC] to stiff to very stiff, gray and orange sandy CLAY [CH]

* Termination of Deepest Boring
[ ] Indicates Unified Soil Classification

Notable features within the general soil profile were: 1) The presence of a very loose sand layers from 0 to 10 feet below land surface in some of the borings throughout the project site, 2) The presence of clayey sands that may not be re-usable as fill in utility excavations, 3) The subgrade after deeper excavations in some areas may include clayey sands, which will be difficult to compact. The clayey sand soils may require stringent moisture control during compaction, particularly during rainy periods, 4) Potentially expansive clay soils, where present, the potentially detrimental effect of the expansive clays can be remediated through site grading, over-excavation and replacement, site drainage and stiffened foundation.

8.0 GROUNDWATER CONSIDERATIONS

8.1 Existing Groundwater Level

The groundwater level was not encountered below existing grades in the soil borings at the time of the field exploration program. Fluctuations in groundwater levels should be anticipated throughout the year, primarily due to seasonal variations in rainfall, surface runoff, construction activity, and other site specific factors that may vary from the time the borings were conducted.

8.2 Typical Wet Season Groundwater Level

The typical wet season groundwater level is defined as the highest groundwater level sustained for a period of 2 to 4 weeks during the "wet" season of the year, for existing site conditions, in a year with average normal rainfall amounts. Based on historical data and the Climatic Atlas of the United States, the rainy season in Alachua County, Florida typically occurs between June and September. To estimate the wet season water level at the boring locations, many factors may be considered.

Based upon the review of U.S.G.S. data, NRCS Soils Survey, and site boring data, a reasonable estimate for the normal seasonal high groundwater table will be at a depth of more

than 6 feet below the land surface (bls); however, stormwater can perch on top of clayey sands when sandy soils are present at the surface.

Please note, however, that peak stage elevations immediately following various intense storm events, may perch temporarily on the low permeability (clayey) soils. Further, it should be understood that changes in the surface hydrology and subsurface drainage from on-site and/or off-site improvements could have significant effects on the normal and seasonal high groundwater levels. Potential for water to perch will be directly related to grading and rainfall/irrigation amounts. Isolated areas with a transient perched groundwater should be expected to occur. The potential for transient perched groundwater levels shall be considered during the design of the site grades and during construction.

We recommend positive drainage be established and maintained on the site during construction. We further recommend permanent measures be constructed to maintain positive drainage from the site throughout the life of the project.

9.0 ANALYSIS AND PRELIMINARY RECOMMENDATIONS

9.1 General

In this section of the report, we present our preliminary recommendations for groundwater control, building foundations, site preparation, and construction related services. The following recommendations have been based upon a review of the attached soil test data, our limited understanding of the proposed construction, and experience with similar projects and subsurface conditions. **Due to the preliminary design stage of this project, building locations, structural loads, and grading information were unavailable. Therefore, it may be necessary to perform additional geotechnical services including additional test borings once the structure locations, stormwater management system, proposed grades, and structural loadings are available.**

9.2 Geotechnical Considerations

Our geotechnical engineering evaluation and recommendations for building pad and pavement area preparation and foundation design are based on (1) our site observations, (2) the collected field and laboratory data, and (3) our understanding of the project and structural information presented in this report.

Based on our exploration, the primary geotechnical considerations for the design and construction of the proposed building are the presence of potentially-expansive clays in the shallow subsurface profile, near-surface loose sandy layers that will necessitate compaction, and the extent and magnitude of the cut slopes that will be required as part of the grading plans. Subsurface sandy soils will undergo immediate settlements upon application of surface loads, and this could be a result of both fill placement for building pad construction and building construction. In light of the above, it becomes important to compact the subgrade soils as much as possible prior to both building pad fill placement and foundation construction.

Very loose sands were encountered in the building soil borings; the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas shall be proof-rolled to detect soft or loose soils. Proof-rolling operations should be followed by subgrade/backfill compaction operation. If necessary to achieve the recommended soil compaction at depth, the loose areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

Steep slopes will have an impact on the construction process, further detailed slope stability analysis shall be performed once proposed slopes and/or retaining walls plans are available. Seepage toward the face of the slope could cause erosion to the slope face and lead to a reduced stability of the slope. Therefore, measures should be taken to prevent erosion of the slope, during construction and during the life of the project. Grading shall be designed to ensure that drainage flows away from all structures, especially structures that are cut into hillsides. Erosion control methods shall be used during construction to protect water quality, control drainage, and reduce soil erosion.

The clayey sand soils may require stringent moisture control during compaction, particularly during rainy periods. Footings that are excavated through the upper layer of compacted sand fill soils into the native clayey sands, should be visually inspected and tested to verify the in-place density and condition of the subgrade bearing soils.

Care should be exercised in performing the site preparation procedures due to the presence of clayey soils near the existing ground surface. The use of heavy-vibratory equipment is not recommended due to the potential for disturbance and pumping of the near surface clayey soils. To avoid pumping of the underlying clayey soils, we recommend self-propelled vibrating equipment remain a minimum of two feet above the clayey soils. The sandy soils could be compacted with a vibratory roller operating in static mode or with a track-mounted dozer to avoid disturbance of the clayey soils prior to operation. We recommend a minimum of 2 feet of sand be present over the clayey soils prior to operation of construction equipment. Excessive disturbance of the clayey soils will degrade the strength characteristics of the soil and may result in an unsuitable soil which will require over-excavation and subsequent backfilling with selected material.

Due to the presence of near surface clayey soil, it is important that the foundation design incorporate factors to minimize water seepage around the proposed foundation. The design factors should include undercutting around the perimeter of the structure, positive drainage such that water flows away from the structure, use of low permeability fill, gutters tied into the drainage system, use of drought tolerant landscaping, and limiting irrigating around the structure.

Within some of the proposed building envelope at this site, we found somewhat shallow deposits of potentially expansive soils (CH). Therefore, where present on site, these shallow deposits of expansive soils must be addressed through site grading, over-excavation and replacement, site drainage and stiffened foundation. We recommend auger borings be performed in the proposed footing excavation and building pad areas to determine the extent of the undercutting of the potentially expansive material that will be needed.

The over-excavated areas should be backfilled with a compacted, low permeability, non-plastic engineered fill material. The low permeability backfill should continue to an elevation consistent with the top of the adjacent clay layers to minimize the potential for surface water to become trapped in the previously excavated areas. Low permeability, engineered fill material shall consist of poorly draining, silty sand or clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15, and be free of organics. A crushed limerock base material could be used as the low permeability material. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8-inches or less are recommended. Should the Contractor experience difficulty in achieving the appropriate level of compaction, a thinner lift should be utilized.

In pavement cut areas, we recommend undercutting clayey soils to a minimum depth of 2 feet below the proposed bottom of roadway base course elevation, in accordance with FDOT Standards.

If the structural conditions or other project information are incorrect, please contact us so that we can review our recommendations. Also, the discovery of any site or subsurface conditions during construction which deviate from the data obtained during this geotechnical exploration should also be reported to us for further evaluation.

If it is determined that structures and or pavement will be constructed in areas with potential expansive clay soils, additional geotechnical exploration, laboratory testing and engineering analysis will be required to provide site specific requirements to mitigate the potential damage associated with the shrink/swell activity of these soils.

As described in Florida Building Code (FBC), Building and Structures on or adjacent to slopes shall comply with section 1808.7. Wall and floors retaining earth and enclosing spaces below finished ground level, shall be waterproofed and/or damp proofed in accordance with Florida Building Code Section 1814.

We consider the recommendations presented in the subsequent sections of this report appropriate for the planned construction. As part of the overall geotechnical contract, we recommend that UES be provided the opportunity to review the foundation plans and earthwork specifications to verify that our recommendations have been properly interpreted and incorporated into the design documents.

9.3 Preliminary Foundation Design Recommendations

Based on the results of our exploration, it is our opinion that the subsurface conditions at the project site are adaptable for support of the proposed structure on a properly designed and constructed shallow foundation system, provided the site preparation and earthwork construction recommendations outlined in Section 9.3 of this report are performed. Provided the improvements and specific site preparation procedures are carefully followed, the parameters outlined below may be used for foundation design.

9.3.1 Bearing Pressure

Retail/Anchor Stores

The maximum allowable net soil bearing pressure for use in shallow foundation design should not exceed 2,500 pounds per square foot (psf). Net bearing pressure is defined as the soil bearing pressure at the base of the foundation in excess of the natural overburden pressure. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions. The allowable bearing pressure may be increased by 25 percent to account for short duration loadings such as wind or seismic.

If the proposed building frame can not tolerate the estimated magnitudes of differential settlements over a lateral distance of 20 feet, and/or the Owner desires to provide additional reduction of the potential effects of clays on the structure, we recommend the Building Designers consider the use of grade beam foundations, for support of load bearing walls on this project. The deeper concrete section, and top and bottom steel configuration of a typical grade

beam foundation, should help mitigate differential settlement concerns. A modulus of subgrade reaction of 100 pounds per cubic inch (pci) may be used for grade beam foundation design.

Outparcels

The maximum allowable net soil bearing pressure for use in shallow foundation design should not exceed 2,500 pounds per square foot (psf). Net bearing pressure is defined as the soil bearing pressure at the base of the foundation in excess of the natural overburden pressure. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions. The allowable bearing pressure may be increased by 25 percent to account for short duration loadings such as wind or seismic.

9.3.2 Foundation Size

Retail/Anchor Stores

The minimum width recommended for any isolated column or continuous wall footings are 30 and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be fully achieved, this width recommendation should control the minimum size of the foundations.

Outparcels

The minimum widths recommended for any isolated column or continuous wall footings are 24 inches and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be fully achieved, this width recommendation should control the minimum size of the foundations. For monolithic slabs, the thickened sections should have minimum width of 12 inches and be embedded a minimum of 12 inches.

9.3.3 Bearing Depth

Retail/Anchor Stores

The exterior foundations should bear at a depth of at least 18 inches below the finished exterior grades and the interior foundations should bear at a depth of at least 18 inches below the finish floor elevation to provide confinement of the bearing level soils. It is recommended that stormwater be diverted away from the building area both during and permanently following construction.

Outparcels

The exterior foundations should bear at a depth of at least 18 inches below the finished exterior grades and the interior foundations should bear at a depth of at least 12 inches below the finish floor elevation to provide confinement to the bearing level soils. It is recommended that stormwater be diverted away from the building exteriors to reduce the possibility of erosion beneath the exterior footings. The thickened section of a monolithic slab/foundation system should be embedded a minimum of 12 inches.

9.3.4 Bearing Material

The foundations and floor slabs may bear in/on either the compacted native soils or structural fill. The bearing level soils should be densified to at least 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) to a depth of at least **four feet** below the bearing levels.

The structural borings indicated that clay was present to depths of less than 10 feet below existing grades beneath some of the building footprint areas. We recommend that the bottom of all footings and building pad areas be probed to confirm the suitability of the bearing soils.

9.3.5 Settlement Estimates

Post-construction settlements of the structure will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundations; and (3) site preparation and earthwork construction techniques used by the contractor. Our settlement estimates for the structure are based on the site preparation/earthwork construction recommendations in Section 9.3 of this report. Any non-conformance with these recommendations could result in an increase in the estimated post-construction settlements of the structure.

Using the recommended maximum bearing pressure, the provided maximum structural loads, the anticipated fill loading and the field data which we have correlated to geotechnical strength and compressibility characteristics of the subsurface soils using N-value data, we estimate that total settlements of the structure should be less than 1 inch if the site preparation recommendations in Section 9.3 are followed. Without appropriate site preparation procedures, total settlements could exceed 1 inch.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. We anticipate that differential settlements should be within tolerable limits of ½ inch or less in 20 linear feet.

9.3.6 Floor Slab

The floor slab can be designed using a modulus of subgrade reaction (K) of 100 pci for slabs founded on minimum 4 inch sub-base material and well compacted subgrade. The 4-inch thick sub-base material may consist of a compacted structural fill, as described in Preliminary Building Site Preparation section of this report.

Should floor slab be designed using a subgrade reaction of 150 pci, the floor slab can be founded on a minimum 4-inch thick compacted aggregate base and well compacted subgrade. The base material may consist of a crushed limerock material with at least 97% (by weight) passing a 3.5 inch sieve and the material shall be graded uniformly down to dust.

Conventional floor slabs may be supported upon the compacted fill and should be structurally isolated from other foundation elements or adequately reinforced to prevent distress due to differential movements.

It is recommended the floor slab bearing soils be covered with an impervious membrane to reduce moisture entry and floor dampness. A 15-mil thick plastic membrane is commonly used for this purpose. Care should be exercised not to tear large sections of the membrane during placement of reinforcing steel and concrete.

9.3.7 Site Walls

Earth pressures on retaining walls are influenced by structural design of walls, conditions of wall restraint, construction methods, and the strength of the materials being restrained. The most common conditions assumed for earth retaining wall design are the active and at-rest conditions.

Active conditions apply to relatively flexible earth retention structures, such as free-standing walls, where some movement and rotation may occur to mobilize shear strength. Walls which are rigidly restrained, such as loading dock or service pits walls, should be designed for the at-rest condition. However, if the walls will be backfilled before they are braced by the floor slabs, they should also be designed to withstand active earth pressures as self-supporting cantilever walls. Development of the full active earth pressure case requires a magnitude of horizontal wall movement that often cannot be tolerated or cannot occur due to the rigidity of the wall and other design restrictions such as the impact on adjacent structures. In such cases, walls are often designed for either the at-rest condition or a condition intermediate of the active and at-rest conditions, depending on the amount of permissible wall movement. Passive earth pressure represents the maximum possible pressure when a structure is pushed against the soil, and is used in wall foundation design to help resist active or at-rest pressures. Because significant wall movements are required to develop the passive pressure, the total calculated passive pressure is usually reduced by one-half for design purposes.

We recommend that any proprietary retaining walls be backfilled with materials deemed suitable by the retaining wall designer. For all other walls, typically sandy soils [SP, SP-SM, SP-SC] should be used as backfill. We recommend that the soils selected for use as backfill be tested as specified by either the proprietary retaining wall designer or UES prior to commencement of wall construction. Recommended soil parameters for design of low retaining walls for loading docks and landscape features using SP, SP-SM or SP-SC soils found on site are shown in Table 3.

TABLE 3
Lateral Earth Pressure Design Parameters (Level Backfill)*

Design Parameter	Recommended Value
At-rest Earth Pressure Coefficient, K_o	0.5
Active Earth Pressure Coefficient, K_a	0.33
Passive Earth Pressure Coefficient, K_p	3.0
Wet Unit Soil Weight (pounds per cubic foot - pcf)	125
Submerged Unit Weight of Soil (pcf)	62
Coefficient of Friction (sliding)	0.4
Angle of Internal Friction, φ	30 degrees

* For sloping backfill or backfill with clayey sands the table values must be adjusted.
**Hydrostatic pressure should be accounted for based on seasonal high water table estimates and other site drainage considerations

The recommended lateral earth pressure coefficients and equivalent fluid pressures do not consider the development of hydrostatic pressure behind the earth retaining wall structures. As such, positive wall drainage must be provided for all earth retaining structures. These drainage systems can be constructed of open-graded washed stone isolated from the soil backfill with a

geosynthetic filter fabric and drained by perforated pipe, or with one of several wall drainage products made specifically for this application.

Our recommendations assume that the ground surface above the wall is level and that native or imported soils consisting of sands and sands with silt or clays will be used for wall backfill. Lateral earth pressures arising from surcharge loading should be added to the above earth pressures to determine the total lateral pressure. Additional consideration must also be given for sloped backfill at the top of the wall. In each circumstance the earth pressure coefficients for active and at-rest conditions will increase based upon the amount of surcharge and angle above horizontal of the sloped backfill.

9.4 Preliminary Building Site Preparation

9.4.1 General

We recommend normal, good practice dry weather site preparation procedures for the building and pavement areas. These procedures include: stripping/demolition of the site to remove: vegetation, surficial organics, trees and root systems greater than ½ inch in diameter and other debris. Following stripping/demolition, the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas should be proof-rolled to detect soft or loose soils. A more detailed description of this work is as follows:

1. Prior to construction, existing underground utility lines within the construction area should be located. Provisions should be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may lead to excessive settlement of overlying structures.

2. Strip/demolish the proposed construction limits of topsoil, asphalt, existing above and below grade structures, and other deleterious materials within and 5 feet beyond the perimeter of the proposed building areas. Expect typical stripping at this site to depths of 6 to 12 inches. Deeper clearing and grubbing depths may be encountered in heavily vegetated areas. Demolition in areas with existing structures should include complete removal of all above and below grade foundations and other improvements. Also, all utilities, foundations and other below grade structures (foundations, utility pipes, etc.) should be removed and the excavation backfilled as described below.

   Deeper removal of debris should be anticipated to remove footings and utilities from the demolition of the existing structure(s). All debris and deleterious material should be removed and replaced with suitable structural fill. Fill material should be placed and compacted in accordance with the site preparation procedures. Excavated areas should be set back to a stable configuration or shored, in either case in accordance with OSHA requirements. Adequate bracing should be provided if necessary to prevent side slope failures.

3. The site should be graded to direct surface water runoff away from the construction areas. Positive drainage of improved areas should be maintained during construction and throughout the design life of the project. If required, perform remedial dewatering prior to any earthwork operations. Dewatering operations scheduled should be carefully evaluated for possible impacts to the existing foundation systems. Dewatering systems should not be decommissioned until the excavation is backfilled two feet above the groundwater level at the time of construction. Further, the site should always be graded

to prohibit ponding of stormwater runoff.

4. After clearing and stripping of the site is completed, the prepared subgrade soils within the building area should be observed and probed by a qualified agent of the testing agency to locate any surficial deposits of vegetation, excessive roots or debris. If identified, undercut the vegetation, organics, muck, or deleterious material until clean natural soils are encountered and backfill the resulting excavations according to the fill placement procedures provided later in this section.

5. The building pad areas, including 5 feet beyond the perimeter where possible, should be proof-rolled and tested for compliance to compaction requirements, to a depth of four (4) feet below stripped subgrade, prior to any fill placement.

6. Weak subgrade soils identified during proof-rolling operations should be excavated and removed from the site, and replaced with selected (low permeability) fill material. We recommend that the bottom of all footings be probed to confirm the suitability of the bearing soils. We recommend 4-foot static cone penetrometer probe and/or auger borings be performed in the proposed footing excavations to investigate for clayey soils. We recommend you probe every column footing, probe every 50 lineal feet of wall footing. If encountered, fat clays (CH) shall be removed to a minimum of 4 feet below the bottom of the footing/floor slab. UES should be contacted to develop appropriate site specific remediation recommendations. The over-excavated areas shall be backfilled with a compacted, low permeability, engineered fill material. Fill material shall consist of poorly draining, silty-clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8 inches or less are recommended.

7. In the areas to receive fill or at subgrade cut elevation, the subgrade should be compacted using a smooth drum vibratory roller having a minimum static, at-drum weight on the order of 10 tons and a drum diameter on the order of 3 to 4 feet making a minimum of eight overlapping passes with the second set of 4 passes perpendicular to the first set of 4 passes. If wet conditions are prevalent anywhere on site, at the discretion of a qualified representative of the testing agency, a bridge lift of “dry” sand may be placed to raise the compaction surface above the water table sufficiently to enable effective compaction. Typically, the material should exhibit moisture contents within +/- 2 percent of the Modified Proctor optimum moisture content (ASTM D-1557) during the compaction operations. Compaction should continue until densities of at least 95 percent of the Modified Proctor maximum dry density (ASTM D-1557) have been uniformly achieved within the upper 48 inches of the compacted subgrade surface. If necessary to achieve the recommended soil compaction at depth, the loose/soft areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

8. Place fill material, as required. Offsite fill should consist of sand with less than 10 percent soil fines, unless a low permeability engineered fill material is required. Place fill in uniform 10- to 12-inch lifts and compact each lift to a minimum density of at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). Verification testing should be performed prior to the next lift being placed.

9. Test the subgrade and each lift of backfill in over-excavated and fill areas for compaction at a frequency of not less than one test per 2,500 square feet in the building areas and one test per 10,000 square feet in paved areas.

10. In the building areas, test all footing cuts for compaction to a depth of 4 feet. We recommend you test every column footing, and conduct one test for every 100 lineal feet of wall footing.

11. If difficult compaction conditions are encountered during the site work operations, the compaction efforts should stop and a qualified representative of the testing agency should be consulted for recommendations. The qualified representative of the testing agency should observe proof-rolling of the exposed subgrade to determine if additional compaction is warranted or if any soil material needs to be over-excavated and replaced.

12. If site preparation work is performed during the rainy season (June through September, reference historic data and Climatic Atlas of the United States), special care should be taken to maintain positive drainage from the building pad and paved areas to drains or ditches around the site. Unexpected wet periods can also occur in Florida during the "dry" season. Such events can raise water tables to levels above seasonal highs without the associated high temperatures to evaporate ponded water. Therefore, the contractor should practice wet weather means and methods for earthwork during the "dry" season as well. Groundwater and surface water control, use of granular fill material and aeration are the normal means to accommodate wet weather construction. All fill materials that are excavated from below the water table should be stockpiled for a sufficiently long period to allow drainage.

9.5 Preliminary Pavement Recommendations

9.5.1 General

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-effective combination of available construction materials and is less susceptible to movement from the under laying clays. Concrete pavement has the advantage of the ability to "bridge" over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. However, concrete pavement can allow water intrusion which can aggravate the expansive soils. Disadvantages of rigid pavement may also include an initial higher cost and more difficult patching of distressed areas than occurs with flexible pavement.

If encountered, we recommend undercutting the clayey sands and clays to a depth of 24 inches below the bottom of the base course, or concrete pavement level, in accordance with FDOT Standard Plans Index 120-002. We recommend proof-rolling of the exposed subgrade to help determine areas that will need to be undercut. Positive drainage around the roadway area should be established to prevent irrigation and stormwater from migrating into the pavement area.

9.5.2 Asphalt (Flexible) Pavement

Tables 4 and 5 contain our recommendations for standard and heavy duty pavement sections design. Based on projects of similar experience we estimate total equivalent 18 kips single axle loads ($E_{18}SAL$) of 110,000 and 300,000, for standard and heavy duty pavements, respectively.

TABLE 4
STANDARD DUTY FLEXIBLE PAVEMENT DESIGN

Pavement Layer	Thickness	Minimum Requirements
Asphalt Surface (FDOT SP-9.5) Asphalt Binder (FDOT SP-9.5)	1 Inch Minimum 1 Inch Minimum	93% (tolerance ±2%) Laboratory Maximum Density (G_{mm})
Limerock or Crushed Concrete Base	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

TABLE 5
HEAVY DUTY FLEXIBLE PAVEMENT DESIGN

Pavement Layer	Thickness	Minimum Requirements
Asphalt Surface (FDOT SP-9.5) Asphalt Binder (FDOT SP-12.5)	1 Inch Minimum 2 Inch Minimum	93% (tolerance ±2%) Laboratory Maximum Density (G_{mm})l.
Limerock or Crushed Concrete Base	8 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of at least 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

9.5.2.1 Stabilized Subgrade

We recommend that subgrade materials be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D 1557/ AASHTO T-180) value. Further, beneath the base course, stabilize the subgrade materials to a minimum Limerock Bearing Ratio (LBR) of 40 as specified by the current version of the Florida Department of Transportation (FDOT) “Standard Specifications for Roadway and Bridge Construction” (SSRBC) requirements for Type B Stabilized Subgrade, Section 160 and Section 914. For crushed concrete base, the subgrade material should be "free-draining" ($k > 1 \times 10^{-3}$ cm/sec) and therefore on-site clayey sands, clays, or other impermeable stabilization material shall not be used for mixing with in-place sands.

The primary function of stabilized subgrade beneath the base course is to provide a stable and firm subgrade so that the base can be properly and uniformly placed. Depending upon the soil type, fill material from an off-site source may have sufficient stability to provide the needed support without additional stabilizing material. Generally sands with shell or rock should have sufficient stability and may not require additional stabilizing material. Prior to compaction of the subgrade, the representative samples of soils exposed at rough subgrade from both on and off-site fill sources should be tested for Limerock Bearing Ratio (LBR) value on a frequency of one test per 20,000 square feet to evaluate whether or not additional stabilization will be required beneath the base course.

9.5.2.2 Base Course

We recommend the base course consist of locally available limerock complying with the requirements of the current version of the FDOT SSRBC, Section 200, and Section 911. The limerock should have a minimum LBR of 100 percent and should be mined or supplied from an FDOT approved source. Place the limerock in maximum 6 inch thick loose lifts and compact each lift to a minimum density of 98 percent of the Modified Proctor maximum dry density (ASTM D1557/AASHTO T-180).

Alternatively, we believe locally available crushed concrete base of equal thickness could be substituted for the limerock. Crushed concrete should be supplied by an F.D.O.T. approved plant with quality control procedures and should have an average LBR value of not less than 100. The gradation for crushed concrete should meet the current requirements for graded aggregate base per Section 204, FDOT SSRBC.

A prime and sand coat should be applied to the base to provide for a smooth, uniform surface for asphalt placement. Perform compliance testing for limerock or crushed concrete for full depth of the base at a frequency of one test per 10,000 square feet. Compliance testing should consist of performing in-place density tests and thickness measurements at the recommended frequency.

9.5.2.3 Surface and Binder Course

The wearing surface should consist of Florida Department of Transportation (FDOT) Type SP asphaltic concrete. Specific requirements for Type SP asphaltic concrete, Traffic Level C/D wearing surface are outlined in the Florida Department of Transportation (FDOT), *Standard Specifications for Road and Bridge Construction, current Edition.*

The surface course should consist of FDOT SP-9.5 fine mix for light-duty areas and FDOT SP-12.5 and/or SP-9.5 fine mix for heavy duty areas. Specific requirements for the SuperPave asphaltic concrete structural course are outlined in the latest edition of FDOT, Standard Specifications for Road and Bridge Construction.

After placement and field compaction, the wearing surface should be cored to evaluate material thickness and to perform laboratory densities. Cores should be obtained at frequencies of at least one core per 10,000 square feet of placed pavement, or a minimum of two cores per day's production.

9.5.2.4 Curbing

Typical curbing is extruded and placed atop the asphaltic concrete surface. This type of curbing does not act as a horizontal cutoff for lateral migration of storm and irrigation water into the base material and as a result of this it is not uncommon for base and subgrade materials adjacent to these areas to become saturated, promoting subsequent localized pavement deterioration. Consequently, we recommend that most pavements abutting irrigated landscape areas be equipped with an underdrain system that penetrates a minimum depth equivalent to the bottom of the stabilized subgrade to intercept trapped shallow water and discharge it into a closed system or other acceptable discharge point.

Alternatively, curbing around landscaped sections adjacent to the parking lots and driveways could be constructed with full-depth curb sections to reduce horizontal water migration. However, underdrains may still be recommended dependent upon the soil type and spatial relationships. UES should review final grading plans to evaluate the need and placement of pavement and landscape underdrains.

9.5.3 Concrete (Rigid) Pavements

Concrete pavement is a rigid pavement that transfers reduced wheel pressures to the underlying subgrade soils when compared to a flexible pavement section. We recommend that the concrete pavement be supported on a stabilized subgrade. Our recommendations for the rigid pavement system are presented below:

1. The stabilized subgrade shall be at least 12 inches thick, “free-draining” (k≥ 5 feet/day) and have a positive seepage discharge point.

2. The stabilized subgrade and base materials should be densified to at least 98 percent of Modified Proctor test maximum dry density (ASTM D1557/AASHTO T-180).

3. The surface of the subgrade soils must be level, and any disturbances or wheel rutting corrected prior to placement of concrete.

4. Concrete pavement thickness should be uniform throughout, with exception to thickened edges (curb or footing).

5. The bottom of the pavement should be separated from the estimated typical wet season groundwater level by at least 12 inches.

6. We do not recommend the use of a limerock base course directly below the concrete pavement area

For a standard and heavy duty pavement we recommend using the design shown in Table 6.

TABLE 6
(UNREINFORCED) CONCRETE PAVEMENT

Minimum Pavement Thickness	Maximum Control Joint Spacing	Recommended Sawcut Depth
Standard Duty – 5 Inches	10 Feet x 10 Feet	1 ¼ Inches
Heavy Duty – 6 Inches	12 Feet x 12 Feet	1 ½ Inches

We recommend using concrete with a minimum 28-day compressive strength of 4,000 psi and minimum 28-day flexural strength (modulus of rupture) of at least 600 pounds per square inch, based on 3rd point loading of concrete beam test samples. Layout of the sawcut control joints should form square panels, and the depth of sawcut joints should be ¼ of the concrete slab thickness. The control joints should be sawed within 6 hours of concrete placement or as soon as the concrete has sufficient strength to support workers and equipment. We recommend allowing UES to review and comment on the final concrete pavement design, including section and joint details (type of joints, joint spacing, etc.), prior to the start of construction.

For further details on concrete pavement construction, please reference the "Guide to Jointing of Non-Reinforced Concrete Pavements" published by the Florida Concrete and Products Association, Inc., and "Building Quality Concrete Parking Areas", published by the Portland Cement Association.

9.5.4 Groundwater Considerations

One of the most critical influences on pavement performance is the relationship between the pavement subgrade and the seasonal high groundwater level. It has been our experience that roadways and parking areas may be damaged as a result of deterioration of the base and the base/surface course bond from saturation of the subgrade and/or base materials. We recommend that the seasonal high groundwater and the bottom of the base course be separated by at least 24 inches. For concrete pavement the minimum separation may be reduced to 18 inches provided the compacted base and subgrade is “free-draining” material.

Provided the native in-situ clays are selectively undercut a minimum of 2 feet below the bottom of the base of the pavement section, the recommended separation should be provided. The separation should be confirmed by reviewing the final site grading and paving plan. If the separation is not provided by grading and/or permanent surface drainage improvements, underdrains may be required.

9.5.5 Construction Traffic

Light duty roadways and incomplete pavement sections may not perform satisfactorily under construction traffic loadings. We recommend that construction traffic (construction equipment, concrete trucks, sod trucks, garbage trucks, dump trucks, etc.) be re-routed away from these roadways or that the pavement section design account for these loadings.

9.5.6 Site Preparation for New pavement Areas

Following is a list of our recommended site preparation procedures to prepare the new pavement areas for the proposed construction.

1. Strip the pavement areas of any roots, vegetation, debris, organics, etc. Stripping should be performed at least 3 feet beyond pavement edges. We recommend that the stripped surface be observed and probed by representatives of UES.

2. Following site clearing, grubbing and rough grading, the pavement areas should be proof-rolled using a large, fully loaded rubber-tired vehicle (dump truck) or similar equipment. Proof-rolling will help locate any surficial zones of especially loose or soft or unsuitable soils not encountered in the soil test borings, and should help provide more uniformity in the sandy subsurface soil profile. Unusual or unanticipated conditions identified during this process must be immediately brought to the attention of the UES Geotechnical Engineer. Field density testing is not required during proof-rolling operations.

3. If encountered within 24 inches below the bottom of the base course, we recommend undercutting clayey sands to clays in accordance with FDOT Standard Plans Index 120-002. Within the pavement areas, compact the exposed soils to at least 95 percent of the Modified Proctor test maximum dry density (ASTM D 1557) to a depth of at least 1 foot below the stripped surface and full depth of fill, or at least 2 feet below the bottom of base course (or concrete pavement) level, whichever is greater. Please note that the surficial soils within the new pavement areas may contain varying quantities of silt and clay. These silty/clayey soils tend to readily hold moisture and may require more stringent compactive efforts than clean fine sands.

4. Soil density testing to verify the uniformity of compactive efforts should be performed at a frequency of at least one (1) test for every 5,000 square feet per foot of compacted increment, or at a minimum of four test locations, whichever is greater.

5. Prior to the placement of the base course within the new asphalt pavement areas, the upper 12 inches of subgrade should be stabilized by pounding or mixing limerock into the subgrade in order to provide a stable and firm surface, so that the base course can be properly and uniformly placed and compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D 1557). Compliance testing should be performed at a frequency of one test per 10,000 square feet, or at a minimum of three test locations, whichever is greater.

9.6 Suitability of Over excavated Site Materials

The recovered soil samples were classified using visual and textural means, and limited laboratory testing. We offer below ***preliminary guidelines*** for the use of on-site soils, such as those excavated in cut sections and the proposed stormwater management basin, as fill material for the project.

Soil materials excavated and classified as fine sands to sand with silt and sand with clay (SP, SP-SM, SP-SC), with typically 12% fines or less (silt/clay fraction), may be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, provided the materials are properly dried, placed, and compacted.

Soil materials excavated and classified as silty fine sands [SM], with typically 12% to 25% fines, may also be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, after significant drying and some mixing with the fine sand material described above. Proper placement, proof rolling and compaction must also be performed.

Soil materials excavated and classified as clayey sand, silt or clay (SC, ML, MH, CL, and CH) and any organic-laden soils (5% or greater organics by weight) should not be reused as fill beneath building or pavement sections. These materials could be used in green areas, if applicable and in non-structural applications where excessive ground subsidence will not create functional or aesthetic problems. It should be noted that silt and clay materials will retain water and if used near the final grade may become saturated and soft for a significant period of time following a rain event.

Soil borings for a typical geotechnical report are widely spaced and generally not sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, UES does not recommend relying on our boring information to negate presence of anomalous materials or for estimation of material quantities unless our contracted services ***specifically*** include sufficient exploration for such purpose(s) and within the report we so state that the level of exploration provided should be sufficient to detect such anomalous conditions or estimate such quantities. Therefore, UES will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended.

9.7 Sewer and Utility Lines

9.7.1 General Recommendations

We assume that proposed sewer and other deep utility lines at the site may have invert elevations several feet below existing grades. In general, the soils at this approximate level may be sands to silty sands [SP/SM]; clayey sands and or clay [SC, CL, CH] may be encountered at deeper depths. The fine sand type soils, when excavated from below the water table, may require spreading and drying prior to reuse to achieve a moisture content sufficient to obtain the recommended degree of compaction. Silty sands may be reused as backfill material, but will require stringent moisture control to achieve compaction. The clayey soils [SC, CL, CH] should not be used as backfill material beside or above the utilities.

9.7.2 Trench Excavation and Backfill Recommendations

The following recommendations should be followed while installing the proposed utility lines.

- Where required, the soils in the areas of excavations for the installation of the proposed gravity/force main lines should be dewatered prior to the start of excavation. The groundwater level should be maintained at least 24 inches below the base of the trench and compaction surface during construction and backfill activities.

- After proper dewatering, excavate the trench as per the design configuration. Excavated trenches should be set back to a stable configuration or shored, in either case in accordance with OSHA requirements. Adequate bracing should be provided if necessary to prevent side slope failures.

- Compact the trench bottom a minimum density of 95 percent of the Modified Proctor maximum dry density to a depth of 1-foot below the bottom of the pipe or place the pipe in gravel bedding as described by FDOT Design Standards. Remove rock, boulders or other hard lumpy or unyielding material to depth of 12 inches below the bottom of the pipe elevation. The subgrade after excavation in some areas may include silty-clayey sands [SM-SC/SC] [A-2-4]/[A-2-6], which will be difficult to compact. If these soils are soft in nature, they should be over-excavated and removed under the direction of the testing agency representative. Alternatively, approximately 6 to 12 inches of #57 stone (gravel) may be placed at the bottom and compacted to stabilize the subgrade. When utilizing graded stone material, sufficient amount of sand should be added to fill all voids created by the use of 57 stone. The undercut areas should be covered with geotextile (separation fabric). Some areas may also include very clayey sands or sandy clay [SC/CH][A-6]/[A-7]; these soils should be over-excavated and removed under the direction of the testing agency representative.

- Fill materials above the spring-line of the pipe should be compacted to a minimum of 95 percent of the Modified Proctor maximum dry density (AASHTO T-180/ASTM D-1557). Native soils consisting of clean sands with less than 12 percent fines may be used as backfill material provided they are inorganic, have moisture contents below the optimum level and are properly placed. As possible, we recommend you avoid using silty and clayey sands as backfill material for this project.

- If imported materials are used as trench backfill material, the imported fill should contain less than 5 percent soil fines passing a number 200 sieve. You may also use imported fill material containing 5 to 12 percent soil fines; however, strict moisture control measures will be required, particularly for placement of these materials in excavations extending below the groundwater level.

- Backfill placed around the pipe and extending up to a level of 12 inches above the top of the pipe should be placed in loose, 6-inch lifts and compacted with light-weight equipment such as a small plate compactor. The remaining backfill may be placed in loose, 12-inch lifts across the full trench width and compacted. All backfill lifts should be compacted to a minimum density of 95 percent of the Modified Proctor maximum dry density prior to the placement of additional backfill. Compaction within the backfill trench should be performed using light-weight compaction equipment until the backfill has attained a level of at least 4 feet above the crown of the pipe. Beneath pavement areas, the top 12 inches of backfill should be compacted to at least 98 percent.

- Compliance test for densities should be performed as recommended by FDOT standards. Additionally, local jurisdictional compaction requirements should be followed when stricter than the recommendations herein.

9.8 Excavations

Excavations should be sloped as necessary to prevent slope failure and to allow backfilling. Temporary excavations below a depth of 4 feet should be sloped in accordance with OSHA regulations (29 CFR Part 1926) dated October 31, 1989. Where lateral confinement will not permit slopes to be laid back, the excavation should be shored in accordance with OSHA requirements. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

9.9 Stormwater Management System

The field and laboratory test data indicates that the near-surface sands with silt to silty sands generally have permeability rates of 0.5 to 21 feet per day, and the underlying clayey sand to sandy clay soils within the proposed stormwater management area for this project generally have permeability rates of less than 0.1 foot per day at the boring locations. Based upon the above findings, we recommend that you consider the soil parameters presented in Table 7 for design of the stormwater management system on the subject project site. It should be noted that the above referenced values are measured values and do not incorporate factor of safety.

TABLE 7 – STORMWATER MANAGEMENT SYSTEM SOIL DESIGN PARAMETERS

Corresponding Soil Boring Test Locations	B25/B26/B34/B35	B27/B28/B29	B30/B31/B32/B33
Average Depth to Confining Layer, feet	7	8	5
Estimated Average Unsaturated Vertical Infiltration rate, feet per day	7.5	1.5	2
Estimated Average Horizontal Hydraulic Conductivity, feet per day	12.5	2.5	3
Estimated Average Fillable Porosity, percentage	20	15	15
Estimated Seasonal High Water Table Depth, feet[1]	6.5	7.5	4.5

[1]The seasonal high water table will be a result of perched conditions.

10.0 POTENTIAL GEOTECHNICAL CONSTRAINTS TO SITE DEVELOPMENT

Our interpretation of the site soil and groundwater conditions is based on our general knowledge of the area, subsurface borings performed and laboratory analysis conducted. UES did identify geotechnical considerations that may impact the planned development of the site, as we currently understand it, using conventional construction practices. The identified considerations are:

1. The presence of a very loose sand layers from 0 to 10 feet below land surface in most of the borings throughout the project site that will necessitate compaction.

2. Deposits of Clayey Sands [SC] and Sandy Clays [CH] that may not be re-usable as fill in utility excavations.

3. The subgrade after deeper excavation, in some areas may include very clayey sands, which will be difficult to compact. The clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods.

4. Steep slopes will have an impact on the construction process. Measures should be taken to prevent erosion of the slope, during construction and during the life of the project. Grading shall be designed to ensure that drainage flows away from all structures, especially structures that are cut into hillsides.

5. Due to the presence of near surface clays it is important that the construction design incorporate factors to minimize water seepage around the proposed structures. Design factors may include underdrain/drainage intercepting water runoff from the slopes, and positive drainage around structures.

6. Potentially expansive clay soils. Where present, the potentially detrimental effect of the expansive clays can be remediated through site grading, over-excavation and replacement, site drainage and stiffened foundation.

11.0 REPORT LIMITATIONS

This Report has been prepared for the exclusive use of Rise Partners, and other members of the Design/Construction Team for the specific project discussed in this Report. This Report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty is expressed or implied.

The scope is limited to the specific project and locations described herein. Our description of the project's design parameters represents our understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in the design or location of the structures as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified, if required, and approved in writing by UES.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations that may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations and/or additional testing during the construction period and noting the characteristics of the variations.

Please note that this exploration was preliminary in nature, and was designed to help determine the presence of any near surface constraints which would significantly impact the intended development of the subject site, as well as affect the cost of construction. The information obtained from this exploration is not sufficient for final design of foundation systems, building and pavement grades, and stormwater ponds.

We strongly recommended that the information obtained from this preliminary exploration be supplemented with a more comprehensive subsurface exploration once the site plan have been finalized. Deeper soil borings are also required if you wish to evaluate the presence of deeper deposits of unsuitable soils on site. The foundations for the building and the pavement grades

should be designed based on the information obtained from a comprehensive geotechnical exploration program.

This report has not been prepared to meet the full needs of design professionals, contractors, or any other parties. Any use of this report without the guidance of the geotechnical engineer who prepared it constitutes improper usage which could lead to erroneous assumptions, faulty conclusions, and other problems.

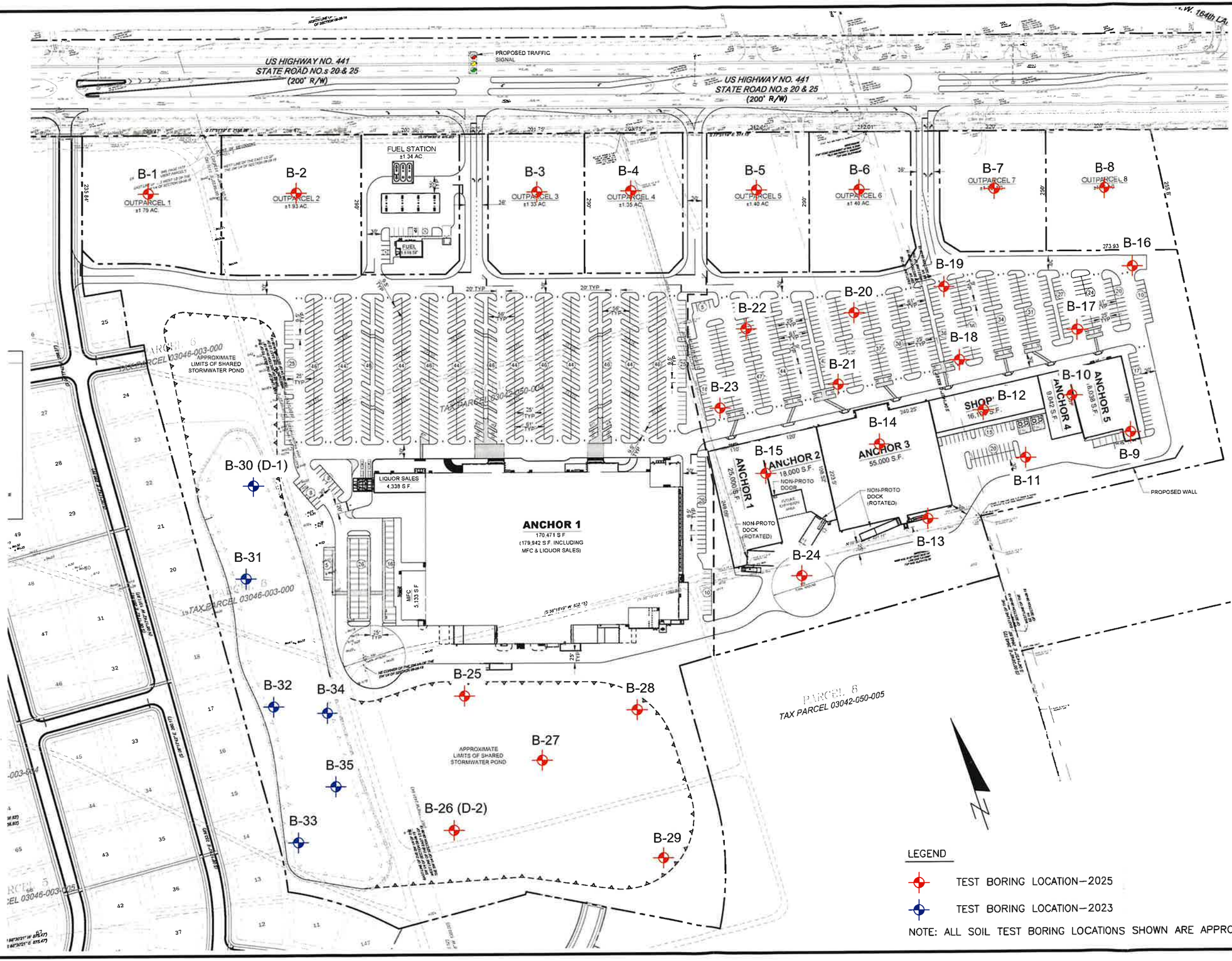
During the early stages of most construction projects, geotechnical issues not addressed in this report may arise. Because of the natural limitations inherent in working with the subsurface, it is not possible for a geotechnical engineer to predict and address all possible problems. A GBA publication, "Important Information About Your Geotechnical Engineering Report" appears in Appendix C, and will help explain the nature of geotechnical issues. Further, we present documents in Appendix C: Constraints and Restrictions, to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

APPENDIX A

Boring Location Plan

Boring Logs

Key to Boring Logs



RISE PARTNERS

DRAWN BY: KD	DATE: 12/5/25
CHECKED BY: ES	DATE: 12/5/25
SCALE: 1"=100'	ACADFILE: A25140.00683.005
PROJECT NO: A25140.00683.005	REPORT NO: 2160889

PROPOSED SHOPPING CENTER
US 441
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING LOCATION PLAN

UES

PAGE NO:
A - 1

UES

BORING NO: B-1

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 8' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown SAND, with silt [SP-SM]						
	X	1-1-2	3				8	4				
		2-1-2	3			4						
5		2-2-2	4			Loose to medium dense tan SAND, with silt [SP-SM]						
		5-6-6	12									
		6-6-7	13	▽		9						
		4-5-5	10			Medium dense to loose tan clayey SAND [SC]						
10												
	X	5-4-5	9			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-2

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-2

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-1-2	3			Loose dark brown SAND, with silt [SP-SM] 2.5						
		2-2-2	4			Loose tan SAND, with silt [SP-SM]	7	2				
5		2-2-3	5	▽		6						
		2-3-2	5			Loose light tan and orange SAND, with silt [SP-SM] 7						
		6-7-9	16			Medium dense gray and orange clayey SAND [SC]						
10		6-7-7	14									
		5-5-5	10			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-3

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-3

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown SAND, with silt [SP-SM]						
	X	2-1-2	3			2.5						
	X	2-2-3	5			Loose tan SAND, with silt [SP-SM]						
5	X	3-2-2	4			5.5						
	X	3-3-3	6			Loose silty SAND, with trace of clay [SM]						
	X	4-4-4	8			8.5						
	X	3-2-2	4			Loose tan SAND, with clay [SP-SC]						
10				▽		12						
						Medium dense gray and orange clayey SAND [SC]						
	X	5-5-6	11			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-4

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-4

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-2-2	4			Loose dark brown SAND, with silt [SP-SM] 2.5	10	5				
		2-2-2	4			Loose tan SAND, with silt [SP-SM]						
5		2-2-2	4									
		2-2-3	5			7						
		3-4-4	8			Loose tan silty SAND, with trace of clay [SM] 8.5						
		2-2-2	4			Loose light tan SAND, with clay [SP-SC]						
10				▽		12						
						Medium dense gray and orange clayey SAND [SC]						
		6-7-5	12			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-5

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-5

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/26/2025 **DATE COMPLETED** 11/26/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/26/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose to very loose brown SAND, with silt [SP-SM] 1						
		3-3-2	5			Very loose orange and brown SAND, with silt [SP-SM]						
		2-1/12"	1									
5		1-1-2	3			6						
		2-1-2	3			Loose orange silty clayey SAND [SM-SC]						
		3-3-2	5									
		3-3-3	6									
10				▽		12.5						
		5-6-7	13			Medium dense gray and orange very clayey SAND [SC]						
15						15						
						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-6

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-6

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** >10' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
		3-3-2	5			Loose light orange silty SAND [SM]						
		2-2-1	3			4	12	3				
5		2-1-2	3			Loose orange silty clayey SAND [SM-SC]						
		2-3-3	6									
		3-3-3	6									
		3-3-3	6									
10												
		3-4-3	7			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-7

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-7

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 1						
		1-2-1	3			Very loose to loose brown and light orange silty SAND [SM]						
		1-1-1	2									
5		2-1-2	3				18	7				
		2-2-2	4	▽		7						
		3-3-4	7			Loose to medium dense light brown and orange clayey SAND [SC]						
10		4-5-5	10			12.5						
						Very stiff orange and light green CLAY [CH]						
		7-8-8	16			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-8

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-8

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 2' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 0.8						
		4-4-4	8	▽		Loose brown and light orange silty SAND [SM]						
		6-6-5	11			4						
5		5-4-4	8			Stiff orange sandy CLAY [CH]	53	20	36	19		
		7-8-8	16			8						
		5-6-7	13			Medium dense orange and light green clayey SAND [SC]						
		7-7-9	16			12						
10						Medium dense orange and brown clayey SAND, with lenses of clay [SC]						
						17						
15		6-6-7	13			Medium dense tan and orange very clayey SAND, with lenses of clay [SC]						
						20						
		10-9-8	17			Boring Terminated at 20'						
20												
25												

REMARKS

FIGURE NUMBER: A-9

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-9

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 7.5' **BORING DEPTH** 40'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose brown SAND, with silt [SP-SM]						
		1-3-3	6									
		2-2-2	4			3						
						Loose brown and orange silty SAND [SM]						
5		2-3-2	5									
		3-2-3	5									
		3-3-3	6	▽								
						8.5						
		3-5-6	11			Medium dense brown and orange very clayey SAND [SC]						
10												
						13.5						
		2-4-4	8			Stiff green and orange CLAY, trace sand [CH]	87	47	59	36		
15												
						18.5						
		3-3-5	8			Stiff tan and orange sandy CLAY [CL]						
20												
		1-2-3	5				50	32	39	16		
25												

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Stiff tan and orange sandy CLAY [CL]						
						29						
		2-4-6	10			Medium dense tan and orange silty SAND, trace clay [SM]						
30						33.5						
		2-3-6	9			Medium dense tan silty clayey SAND [SM-SC]						
35						38.5						
		3-8-50/3"	50/3"			Very stiff tan and orange CLAY [CH], with limestone fragments						
						39.5						
						LIMESTONE						
40						40						
						Boring Terminated at 40'						
45												
50												

REMARKS

FIGURE NUMBER: A-10

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-10

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 35'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-3-3	6			Loose brown SAND, with silt [SP-SM]						
						2.5						
		2-2-2	4			Loose to medium dense brown and orange silty SAND [SM]						
5		2-2-3	5									
		3-4-6	10	▽								
						7						
		6-7-7	14			Stiff to very stiff green, gray and orange sandy CLAY [CL]						
		5-5-6	11				56	29	48	30		
10												
		6-8-9	17									
15												
						18.5						
		2-3-3	6			Loose tan and orange very silty clayey SAND [SM-SC]						
20												
		2-2-2	4									
25												

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose tan and orange very silty clayey SAND [SM-SC]						
						28.5						
		3-7-4	11			Medium dense to loose tan silty clayey SAND [SM-SC]						
30												
		2-2-2	4									
35						35						
						Boring Terminated at 35'						
40												
45												
50												

REMARKS

FIGURE NUMBER: A-12

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-11

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
		2-3-3	6			Loose brown and orange silty SAND [SM]						
		1-2-1	3									
5		2-2-2	4									
		1-2-3	5	▽		7						
		6-6-7	13			Stiff gray and orange sandy CLAY [CH]						
10		6-4-6	10			13.5						
		5-5-8	13			Stiff gray and orange CLAY [CH]						
15						18.5						
20		6-10-10	20			Medium dense gray, tan and orange clayey SAND [SC]						
		5-9-12	21			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-14

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-12

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
		2-2-2	4			Loose to very loose orange and brown silty SAND [SM]						
		2-1-1	2									
5		1-1-1	2									
		1-1-1	2									
		1-1-2	3									
		1-2-3	5									
10				▽		12						
						Stiff gray and orange sandy CLAY [CH]						
		3-5-6	11				72	41	64	37		
15												
		2-5-8	13									
20						23.5						
		4-4-5	9			Loose gray and orange clayey SAND [SC] 25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-16

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-13

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/26/2025 **DATE COMPLETED** 11/26/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/26/2025 **EST. S.H.G.W.T (FT.)** 7.5' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 0.4						
		2-1-2	3			Loose orange and brown silty SAND [SM]						
		2-1-2	3									
5		2-2-2	4				19	7				
		3-2-2	4									
		3-2-3	5	▽		8.5						
		4-5-4	9			Medium dense orange and brown clayey SAND [SC]						
10												
		6-7-8	15				27	16				
15						17						
						Very stiff to stiff orange and light green sandy CLAY [CH]						
		4-8-10	18									
20												
		4-6-7	13			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-17

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-14

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] and trace of limerock 0.4						
		3-4-3	7			Loose orange silty SAND [SM]						
		3-1-2	3									
5		2-1-1	2									
		2-1-2	3									
		1-2-2	4									
		2-2-2	4				12	8				
10				▽		12						
						Medium dense tan, gray and orange clayey SAND [SC]						
		3-5-8	13									
15						17.5						
						Stiff green and orange CLAY [CH]						
		4-6-8	14									
20												
		4-6-9	15			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-18

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-15

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 5' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] and trace gravel 0.7						
		6-5-3	8			Loose orange silty SAND [SM]						
		1-2-1	3									
5		1-1-2	3	▽		6						
		1-2-3	5			Loose orange clayey SAND [SC] 7.5						
		4-4-6	10			Stiff orange, gray and light green sandy CLAY [CH]						
10		3-5-7	12				74	34	53	29		
						12						
						Stiff orange and tan sandy CLAY [CH], with limestone fragments						
		4-4-5	9									
15												
						19						
		3-5-6	11			Stiff green, gray and orange CLAY [CH], with 20						
20						limestone fragments 20						
						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-19

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-16

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 3' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
		3-3-2	5			Loose brown silty SAND [SM], with roots						
		2-2-3	5	▽		3.5						
		4-3-4	7			Loose brown and orange silty clayey SAND [SM-SC] 4						
5						Loose brown clayey SAND [SC] 5.5						
		4-7-8	15			Very stiff gray and orange sandy CLAY [CH] 7	56	27				
		5-5-6	11			Medium dense gray and orange very clayey SAND [SC]						
		3-5-7	12									
10												
						13.5						
		3-5-6	11			Medium dense tan and orange clayey SAND [SC]						
15												
						18.5						
		5-5-5	10			Medium dense to loose tan and orange silty clayey SAND [SM-SC]						
20												
		3-3-4	7			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-20

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-17

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 3' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
		2-2-1	3			Loose brown and orange silty SAND [SM]						
		2-1-2	3	▽								
5		1-1-1	2									
		2-2-3	5			7						
		4-10-10	20			Medium dense orange and tan very clayey SAND [SC] 8.5						
10		6-7-7	14			Stiff brown, gray and orange sandy CLAY [CH] 13.5						
15		5-8-10	18			Medium dense tan and orange clayey SAND [SC] 18.5						
20		5-5-5	10			Stiff to firm tan, brown and orange sandy CLAY [CH]						
25		1-2-3	5			25						
						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-21

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-18

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1.5						
		5-5-3	8			Loose to medium dense orange silty SAND [SM]						
		2-2-3	5									
5		2-3-4	7									
		4-3-4	7									
		5-4-4	8									
		5-5-6	11									
10				▽		12						
						Medium dense tan and orange clayey SAND [SC]						
		6-5-6	11									
15						18.5						
		3-7-8	15			Very stiff gray and orange sandy CLAY [CH], with limestone fragments 20						
20						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-22

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-19

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 1						
		2-2-1	3			Very loose light brown and light orange silty SAND [SM]						
		1-1-1	2									
5		1-1-2	3			5.5	13	5				
		2-2-2	4	▽		Loose orange silty clayey SAND [SM-SC] 7						
		4-5-5	10			Medium dense orange very clayey SAND [SC], with limestone fragments 9.5						
10		6-5-5	10			Stiff orange and light green sandy CLAY [CH], with limestone fragments 10						
						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-23

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-20

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
		1-2-1	3			Very loose to loose orange silty SAND [SM]						
		2-1/12"	1									
5		WOH-1	1									
		1-2-1	3									
		2-1-2	3									
		2-2-3	5			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-24

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-21

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 0.8						
		5-4-3	7			Loose orange silty SAND [SM]						
		3-1-2	3									
5		2-1-1	2									
		2-1-1	2									
		2-2-1	3									
		2-2-2	4			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-25

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-22

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND [SP] 0.8						
		4-6-4	10			Medium dense orange brown silty SAND [SM] 2.5	12	3				
		2-1-1	2			Very loose orange silty SAND [SM]						
5		1-2-1	3									
		1-1-1	2									
		1-2-1	3									
		2-1-2	3			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-26

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-23

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] and limerock 0.7						
		3-3-3	6			Loose orange brown silty SAND [SM] 2.5						
		1-2-1/12"	3			Very loose orange silty SAND [SM]						
5		1-1	1									
		1-1-1	2									
		1-1-1	2									
		1-2-1	3			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-27

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-24

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM], and with asphalt millings (Fill) 0.4						
	X	2-2-2	4			Loose brown silty SAND [SM] 2.5						
		3-1-2	3			Loose orange silty SAND [SM]						
5		1-2-2	4			6						
		2-2-3	5			Loose orange silty SAND, with trace of clay [SM]						
		3-2-3	5									
		3-3-3	6									
10				▽		12						
						Loose brown and orange clayey SAND [SC]						
		3-3-5	8									
15						16						
						Orange and gray very clayey SAND [SC]						
						19						
		4-5-6	11			Stiff gray and orange CLAY, trace sand [CH] 20						
20						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-28

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-25

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 8' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-1-1	2			Very loose dark brown SAND, with silt [SP-SM] 2.5						
		1/12"	1			Very loose light orange SAND, with silt [SP-SM] 5.5	7	4				21
5		1/12"-1	1									
		1-2-2	4			Loose orange silty SAND [SM] 8.5						
		3-2-2	4	▽								
		2-2-3	5			Loose orange and tan clayey SAND [SC] 13.5						
10												
		4-5-7	12			Stiff gray and orange CLAY [CH] 15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-29

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-26

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 6.5' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-2-3	5			Loose dark brown SAND, with silt [SP-SM] 2.5	11	5				
		2-2-3	5			Loose orange silty SAND [SM], trace wood and roots 4						
5		2-2-2	4			Loose orange silty SAND [SM]	14	6				<0.5
		2-3-4	7	▽		7						
		3-3-3	6			Loose to medium dense greenish gray and orange clayey SAND [SC]						
		3-4-4	8									
10												
		5-7-8	15									
15												
		4-5-6	11			20						
20						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-30

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-27

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-2-2	4			Loose dark brown SAND, with silt [SP-SM] 2.5	9	3				11
		2-2-2	4			Loose orange SAND, with silt [SP-SM] 4						
5		2-3-2	5			Loose to medium dense orange silty SAND [SM]						
		3-3-4	7									
		3-4-4	8									
		5-4-5	9									
10				▽		12						
						Medium dense orange clayey SAND [SC]						
		5-6-6	12			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-31

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-28

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-1-2	3			Loose dark brown silty SAND [SM]						
						2.5						
		2-2-2	4			Loose orange silty SAND [SM]						
5		2-3-2	5				18	7				<0.5
		3-3-3	6									
		3-3-3	6									
		3-4-4	8									
10												
		4-4-4	8									
15												
						18.5						
		4-5-5	10			Medium dense to loose tan and gray clayey SAND [SC]						
20												
		3-3-4	7									
25						25						
						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-32

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-29

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown silty SAND [SM]						
		1-2-2	4			2.5						
		2-2-3	5			Loose orange silty SAND [SM]						
5		3-3-3	6									
		3-4-4	8									
		4-3-4	7				15	5				0.8
		3-4-4	8									
10				▽		12						
						Medium dense gray and red clayey SAND [SC]						
		6-6-7	13									
15						18.5						
		4-5-5	10			Medium dense gray and red clayey SAND [SC], with limestone fragments						
20												
		5-6-7	13			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-33

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-30

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/08/2023 **DATE COMPLETED** 06/08/2023

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/08/2023 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		3-3-4	7			Loose dark orange clayey SAND [SC] 2.5	30	9				
		3-4-4	8			Loose brown clayey SAND [SC] 5.5						
5		4-5-5	10									
		4-4-5	9			Loose to medium dense light gray and orange clayey SAND [SC] 13.5						
		5-5-5	10									
		5-6-6	12									
10												
		5-6-11	17			Very stiff green and orange CLAY [CH], with trace limestone fragments 15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-34

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-31

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 08/29/2024 **DATE COMPLETED** 08/29/2024

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 08/29/2024 **EST. S.H.G.W.T (FT.)** 2' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
		2-2-2	4	▽		Loose light brown and light orange SAND [SP] 2.5	8	4				13
		2-1-2	3			Loose orange clayey SAND [SC]						
5		2-3-4	7									
		5-5-9	14			6.5						
		5-7-8	15			Stiff orange and gray sandy CLAY [CH]						
		4-6-8	14									
10						12						
						Loose gray and orange clayey SAND [SC]						
		3-4-5	9			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-35

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-32

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/08/2023 **DATE COMPLETED** 06/08/2023

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/08/2023 **EST. S.H.G.W.T (FT.)** 2' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		2-3-3	6	▽		Loose dark brown silty SAND [SM] 2.5	19	6				
		3-3-3	6			Loose orange, brown clayey SAND [SC]						
5		2-3-3	6									
		4-5-5	10			7						
		4-4-4	8			Loose to medium dense gray clayey SAND [SC]						
		4-5-5	10									
10						13.5						
		6-7-9	16			Very stiff light green and orange CLAY [CH], with trace cemented clay 15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-36

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-33

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/07/2023 **DATE COMPLETED** 06/07/2023

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/07/2023 **EST. S.H.G.W.T (FT.)** 5' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		5-4-2	6			Loose dark brown SAND, with silt [SP-SM]						
		2-2-2	4				10	2				12
5		2-2-2	4	▽		5.5						
		2-3-2	5			Loose to medium dense tan clayey SAND [SC]						
		5-6-6	12									
10		5-5-6	11			13.5						
		7-9-11	20			Very stiff orange and light gray CLAY [CH], with cemented clay						
15						15						
						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-37

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-34

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 08/29/2024 **DATE COMPLETED** 08/29/2024

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 08/29/2024 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		3-2-2	4			Loose brown SAND, with silt [SP-SM] 2.5						
		2-1-1	2			Very loose to loose light brown and orange SAND [SP]						
5		WOH-1	1				8	4				16
		1-2-2	4									
		2-2-2	4			8.5						
		3-5-5	10	▽		Medium dense orange silty clayey SAND [SM-SC] 12.5						
10						Loose orange, brown and gray very clayey SAND [SC] 15						
		4-4-5	9			Boring Terminated at 15'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-38

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-35

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/07/2024 **DATE COMPLETED** 06/07/2024

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/07/2023 **EST. S.H.G.W.T (FT.)** 5' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-1-2	3			Loose dark brown SAND, with silt [SP-SM] 2.5	10	5				12
		2-1-2	3			Loose tan SAND, with silt [SP-SM] 4						
5		2-2-2	4	▽		Loose orange silty SAND [SM] 5.5						
		2-4-4	8			Loose tan clayey SAND [SC] 7						
		4-4-4	8			Stiff to very stiff gray and orange CLAY [CH]						
10		6-7-11	18									
		10-13-15	28			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-39

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: D-1

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 12/03/2025 **DATE COMPLETED** 12/03/2025

SAMPLE METHOD ASTM D-1452 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 12/03/2025 **EST. S.H.G.W.T (FT.)** 1' **BORING DEPTH** 6'

COMMENTS

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
				▽		Brown silty SAND [SM] 1	78	42				
						Orange clayey SAND [SC] 2						
						Orange and green CLAY, trace sand [CH] 4						
5						Orange and tan very clayey SAND [SC] 6						
						Boring Terminated at 6'						
10												
15												
20												
25												

REMARKS

FIGURE NUMBER: A-40

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: D-2

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 12/03/2025 **DATE COMPLETED** 12/03/2025

SAMPLE METHOD ASTM D-1452 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 12/03/2025 **EST. S.H.G.W.T (FT.)** N.E. **BORING DEPTH** 6'

COMMENTS

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 1						
						Orange SAND, with silt [SP-SM] 4	10	5				
5						Orange silty SAND [SM] 6						
						Boring Terminated at 6'						
10												
15												
20												
25												

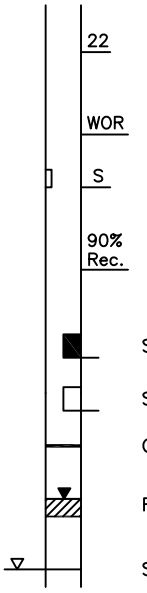
REMARKS

FIGURE NUMBER: A-41

PROJECT: PROPOSED SHOPPING CENTER

KEY TO BORING LOGS

SYMBOLS



22	Number of Blows of a 140–lb Weight Falling 30 in. Required to Drive Standard Spoon One Foot
WOR	Weight of Drill Rods
S	Thin–Wall Shelby Tube Undisturbed Sampler Used
90% Rec.	Percent Core Recovery from Rock Core–Drilling Operations
	Sample Taken at this Level
	Sample Not Taken at this Level
	Change in Soil Strata
	Free Ground Water Level
	Seasonal High Ground Water Level

GRANULAR MATERIALS

Relative Density	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Loose	Less than 4	Less than 3
Loose	4–10	3–8
Medium Dense	10–30	8–24
Dense	30–50	24–40
Very Dense	>50	>40

COHESIVE MATERIALS

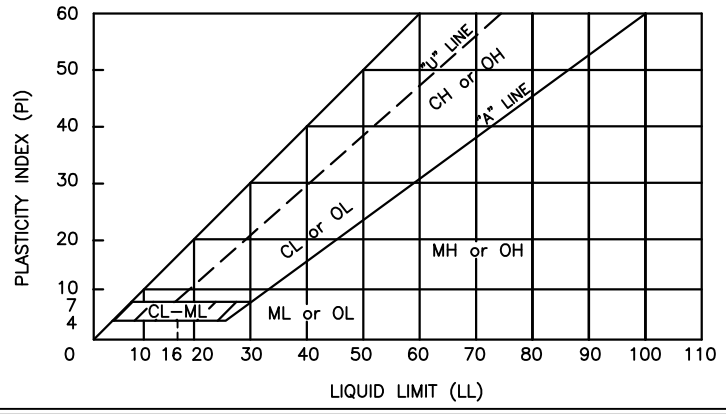
Consistency	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Soft	Less than 2	Less than 1
Soft	2–4	1–3
Firm	4–8	3–6
Stiff	8–15	6–12
Very Stiff	15–30	12–24
Hard	>30	>24

UNIFIED CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 200 sieve	CLEAN GRAVELS	GW	Well–graded gravels and gravel–sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel–sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels, gravel–sand–silt mixtures
			GC	Clayey gravels, gravel–sand–clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well–graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand–silt mixtures
			SC	Clayey sands, sand–clay mixtures
FINE-GRAINED SOILS 50% or more passes No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomacaceous fine sands or silts, elastic silts
			CH	Inorganic clays or high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly organic Soils			PT	Peat, muck and other highly organic soils

* Based on the material passing the 3–in. (75mm) sieve.

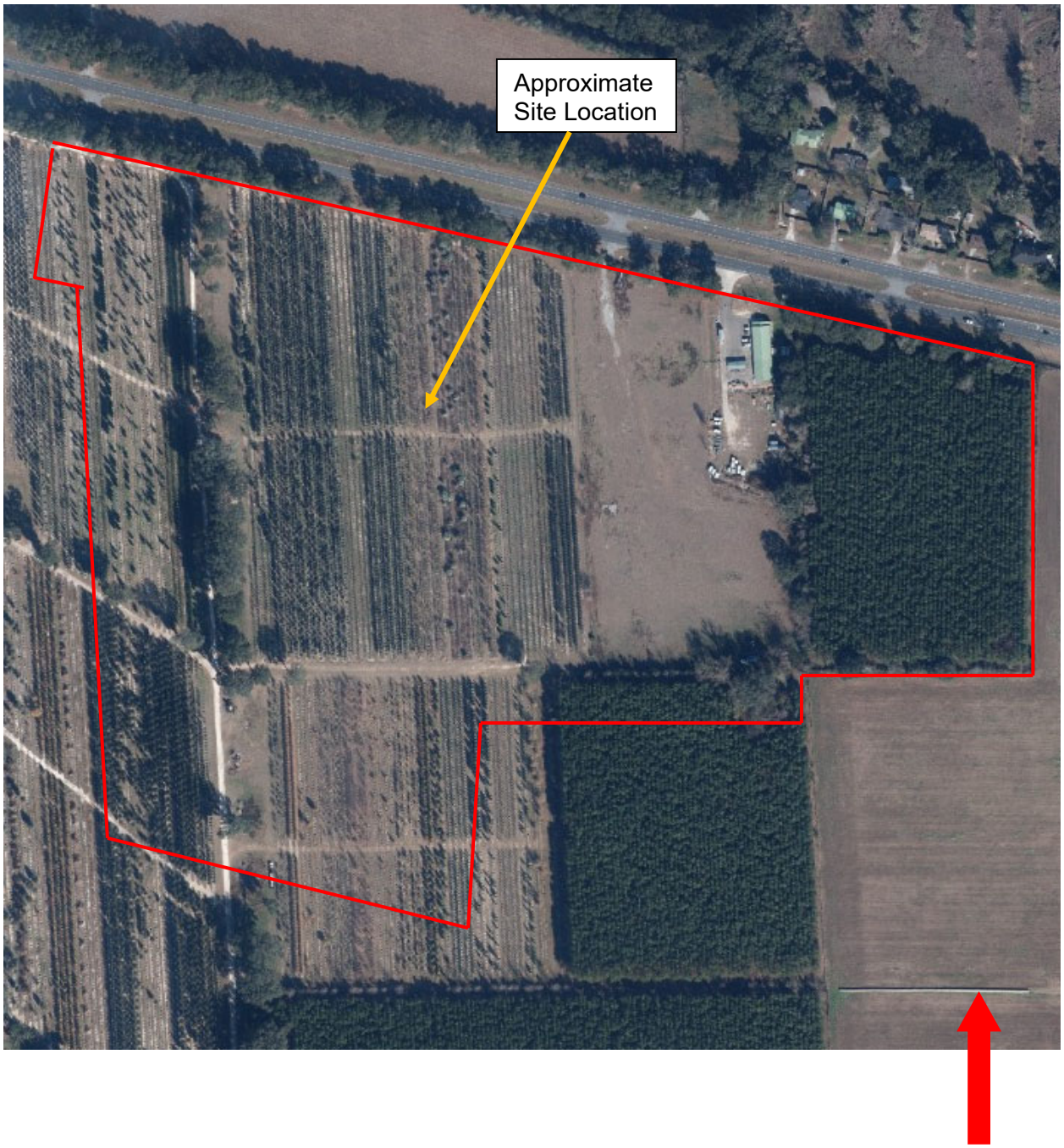
PLASTICITY CHART



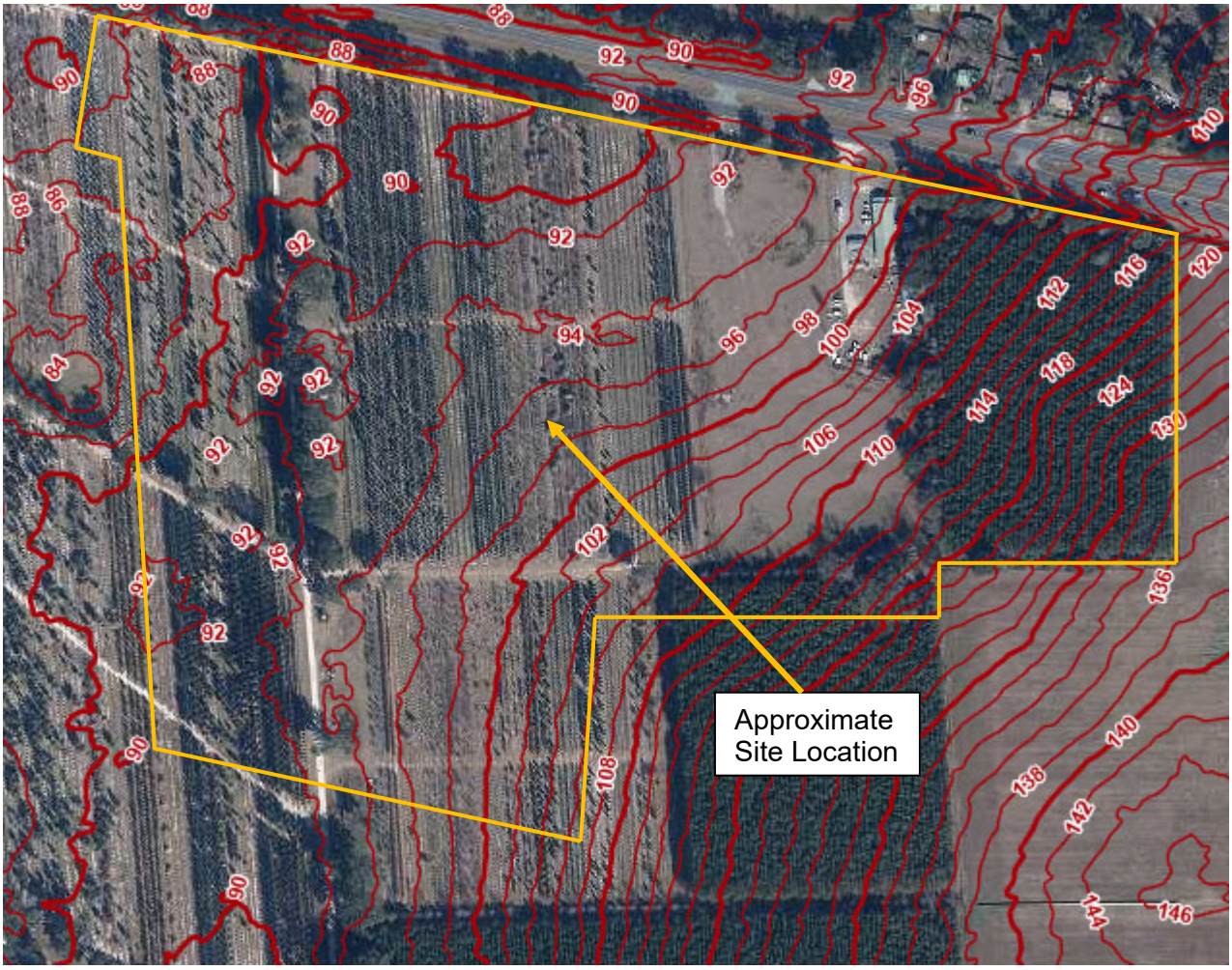
APPENDIX **B**

Site Location Map

Contour Map



UES	**Proposed Alachua Commercial Center US HWY 441 Alachua, Alachua County, Florida**		
	SITE LOCATION MAP		
	DATE: 12-09-25	UES PROJECT NO.: A25140.00683.005	APPENDIX NO.: B
	SCALE: N.T.S.	REPORT NO.: 2160889	FIGURE NO.: B-1



Source: Alachua County Property Appraiser – Interactive GIS Map

UES	**Proposed Alachua Commercial Center US HWY 441 Alachua, Alachua County, Florida**		
	Contour Map		
	DATE: 12-09-25	UES PROJECT NO.: A25140.00683.005	APPENDIX NO.: B
	SCALE: N.T.S.	REPORT NO.: 2160889	FIGURE NO.: B-2

APPENDIX C

Summary of Laboratory Test Results

Double Ring Infiltrometer (DRI) Test Results

Limerock Bearing Ratio (LBR) Test Results

Description of Laboratory Testing Procedures

Description of Field Testing Procedures

SUMMARY OF LABORATORY RESULTS

PROJECT: Proposed Alachua Commercial Center | **REPORT: 2160889**

CLIENT: Rise Partners | **December 19, 2025**

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-1	3	Dark Brown Sand, with silt	SS	4										8		SP-SM
B-2	3	Tan Sand, with silt	SS	2										7		SP-SM
B-4	1.5	Dark Brown Sand, with silt	SS	5										10		SP-SM
B-6	3	Light Orange Silty Sand	SS	3										12		SM
B-7	4.5	Brown/Light Orange Silty Sand	SS	7										18		SM
B-8	6	Orange Sandy Clay	SS	20	36	19								53		CH
B-9	14	Green/Orange Clay	SS	47	59	36								87		CH
B-9	24	Tan/Orange Sandy Clay	SS	32	39	16								50		CL
B-10	9	Green/Gray/Orange Sandy Clay	SS	29	48	30								56		CL
B-12	14	Gray/Orange Sandy Clay	SS	41	64	37								72		CH
B-13	4.5	Orange/Brown Silty Sand	SS	7										19		SM
B-13	14	Orange/Brown Clayey Sand	SS	16										27		SC
B-14	9	Orange Silty Sand	SS	8										12		SM
B-15	9	Orange/Gray/Light Green Sandy Clay	SS	34	53	29								74		CH
B-16	6	Gray/Orange Sandy Clay	SS	27										56		CH
B-19	4.5	Light Brown/Light Orange Silty Sand	SS	5										13		SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

SUMMARY OF LABORATORY RESULTS

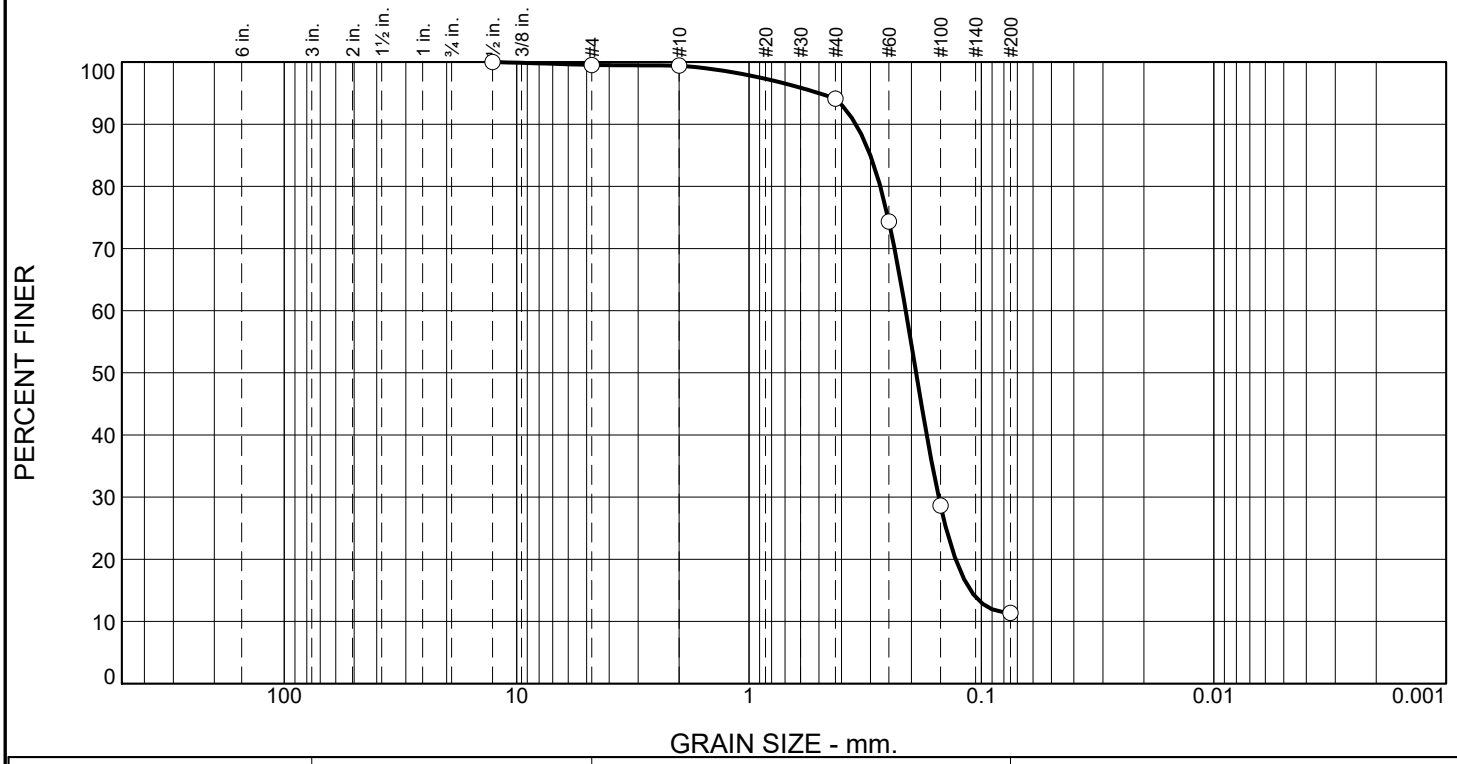
PROJECT: Proposed Alachua Commercial Center | **REPORT: 2160889**

CLIENT: Rise Partners | **December 19, 2025**

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-22	1.5	Orange/Brown Silty Sand	SS	3										12		SM
B-25	3	Light Orange Sand, with silt	SS	4			21							7		SP-SM
B-26	1.5	Dark Brown Sand, with silt	SS	5					100	99	94	74	29	11		SP-SM
B-26	4.5	Orange Silty Sand	SS	6			< 0.5							14		SM
B-27	3	Orange Sand, with silt	SS	3			11							9		SP-SM
B-28	6	Orange Silty Sand	SS	7			< 0.5							18		SM
B-29	7.5	Orange Silty Sand	SS	5			0.8							15		SM
B-30	1.5	Dark Orange Clayey Sand	SS	9										30		SC
B-31	1	Brown Sand, with silt	SS	4			13							8		SP-SM
B-32	1.5	Dark Brown Silty Sand	SS	6										19		SM
B-33	3	Dark Brown Sand, with silt	SS	2			12							10		SP-SM
B-34	5	Light Brown/Orange Sand, with silt	SS	4			16							8		SP-SM
B-35	3	Tan Sand, with silt	SS	5			12							10		SP-SM
D-1	2.5	Orange/Green Clay	A	42										78		CH
D-2	2	Orange Sand, with silt	A	5					100	100	95	75	27	10		SP-SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.5	0.1	5.3	82.7	11.4	

TEST RESULTS

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
1/2"	100.0		
#4	99.5		
#10	99.4		
#40	94.1		
#60	74.3		
#100	28.6		
#200	11.4		

* (no specification provided)

Material Description

Dark Brown Sand, with silt

Atterberg Limits (ASTM D 4318)

PL= **LL=** **PI=**

Classification

USCS (D 2487)= SP-SM **AASHTO (M 145)=**

Coefficients

D_{90}= 0.3471 D_{85}= 0.3007 D_{60}= 0.2117
D_{50}= 0.1910 D_{30}= 0.1528 D_{15}= 0.1114
D_{10}= C_u= C_c=

Remarks

Date Received: **Date Tested:**

Tested By: SB

Checked By: ES/TK

Title: P.E.

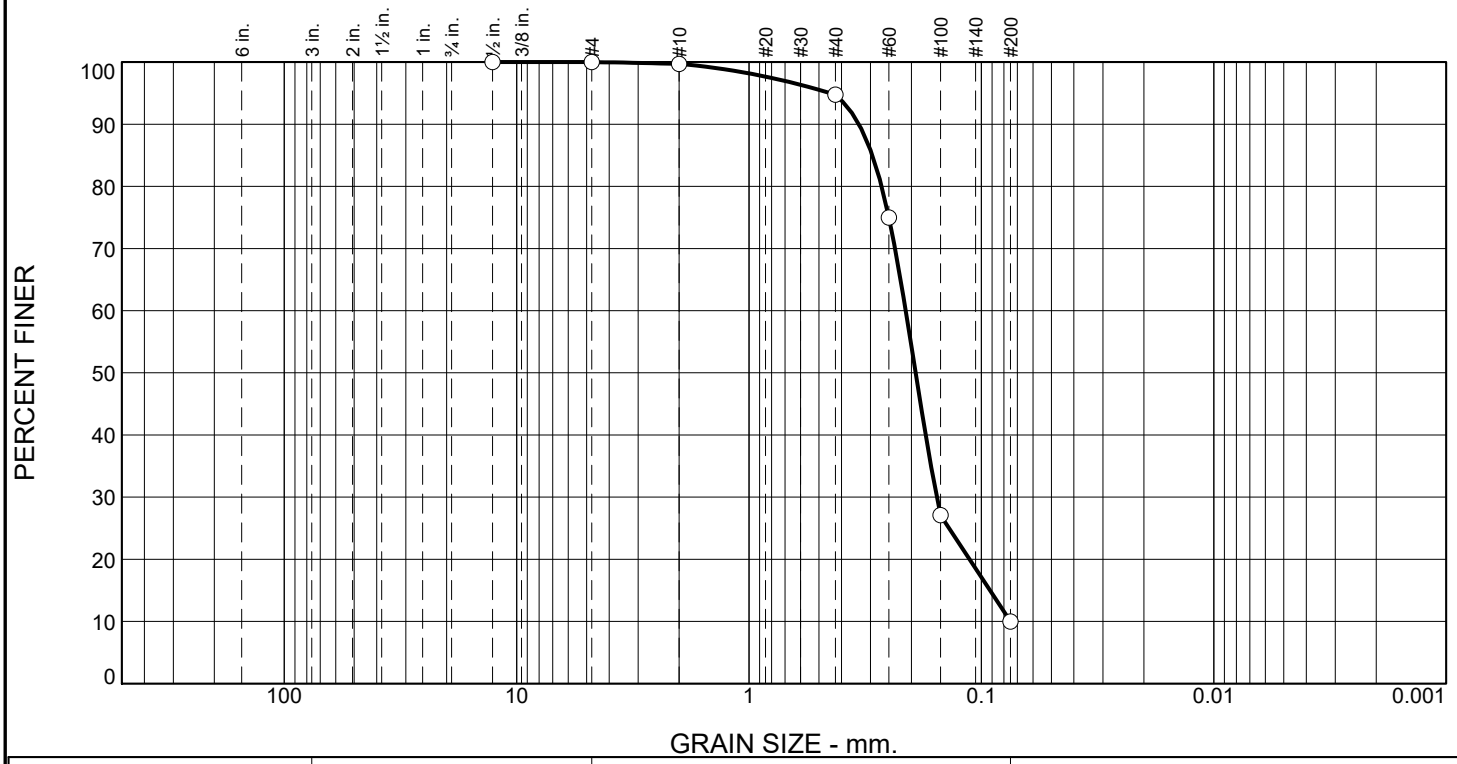
Location: B-26
Sample Number: 1 **Depth:** 1.5 **Date Sampled:**

UES Professional Solutions

Client: Rise Partners
Project: Proposed Shopping Center - Alachua

Project No: A25140.00683.005 **Figure**

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.3	4.9	84.8	10.0	

TEST RESULTS

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
1/2"	100.0		
#4	100.0		
#10	99.7		
#40	94.8		
#60	75.0		
#100	27.1		
#200	10.0		

* (no specification provided)

Material Description

Orange Sand, with silt

Atterberg Limits (ASTM D 4318)

PL= **LL=** **PI=**

Classification

USCS (D 2487)= SP-SM **AASHTO (M 145)=**

Coefficients

D_{90}= 0.3368 D_{85}= 0.2948 D_{60}= 0.2117
D_{50}= 0.1919 D_{30}= 0.1556 D_{15}= 0.0919
D_{10}= 0.0750 C_u= 2.82 C_c= 1.53

Remarks

Date Received: _____ **Date Tested:** _____

Tested By: SB

Checked By: ES/TK

Title: P.E.

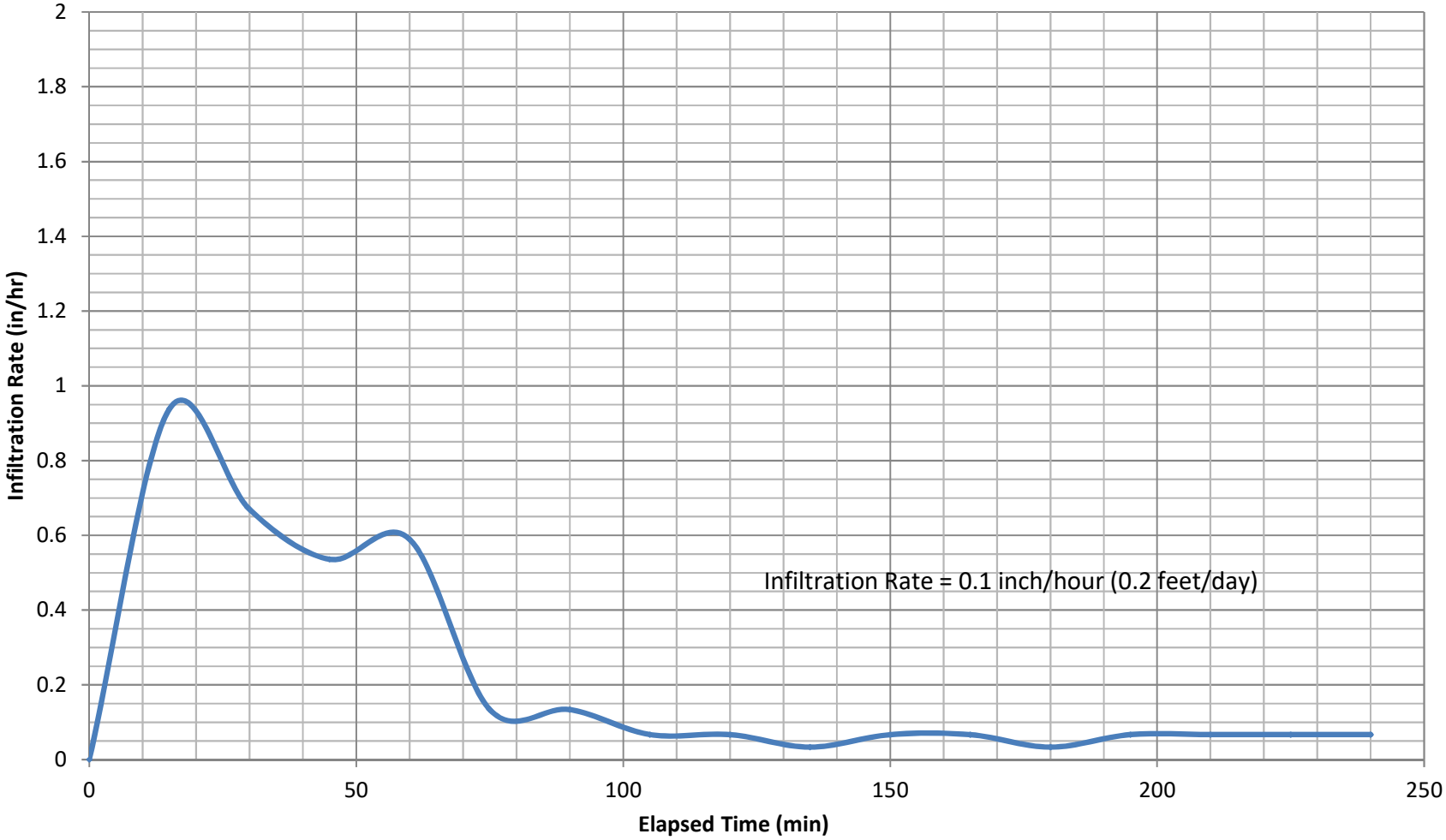
Location: D-2
Sample Number: 2 **Depth:** 2 **Date Sampled:**

UES Professional Solutions

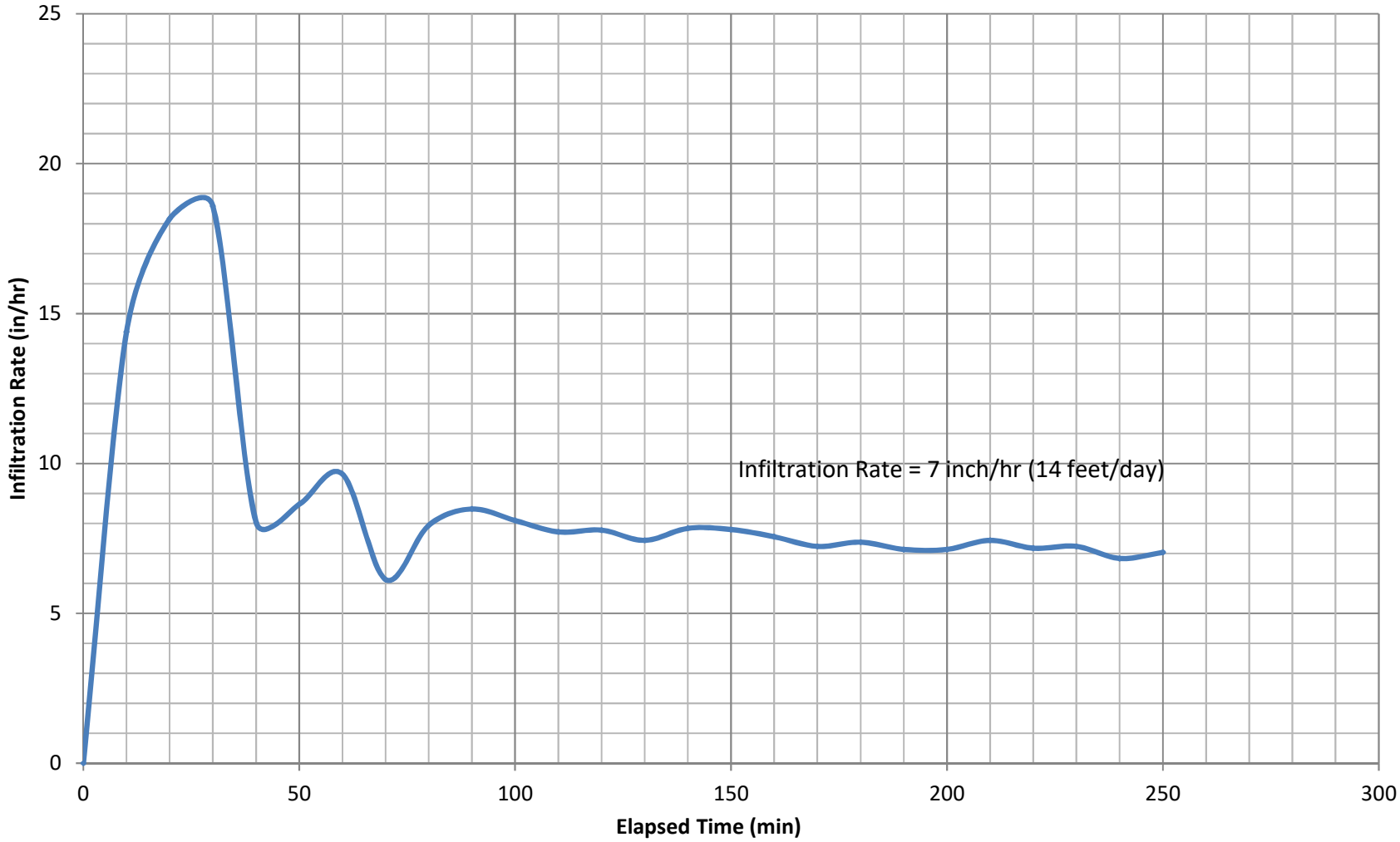
Client: Rise Partners
Project: Proposed Shopping Center - Alachua

Project No: A25140.00683.005 **Figure**

Alachua Shopping Center- Double Ring Infiltrometer (DRI-1 @ 2 ft)



Alachua Shopping Center- Double Ring Infiltrometer (DRI-2 @ 2 ft)



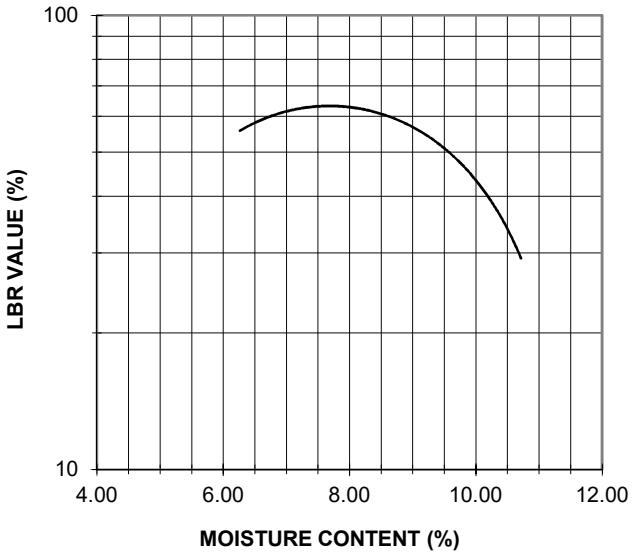
LIMEROCK BEARING RATIO TEST RESULTS
(FM 5-515)

TESTED FOR: Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

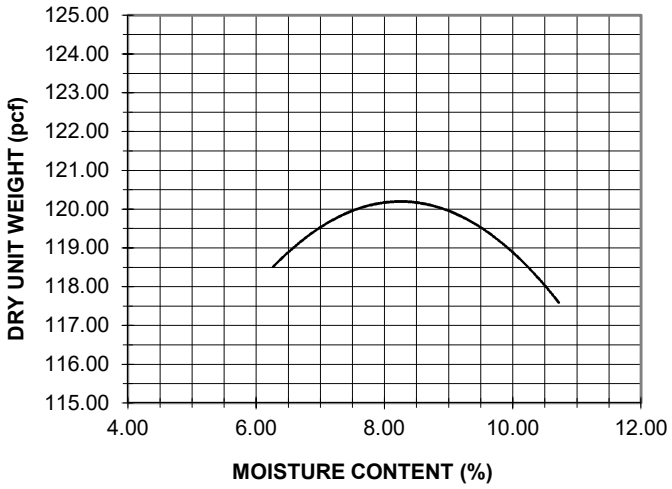
PROJECT: Proposed Shopping Center
US 441
Alachua, Alachua County

DATE TESTED: December 10, 2025 **REPORT NO:** 2161206

SAMPLE LOCATION: B-4
SOIL DESCRIPTION: Brown Sand, with silt to Silty Sand



PROJECT LBR REQUIREMENT: **40** LBR VALUE: **65**



OPT MOISTURE: **8.0** MAX DENSITY: **120.0**

UES PROFESSIONAL SOLUTIONS
4475 S.W. 35TH TERRACE, GAINESVILLE, FL. 32608
(352)372-3392 (352)336-7914 (FAX)

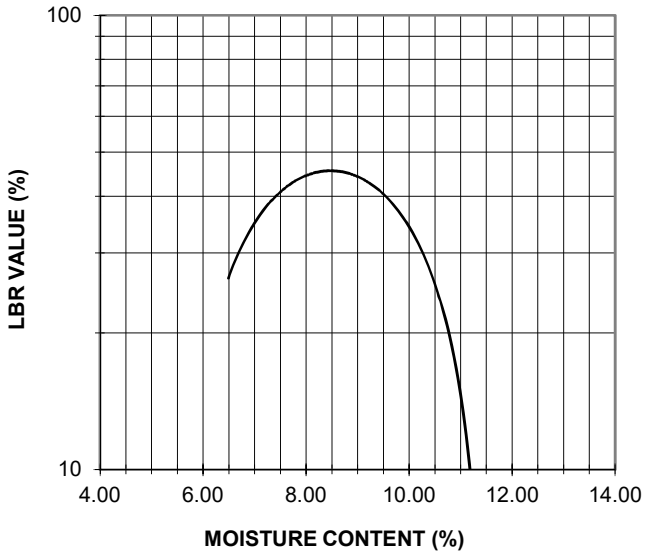
LIMEROCK BEARING RATIO TEST RESULTS
(FM 5-515)

TESTED FOR: Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

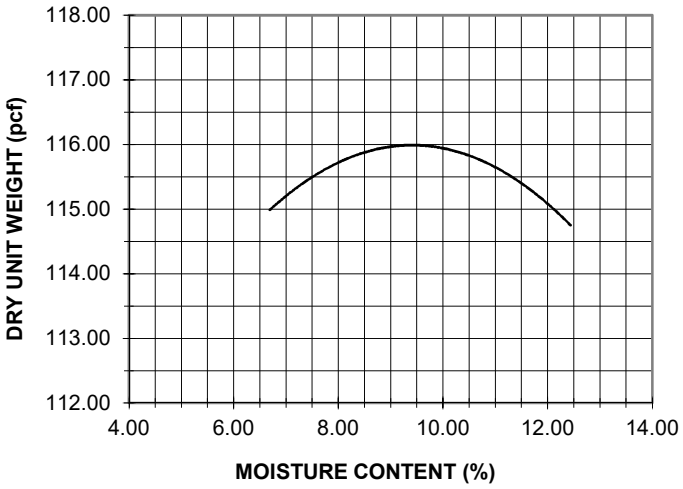
PROJECT: Proposed Shopping Center
US 441
Alachua, Alachua County

DATE TESTED: December 10, 2025 **REPORT NO:** 2161206

SAMPLE LOCATION: B-22
SOIL DESCRIPTION: Orange/Brown Silty Sand



PROJECT LBR REQUIREMENT: **40** LBR VALUE: **43**



OPT MOISTURE: **9.5** MAX DENSITY: **116.0**

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4475 S.W. 35TH TERRACE, GAINESVILLE, FL. 32608
(352)372-3392 (352)336-7914 (FAX)

APPENDIX C

DESCRIPTION OF LABORATORY TESTING PROCEDURES

UNIFIED SOIL CLASSIFICATION - ASTM D-2487

This practice describes a system for classifying mineral and organo-mineral soils for engineering purposes based on laboratory determination of particle size characteristics, liquid limit, and plasticity index.

WASH 200 TEST - ASTM D-1140

The Wash 200 test is performed by passing a representative soil sample over a No. 200 sieve and rinsing with water. The percentage of the soil grains passing this sieve is then calculated.

FULL SIEVE GRADATION TEST – ASTM D-422

On occasion it is helpful to evaluate the overall compositional characteristics of a soil and the #200 sieve analysis is supplemented with a full grain size distribution. A set of sieves with varying mesh sizes is used to determine the gradation of the soil particle sizes.

MOISTURE CONTENT DETERMINATION - ASTM D-2216

Moisture content is the ratio of the weight of water to the dry weight of soil. Moisture content is measured by drying a sample at 105 degrees Celsius. The moisture content is expressed as a percent of the oven dried soil mass.

ATTERBERG LIMITS – ASTM D-4318

The Atterberg limits are the upper and lower limits of the range of water content over which a soil exhibits plastic behavior, and are defined as the liquid limit and plastic limit, respectively.

The liquid limit is estimated as follows: The soil is mixed with distilled water to form a thick paste, which is then placed in a brass cup mounted on an edge pivot and rests initially on a rubber base. The base is then leveled off horizontally and divided by cutting a groove with a standard tool. The two halves of the soil gradually flow together as the cup is repeatedly dropped onto its base at a specified rate. The liquid limit is defined as the water content at which 25 blows are required to close the groove over a distance of 1/2 inch.

The plastic limit is estimated as follows: The soil is mixed with distilled water until it can be molded. A ball of soil is then rolled into a thread 1/8 inch in diameter between the hand and a glass plate. The soil is molded together again and the process repeated until the thread cracks when its diameter is 1/8 inch. The water content of the soil at this state is determined and defined as the plastic limit.

ORGANIC CONTENT - ASTM D-2974

Ash content of a peat or organic soil sample is determined by igniting the oven dried sample from the moisture content determination in a muffle furnace at 440 degrees Celsius. The substance remaining after the ignition is the ash. The ash content is expressed as a percentage of the oven dried sample. Organic material is determined by subtracting the percent ash from 100.

PERMEABILITY OF GRANULAR SOILS (CONSTANT HEAD) - ASTM D-2434

In summary, this test method covers the determination of the coefficient of permeability by a constant-head method for the laminar flow of water through granular soils. The procedure is to establish representative values of the coefficient of permeability of granular soils that may occur in natural deposits. The constant head laboratory permeability test is performed by placing the soil sample in a tube (permeameter) and seating the sample on both ends with a porous disk. The tube and soil sample are then sealed and the soil sample is saturated. Once the soil sample has been saturated, a constant head water supply is run through the sample. A pair of manometer tubes is used to measure the pressure head change through the soil. Once the manometer tubes indicate steady state flow, test measurements of pressure head difference, quantity of flow, and time of flow are made. The data recovered from this test are then used to calculate Darcy's Coefficient of Permeability (k) of the soil.

SPECIFIC GRAVITY OF SOIL ASTM D-854

This test method determines the ratio of the mass of a unit volume of soil solids to the mass of the same volume of gas free distilled water at 20 degrees Celsius. Soil is placed into a calibrated pycnometer, water is added, and then the soil and water are de-aired. The specific gravity of the soil specimen is determined through the mass of the pycnometer and water, the calibrated mass of the dry pycnometer, the calibrated volume of the pycnometer, the density of the water at the test temperature, the mass of the oven dried soils, and the mass of the pycnometer water and soil solids at the test temperature.

APPENDIX C

DESCRIPTION OF FIELD TESTING PROCEDURES

DOUBLE RING INFILTROMETER - ASTM D-3385

The Double-Ring Infiltrometer test is performed in general accordance with the procedures outlined in the latest revision of ASTM D3385, "Infiltration Rate of Soils using Double Ring Infiltrometers". The out ring, approximately 24 inches in diameter, was driven to a depth of 6 inches below the test depth. The inner ring, approximately, 12 inches in diameter, was inserted inside the outer ring, centered, and driven to a depth of approximately 2 to 4 inches below the test depth. The 2 rings were filled simultaneously with 4 inches of water.

The water level was maintained throughout the test period, with the required amount of water added to maintain this level in both rings recorded at time intervals of 15 minutes. After reaching a stabilized inflow volume of water, the test was continued for approximately 120 minutes.

STANDARD PENETRATION TESTING – ASTM D-1586

Penetration tests were performed in accordance with ASTM Procedure D-1586, Penetration Test and Split-Barrel Sampling of Soils. This test procedure generally involves driving a 1.4-inch I.D. split-tube sampler into the soil profile in six inch increments for a minimum distance of 18 inches using a 140-pound hammer free-falling 30 inches. The total number of blows required to drive the sampler the second and third 6-inch increments is designated as the N-value, and provides an indication of in-place soil strength, density and consistency.

APPENDIX D

Important Information About Your Geotechnical Engineering Report
Constraint and Restrictions

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled*. No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be*, and, in general, *if you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying it. A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed*. The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only*. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely*. Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures*. If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old.*

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.*** Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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CONSTRAINTS & RESTRICTIONS

The intent of this document is to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

WARRANTY

Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

GENERAL TERMS AND CONDITIONS

SECTION 1: BINDING AGREEMENT

1.1 By accepting the Proposal, Client accepts and agrees to be bound by all terms set forth in the Proposal and these General Terms and Conditions and any applicable addendum attached hereto. Client acknowledges and agrees that these General Terms and Conditions include certain state-specific terms and conditions that are applicable based on the location where the Services (as hereinafter defined) are to be performed. Attached hereto are State-Specific Addenda, each corresponding to a particular state or region.

1.2 If the Services are performed in Forida, Texas, California, Nevada, Oregon, Washington or Arizona, the State-Specific Addendum attached hereto **is** incorporated into and made a part of these General Terms and Conditions.

1.3 In the event of any conflict between these General Terms and Conditions and the terms of the applicable State-Specific Addendum, the terms of the State-Specific Addendum shall govern and control for Services performed in that state or region.

1.4 The Proposal and these General Terms and Conditions (collectively, the "Agreement") represent and contain the entire and only agreement and understanding among UES Professional Solutions, LLC, a Florida limited liability company and its affiliates (the "Company") and Client with respect to the subject matter of this Agreement and supersede any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties.

SECTION 2: SERVICES

2.1 The Company is responsible for providing the services described under the Scope of Services ("Services") of the Proposal to which these General Terms and Conditions form a part. The term "the Company" as used herein includes all the Company's agents, employees, professional staff, and subcontractors.

2.2 The Company shall provide revised or additional services, including changes to the Services necessary due to changed or unforeseen conditions, only in accordance with a written addendum or change order (collectively, "Change Order") to the Agreement agreed to by the Company and Client, and only to the extent set forth in that Change Order.

2.3 The Company shall not be responsible for any delays, fees or costs associated with adverse or unusual weather conditions that prevent the Services from being safely conducted.

2.4 The Company shall provide the personnel, equipment, Level D personal protective equipment (as defined by the Occupational Safety and Health Administration ("OSHA"), and other materials necessary to provide the Services. The Company, at its sole discretion, may retain subcontractors or other third parties to assist it in the provision of the Services.

2.5 The terms "Project" and "Site" as used interchangeably in these General Terms and Conditions refer to the land and/or construction project on which or to which the Company is to provide Services under this Agreement.

2.6 The Company shall perform all Services hereunder as an independent contractor, and nothing contained herein shall be deemed to create any association, partnership, joint venture, or relationship of principal and agent or master and servant, or employer and employee between the parties hereto or any affiliates or subsidiaries thereof, or to provide either party with the right, power or authority, whether express or implied, to create any such duty or obligation on behalf of the other party.

SECTION 3: PROFESSIONAL STANDARD OF CARE

3.1 The Company will provide its Services under this Agreement in a manner consistent with the level of professional care and skill ordinarily exercised by similar professionals practicing contemporaneously under similar conditions in the locality of the Project. NO OTHER WARRANTY CONCERNING THE SERVICES THE COMPANY PROVIDES UNDER THE AGREEMENT OR ANY ADDENDUM OR CHANGE ORDER, EXPRESS OR IMPLIED, IS MADE, AND ALL OTHER WARRANTIES, INCLUDING THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED TO THE FULL EXTENT PERMITTED BY APPLICABLE LAW.

3.2 Client understands that subsurface investigations may involve drilling, boring, excavating or sampling through varied subsurface soil and water strata which, consistent with the prevailing standard of professional care, may result in the unavoidable or inadvertent cross-mingling of soil and water and any hazardous substances or constituents contained in them, and that this risk cannot be eliminated despite the exercise of professional care. IF SUBSURFACE INVESTIGATIONS ARE PART OF THE SERVICES, CLIENT WAIVES ANY CLAIM AGAINST THE COMPANY, AND SHALL INDEMNIFY, DEFEND, AND HOLD THE COMPANY HARMLESS FROM ANY CLAIM OR LIABILITY FOR INJURY OR LOSS ARISING FROM CROSS-CONTAMINATION RELATED TO SUCH SUBSURFACE EXPLORATIONS.

3.3 The Company will take reasonable precautions to minimize damage to the Site, but it is understood by Client that, in the normal course of the provision of the Services, including sampling or drilling, some damage to, or alteration of the Site is possible. The repair of such damage shall not be part of the Services unless explicitly specified in writing in the Agreement.

3.4 Execution and delivery of this Agreement by the Company is not a representation that the Company has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services.

3.5 Client's payment in full of the amount owed for Services rendered shall be taken to mean that Client is satisfied with and has accepted the Company's Services.

SECTION 4: RESPONSIBILITIES

4.1 Client is responsible for providing the Company with a clear understanding of the project's nature and scope. Client shall supply the Company with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow the Company to properly complete the Services. Client assumes all liability for information not provided to the Company that may affect the quality or sufficiency of the Services.

4.2 Client acknowledges that the Company's responsibilities in providing the Services is limited to those services described in the Proposal, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those Services. Such duties may include, but are not limited to, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for the Company's provision of the Services.

SECTION 5: SITE ACCESS AND SITE CONDITION

5.1 Client will grant or obtain at its expense lawful and safe access to the Site as needed for the Company to perform the Services and will notify all affected persons and entities in writing of the Company's presence. The access shall be adequate to allow the Company to conduct the Services, including bringing and storing equipment and tools on the Site and any necessary access to exterior and interior areas. The Company shall not be responsible for any delays, fees or costs caused by delayed or restricted access that prevents or slows the delivery of the Services. If the Site is not owned or operated by Client or the Client does not otherwise have the authority to grant the Company lawful access, Client shall be responsible for obtaining, at its own expense, an access agreement for the Site and any facilities located thereon and are necessary to perform the Services. The Company reserves the right to delay, without penalty, any Site visit and the provision of Services if a site access agreement, in the Company's reasonable judgment and discretion, would impose conditions, liabilities or risks on the Company in excess of those set forth in these General Terms and Conditions or the Agreement. IF THE SITE IS NOT OWNED BY CLIENT, CLIENT AGREES TO DEFEND, RELEASE, AND HOLD THE COMPANY, INCLUDING ITS OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, AGENTS, AFFILIATES AND SUCCESSORS (THE "COMPANY INDEMNITEES") HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ALLEGED BY THE SITE OWNER OR THE SITE OWNER'S EMPLOYEES, AGENTS, CONTRACTORS OR OTHER PERSONS OR ENTITIES ARISING FROM THE COMPANY'S PERFORMANCE OF SERVICES AT SUCH SITE.

5.2 Client shall be responsible for the safety of the Site where the Project is conducted and for providing a safe environment for the Company to provide the Services. The Company shall be responsible for the safe and compliant conduct of its personnel at the Site and shall also comply with the reasonable and lawful work rules for the Site. As required by applicable laws, the Company will prepare a site-specific Health and Safety Plan (HASP) applicable to its personnel for the Services provided at the Site. The Company shall not be responsible for the safety of other personnel at the Site, nor shall it be responsible for ensuring that the Site complies with environmental, health and safety laws, or reporting any unsafe conduct or non-compliance that it may observe. If the Company encounters conditions at the Site that are unsafe for its personnel, it reserves the right at its sole discretion to suspend or halt work until such conditions are cured. The Company shall not be responsible for any fees, costs or damages associated with any safety-related delays. Unless otherwise provided for in the Agreement, the Company shall not work in conditions that require personal protective equipment beyond that classified as Level D by OSHA, unless otherwise identified in the Proposal.

5.3 Client is responsible for accurately identifying to the Company in writing the existence and location of all subterranean structures and utilities on or affecting the Site and the Services. The Company will take reasonable precautions to avoid affecting subterranean structures and utilities disclosed to it in writing by Client. If included in the Agreement, Client may authorize the Company to conduct applicable private utility identification and clearance requirements on behalf of Client.

5.4 Unless otherwise stated in the Proposal, any soil or groundwater monitoring activities that are included in the Services are based on the assumption that soil borings and monitoring wells can be installed using standard truck-mounted drilling equipment, the locations are accessible to such equipment, and that surface conditions at each location consists of non-reinforced asphalt or concrete not exceeding six (6) inches in thickness and no concrete or asphalt cutting will be required. If the Company encounters materially different conditions at the Site, the Company shall inform Client, and a Change Order shall be agreed to that addresses any changes in schedule, fees or costs associated with the changed conditions.

SECTION 6: HAZARDOUS SUBSTANCES AND ENVIRONMENTAL CONDITIONS

6.1 Client represents it has informed the Company of all known or suspected Hazardous Substances on, under or near the Site of which it is aware, and that it has provided the Company with all studies, reports, investigations, or similar documents in its possession about the environmental conditions at the Site, including any documents and correspondence involving Federal, State or local environmental, health or safety regulatory notifications.

6.2 For purposes of the Agreement and these General Terms and Conditions, the term "Hazardous Substances" includes materials defined or regulated as hazardous substances, hazardous materials, hazardous wastes, hazardous constituents, solid wastes, pollutants, or toxic substances under any Federal, State or local environmental, health, safety or natural resources law, statute, regulation or ordinance, including but not limited to petroleum products, polychlorinated biphenyls, per- and polyfluoroalkyl substances, asbestos, and any other material or substance listed or identified by the United States Environmental Protection Agency or any similar State or local agency as presenting a potential danger to health, safety or the environment.

6.3 Except to the extent required by law, the Company shall not be responsible for making any disclosures to governmental agencies or the Site owner regarding the presence or release of Hazardous Substances on, under, from or around a Site.

6.4 **FOR ENVIRONMENTAL INVESTIGATION, GEOTECHNICAL AND REMEDIATION PROJECTS,** the discovery of Hazardous Substances or other environmental conditions on, under or near the Site not contemplated within the Services may constitute a changed condition, necessitating a Change Order. Although unlikely, Client acknowledges that such a discovery of Hazardous Substances may make it necessary for the Company to take immediate measures to protect the health and safety of its employees and other persons, or to arrange for others to do so, including and up to delaying or terminating work. Client agrees to compensate the Company for all expenses incurred or caused by the discovery of unanticipated Hazardous Substances or environmental conditions encountered at the Site, including but not limited to those related to worker protection and exposure, emergency response actions and equipment decontamination.

6.5 **FOR ENVIRONMENTAL INVESTIGATION AND REMEDIATION PROJECTS,** all substances on, in, or under Site, or obtained from Site as samples or as byproducts of the sampling process, shall be Client's property. The Company shall not be required to sign or certify a waste manifest, disposal ticket, or similar document relating to the transportation or disposal of wastes or Hazardous Substances. the Company may serve as Agent for Client if requested under a separate agreement and authorization. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances and shall not be so identified on any document.

FOR GEOTECHNICAL PROJECTS, all substances on, in, or under the Site, or obtained from the Site as samples or as byproducts of the sampling process, shall be Client's property. Unless otherwise expressly specified in the Agreement or the Services, the characterization, management and disposition of substances, including Hazardous Substances, generated during the Services (including, but not limited to, wastes, samples, produced soils or fluids, cuttings, or protective gear or equipment, etc.) is the sole responsibility of Client. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not and shall not be identified as a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances on any document. Unless specifically provided for in the Agreement, the Company shall not have any responsibilities with respect to the storage or preservation of samples, and Client agrees that the Company is not responsible or liable to Client for any loss of samples that are shipped to a testing facility or retained in storage.

6.6 The Company shall not have custody of any monitoring wells or permanent sampling locations installed as part of the Project, and shall not be responsible for proper maintenance, repair, or closure of such wells, unless otherwise provided for in the Agreement.

6.7 CLIENT AGREES TO DEFEND, INDEMNIFY, RELEASE, AND HOLD THE COMPANY INDEMNITEES HARMLESS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES (INCLUDING ATTORNEY'S FEES AND CONSULTANTS' FEES, COSTS OF DELAY OF THE SERVICES, AND ANY COSTS ASSOCIATED WITH POSSIBLE REDUCTION TO THE VALUE OF THE PROJECT OR THE SITE IN WHICH IT IS SITUATED) ARISING FROM (I) THE COMPANY'S DISCOVERY OF OR ITS EMPLOYEES' OR SUBCONTRACTORS' EXPOSURE TO HAZARDOUS SUBSTANCES OR SUSPECTED SUBSTANCES RELATED TO THE SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE ACTS, OMISSIONS OR WILLFUL MISCONDUCT; (II) ANY DISCLOSURES THE COMPANY IS REQUIRED TO MAKE BY LAW REGARDING HAZARDOUS SUBSTANCES OR ENVIRONMENTAL CONDITIONS AT A SITE; (III) ANY CLAIMS MADE ALLEGING THAT (A) THE COMPANY IS AN OWNER OR OPERATOR OF THE SITE AT WHICH THE SERVICES ARE RENDERED; (B) THE COMPANY IS THE GENERATOR, STORER OR TREATER OF HAZARDOUS SUBSTANCES AT SUCH SITE; OR (C) THAT THE COMPANY ARRANGED FOR THE TRANSPORTATION OR DISPOSAL OF ANY HAZARDOUS SUBSTANCES FROM THE SITE; (IV) ANY VIOLATION BY CLIENT OF ANY FEDERAL, STATE OR LOCAL LAW, REGULATION, ORDER, DECREE OR ORDINANCE RELATED TO HAZARDOUS SUBSTANCES; OR (V) ANY CLAIMS MADE BY THIRD-PARTIES WITH RESPECT TO ALLEGED EXPOSURES TO OR DAMAGES CAUSED BY HAZARDOUS SUBSTANCES AT OR FROM THE SITE OR DURING OR RELATED TO ANY PROJECT OR THE PROVISION OF SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE OR WILLFUL MISCONDUCT.

SECTION 7: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS

7.1 If the Services include oversight, monitoring or observation of work being conducted by third parties (other than the Company subcontractors), such Services shall be conducted solely to determine that the work being overseen, monitored, or observed is in general conformity to the contractual requirements between Client and such third parties. Client shall have sole responsibility and authority to reject, suspend or stop the work of such third parties, or modify or terminate any agreement between Client such third parties.

7.2 The Company shall not have the responsibility or authority to stop, suspend, or modify the work of such third parties, and does not guarantee that work it inspects conforms in all respects to the design, or to applicable laws, statutes, regulations, rules or codes, and it shall have no liability for design or construction defects, or the failure of Client's designers or contractors to comply with their contractual obligations.

7.3 Neither the activities of the Company pursuant to this Agreement, nor the presence of the Company or its employees, representatives, or subcontractors on the Project Site, shall be construed to impose upon the Company any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety or environmental conditions or compliance at the Project Site. Client acknowledges that Client or its contractor is solely responsible for Project jobsite safety and compliance with environmental, health and safety laws.

7.4 Client is responsible for scheduling all inspections and construction materials testing ("CMT") activities of the Company. The Company will not be responsible for tests and inspections that it does not perform due to Client's failure to timely schedule work. Client shall at the time of execution of the Agreement provide the Company with a proposed schedule for tests and inspections the Company shall perform. Client will give reasonable notice of all changes to that schedule. The Company shall not be required to conduct any tests or inspections on less than 72 hours written notice, nor after normal business hours or on weekends or holidays.

SECTION 8: BILLING AND PAYMENT

8.1 The Company will submit invoices to Client monthly or upon completion of Services. Invoices will show charges for different personnel and expense classifications. Partially completed items of work for which a fee has been specified may be billed based upon the percentage of completion as estimated by the Company. Reimbursable expenses, those outside of the scope of the proposed Services, will be charged to the Client at cost plus an applicable fee. Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of the lesser of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. If the Company incurs any expenses to collect overdue billings on invoices, the sums paid by the Company for reasonable attorneys' fees, court costs, the Company's time, the Company's expenses, and interest will be

due and owing by the Client. Client agrees that the Company may refuse to release to Client any reports, findings, data, and other work product until it has been paid in full for Services rendered.

Section 9: Ownership and Use of Documents; Intellectual Property

9.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, as instruments of service, shall remain the property of the Company. Neither Client nor any other entity shall change or modify the Company's instruments of service. The Company disclaims any and all responsibility and liability for problems that may occur during implementation of the Company's plans, specifications, or recommendations when Company is not retained to observe such implementation. The Company will retain all pertinent records relating to the Services for a period of "five years or such longer period" of time required by applicable accrediting agency, unless specified in the Scope of Services following submission of the report or completion of the Services, during which period the records will be made available to the Client in a reasonable time and manner, subject to payment of a reasonable fee for the time of the Company's employees to assemble and transmit those documents.

9.2 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of the Company. Such written consent may take the form of a "reliance letter" which must be agreed to by such other person or entity to whom the Services and instruments of service may be disclosed, and for which a separate fee will be charged. The Company shall be entitled to injunctive relief preventing/prohibiting any disclosure, reliance or attribution prohibited hereunder, and CLIENT SHALL RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE COMPANY FROM ANY LOSSES ARISING FROM OR RELATED TO SUCH UNAUTHORIZED DISCLOSURE, ATTRIBUTION OR RELIANCE. Client is the only entity to which the Company owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

9.3 The Company shall retain sole and exclusive ownership of all ideas, concepts, theories, improvements, designs, original works of authorship, formulas, processes, models, software, algorithms, inventions, know-how, techniques, compositions of matter and any other information owned by the Company prior to the date of this Agreement or created or modified by the Company during the provision of the Services.

9.4 Each party may disclose to the other party certain information that it considers to be confidential ("Confidential Information") provided such information is disclosed in writing and clearly marked or, if orally disclosed, promptly thereafter reduced to writing and clearly marked "Confidential." In no event shall Confidential Information include information that: (a) is or becomes publicly available other than through a breach of the Agreement; (b) is known to the party receiving such information prior to disclosure or is independently developed by such party subsequent to such disclosure without reference to Confidential Information provided hereunder; or (c) is subsequently lawfully obtained by the party receiving such information from a third party without obligations of confidentiality. Each party agrees that it (a) will not disclose or divulge the other party's Confidential Information to any person, (b) will not use the other party's Confidential Information for its own benefit or the benefit of others, (c) will employ at least the same degree of care in protecting Confidential Information as it employs in protecting its own confidential information, and (d) will, upon termination of the Agreement, or at any time at the request of the other party, return to the other party or destroy all copies of the other party's Confidential Information. Notwithstanding the foregoing, each party may disclose the other party's Confidential Information to its employees, subcontractors and authorized agents who have a need to know such confidential information to fulfill its obligations under this Agreement. In the event a party receives a subpoena or other validly issued administrative or judicial process requesting the disclosure of the other party's Confidential Information, such party will promptly notify the other party and tender to it the defense of such demand and will cooperate (at the other party's expense) with the defense of such demand. Unless the demand shall have been timely quashed or extended, the party receiving the demand shall thereafter be entitled to comply with such demand when and to the extent required by law.

Section 10: Risk Allocation and Indemnification

10.1 CLIENT AGREES THAT THE COMPANY'S LIABILITY FOR ANY DAMAGE ON ACCOUNT OF ANY BREACH OF CONTRACT, ERROR, OMISSION, OR PROFESSIONAL NEGLIGENCE WILL BE LIMITED TO A SUM NOT TO EXCEED THE GREATER OF $50,000 OR THE COMPANY'S FEE. If Client prefers to have higher limits on contractual or professional liability, the Company agrees to increase the limits up to a maximum of (i) $1,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of five percent of the total fee for Services or $1,000.00, or (ii) . $2,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of ten percent of the total fee for Services or $2,000.00. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional contractual or professional liability insurance.

10.2 CLIENT SHALL NOT BE LIABLE TO THE COMPANY AND THE COMPANY SHALL NOT BE LIABLE TO CLIENT FOR ANY PUNITIVE, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS, LOSS OF USE, AND LOST SAVINGS) INCURRED BY EITHER PARTY DUE TO THE FAULT OF THE OTHER, REGARDLESS OF THE NATURE OF THE FAULT, OR WHETHER IT WAS COMMITTED BY CLIENT OR THE COMPANY, THEIR EMPLOYEES, AGENTS, OR SUBCONTRACTORS; OR WHETHER SUCH LIABILITY ARISES IN BREACH OF CONTRACT OR WARRANTY, TORT (INCLUDING NEGLIGENCE), STATUTORY, OR ANY OTHER CAUSE OF ACTION.

10.3 As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

10.4 Subject to the provisions of the limitation of liability described in this Section, Client and the Company each agree to indemnify and hold harmless the other party and the other party's affiliated companies, officers, directors, partners, employees, and representatives, from and against losses, damages, and judgments, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are legally determined to be caused by a negligent act, error, or omission of the indemnifying party or any of the indemnifying party's officers, directors, members, partners, agents, employees, or subconsultants in the performance of Services. If claims, losses, damages, and judgments are legally determined to be caused by the joint or concurrent negligence of Client and the Company, they shall be borne by each party in proportion to its negligence.

10.5 Notwithstanding any other term or provision in this Agreement, in recognition of the relative risks, rewards and benefits of the work being performed by the Company to both the Client and the Company, the risks have been allocated such that the Client agrees and acknowledged that, to the fullest extent permitted by law, the total liability of the Company to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Agreement from any cause or causes of action whatsoever, whether arising out of contract, negligence, strict liability in tort, or warranty, shall not exceed the amount specified in Section 10 of the General Terms and Conditions.

Section 11: Insurance

11.1 The Company represents it has Worker's Compensation insurance in force, that it has commercial general liability coverage in the amount of $1,000,000.00 per occurrence and has professional liability insurance in the amount of $1,000,000.00 per claim.

11.2 Client shall maintain such insurance as is necessary to fully underwrite Client's defense and indemnity obligations set forth herein, and shall, upon request by the Company, provide proof to the Company to verify such insurance.

Section 12: Dispute Resolution

12.1 All claims, disputes, and other matters in controversy between the Company and Client arising out of or in any way related to this Agreement or any Addendum or Change Order shall be decided by binding arbitration in accordance with the Construction Industry Rules of the American Arbitration Association then obtaining, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Notwithstanding the foregoing, the Company shall not be required to arbitrate any legal and/or equitable claims (including statutory and equitable liens) for collection of monies due. The successful party in any such action will be entitled to recover its reasonable attorneys' fees, expert witness fees, and other claim-related expenses and court costs incurred, and also the time value at prevailing rates of its employees reasonably incurred in prosecuting or defending the claims, with any claims against the Company subject to the limitations in Section 10. For the purposes hereof, "successful party" shall mean a party who receives an award greater than fifty (50%) percent of its claimed amount.

12.2 The sole and exclusive venue for any dispute resolution proceeding shall be the location in which the Company office performing the Services is located. This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the Company office performing the Services is located.

12.3 Notwithstanding the foregoing, all claims, including for negligence or any other cause whatsoever that the Client has or claims to have against the Company, shall be deemed waived unless (i) Client notifies the Company of the claim or claims within thirty (30) days of discovery thereof, and (ii) if the Client contends that a claim exists against the Company for negligence

or another violation of a standard of care owed by the Company, Client has first provided the Company with a written certification executed by an independent design professional currently practicing in the same discipline as the Company. The certification shall: a) identify the name of the professional; b) specify each and every act or omission that the certifier contends is a violation of the standard of care identified in this Agreement; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to the Company not less than thirty (30) calendar days prior to the institution of any arbitration or judicial proceeding.

12.4 NOTWITHSTANDING THE FOREGOING, THE COMPANY SHALL HAVE NO LIABILITY FOR ANY CLAIM DISCOVERED BY CLIENT MORE THAN ONE YEAR AFTER DELIVERY OF THE LAST ISSUED REPORT BY THE COMPANY FOR THE SERVICES. THE PARTIES AGREE THAT THIS PROVISION IS MATERIAL TO THE DECISION OF THE COMPANY TO ENTER INTO THIS AGREEMENT, THAT IT IS A REASONABLE MEASURE TO ALLOCATE AND INSURE AGAINST RISK, AND THAT IT DOES NOT VIOLATE PUBLIC POLICY.

Section 13: Termination

13.1 This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, the Company shall be paid for services performed to the termination notice date plus reasonable out of pocket termination expenses incurred or paid by the Company in connection with such termination and the winding down of its operations.

13.2 In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by this Agreement, the Company may complete such analyses and records as are necessary to complete its files and may also complete a report on the Services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct out of pocket costs incurred or paid by the Company in completing such analyses, records, and reports.

Section 14: Solicitation of Employees

14.1 Client agrees that during the term of the Agreement, and for a period of one (1) year after the last date on which the Company has provided Services, Client shall not, directly or indirectly, solicit or attempt to solicit for employment, or contract directly or indirectly with, any employee of the Company except as authorized in writing by the Company.

Section 15: Assigns

15.1 Neither Client nor the Company may assign this Agreement or assign or delegate any of its rights or obligations without the prior written consent of the other party.

Section 16: Survival

If any of the provisions of this Agreement is held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this Agreement for the period of all applicable statutes of limitations to which they relate.

Section 17: Miscellaneous

17.1 This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

17.2 Failure by either party at any time to enforce any obligation by the other party, to claim a breach of any term of the Agreement or to exercise any power agreed to hereunder will not be construed as a waiver of any right, power or obligation under the Agreement, will not affect any subsequent breach, and will not prejudice either party as regards any subsequent action.

17.3 The headings in these General Terms and Conditions are for reference only and are not intended to form part of the Agreement between the Parties.

17.4 It is agreed that this Agreement is entered into by the parties for the sole benefit of the parties to the Agreement, and that nothing in the Agreement shall be construed to create a right or benefit for any third party.

17.5 To the extent that a statute of limitations for any cause of action against the Company arising from this Agreement can be modified contractually in accordance with law, and the relevant statute of limitations for any claim arising of or relating to this Agreement, or the Services provided by Company r, is greater than two (2) years, the relevant statute of limitations shall be two (2) years from the date Company last provided Services. The parties agree that this provision is material to the decision of Company to enter into this agreement, that it is a reasonable measure to allocate and insure against risk, and that it does not violate public policy. This section shall not be construed as an agreement to increase the statute of limitations for any causes of action that are otherwise barred by law.

17.6 All future services rendered by the Company at Client's request for the Project described in the Proposal (whether by Change Order, Addendum, or amendment to this Agreement) shall be conducted under the terms of this Agreement.

CLIENT APPROVAL

In the event the Client authorizes work without returning a signed copy of the Proposal, the Client agrees to be bound by the General Terms and Conditions as stated herein. The Proposal presented has been read, understood, and accepted by the Client effective as of the date that the executed Proposal is returned to the Company.

STATE-SPECIFIC ADDENDUM – FLORIDA

SECTION 1: ADDENDUM TO AGREEMENT

1.1 This Florida addendum (this "Addendum") is made and entered into by and between the Company and Client and is effective as of the date of execution of the Agreement if the Services are performed in the State of Florida, and this Addendum is incorporated into and made a part of the General Terms and Conditions solely with respect to the Services covered by this Addendum.

SECTION 2: INDEMNITY

2.1 IN **ADDITION TO AND NOTWITHSTANDING ANY OTHER PROVISION IN THIS AGREEMENT**, CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, TO RELEASE, DEFEND (WITH COUNSEL REASONABLY ACCEPTABLE TO THE COMPANY), INDEMNIFY, AND HOLD THE COMPANY INDEMNITEES HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES FROM OR BY ANY PERSON OR ENTITY ARISING FROM (1) ACTS OR OMISSIONS BY CLIENT, CLIENT'S AGENTS, STAFF, AND OTHERS EMPLOYED BY OR CONTRACTED TO CLIENT, INCLUDING ARCHITECTS, ENGINEERS, CONTRACTORS, SUBCONTRACTORS, AND CONSULTANTS, WHETHER OR NOT THE COMPANY IS RESPONSIBLE IN PART FOR THE ACTS OR OMISSIONS FOR WHICH CLIENT IS INDEMNIFYING THE COMPANY AND (2) THE PROVISION OF THE SERVICES BY THE COMPANY EXCEPT TO THE EXTENT CAUSED BY THE COMPANY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, SUCH EXCEPTION SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.2 THE COMPANY AGREES TO INDEMNIFY, AND HOLD CLIENT HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ARISING TO THE EXTENT SOLELY FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT BY THE COMPANY IN THE PROVISION OF THE SERVICES, SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.3 To the extent either party's damages are covered by available insurance, Client and the Company waive all rights of subrogation against each other and against the contractors, subcontractors, consultants, agents, and employees of the other, except such rights as they may have to the proceeds of such insurance.

SECTION 3: INDIVIDUAL LIABILITY (5 POINTS LARGER THAN ADJACENT TEXT)

3.1 **PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE COMPANY MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

…m $15,000 to … with additional …ffset expenses by …dvertising space …des of the shuttle …He said several …vn business owners …pressed interest in …ating financially. …have talked with … business owners …n and they are into …ng in to help carry the …cial burden," Millett

…Millett said the shuttle …cles would be owned … the organizers, with …rance under their …ne, but he requested …mbursement for …surance costs. He …timated that $30,000 …ould 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 …ck favorably, signaling interest …ack in exploring the concept …s." 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 … enough Springs Main Street. The …CRA to institute plans to paint the … started," front of the building, repair trim and install a Florida …estimated Springs Welcome Center

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

Multi-Million Dollar Producers

Antoinette & Randy Hunt

352-533-0258 or 352-443-0263

"Experience Makes The Difference"

BOUKARI REALTY

City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING

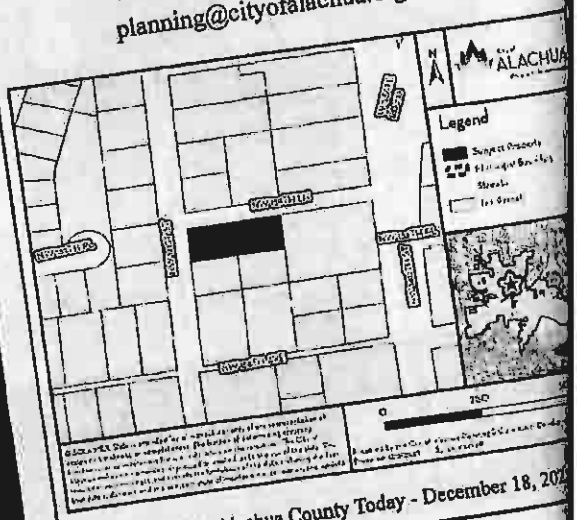
A neighborhood meeting will be held to discuss a rezoning to GF (Government Facility) on a +/- 0.49-acre subject property generally located at the southeast corner of NW 159th lane and NW 141st Street, and west of the Cleather Hathcock Community Center. This is not a public hearing. The purpose of this 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, 202…

…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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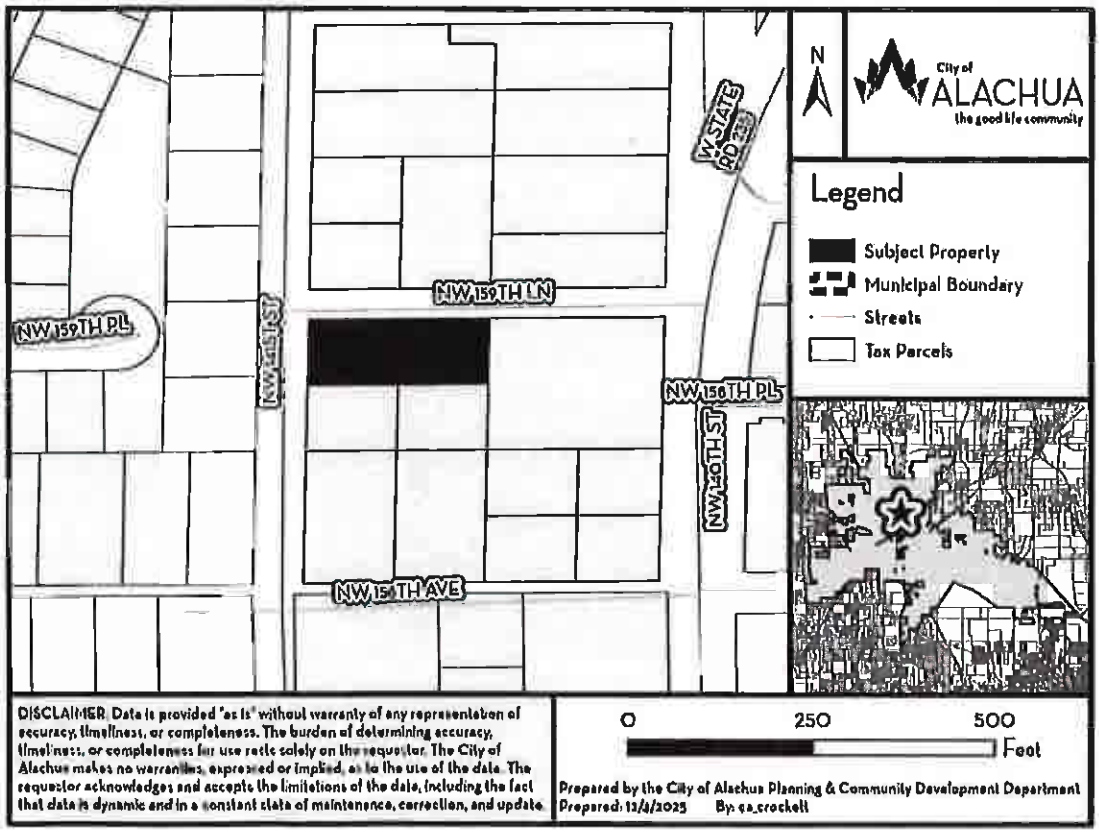

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ALACHUA COUNTY HOUSING AUTHORI
701 NE 1ST ST
GAINESVILLE, FL 32601

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

MAILED
DEC 15 2025

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

MAILED
DEC 15 2025

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 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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WILLIAMS KENNETH V
14257 NW 159TH PL
ALACHUA, FL 32615

MAILED
DEC 15 2025

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

ZIP 32615 $ 000.74⁰
02 7W
0000039389 DEC 15 2025

Attn: Planning
Land Development Regulations Admin
P.O. Box 9
Alachua, Fl 32616

City of ALACHUA
THE GOOD LIFE COMMUNITY

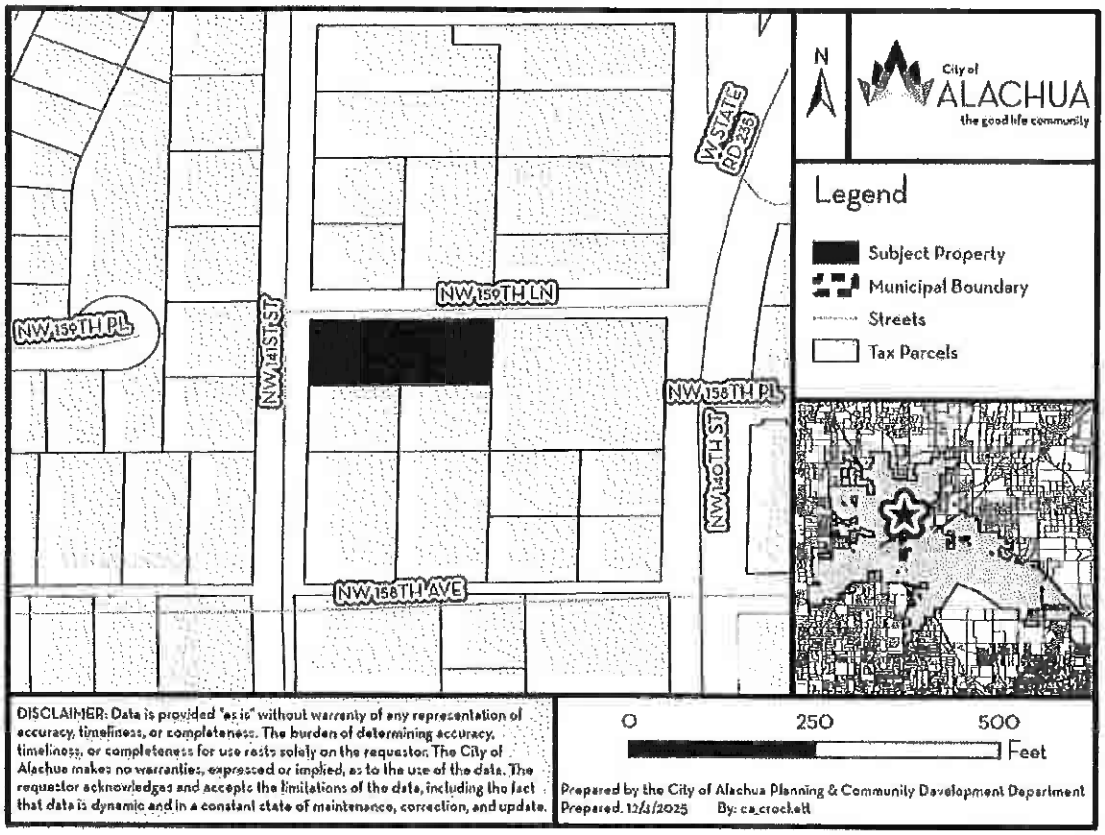
Neighborhood Meeting
Sign In January 6, 2026

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.

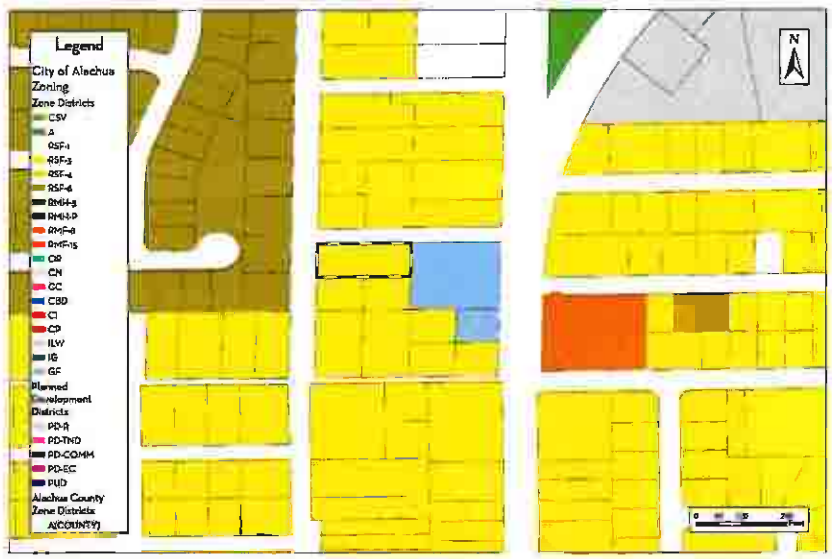
The Subject Property

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).

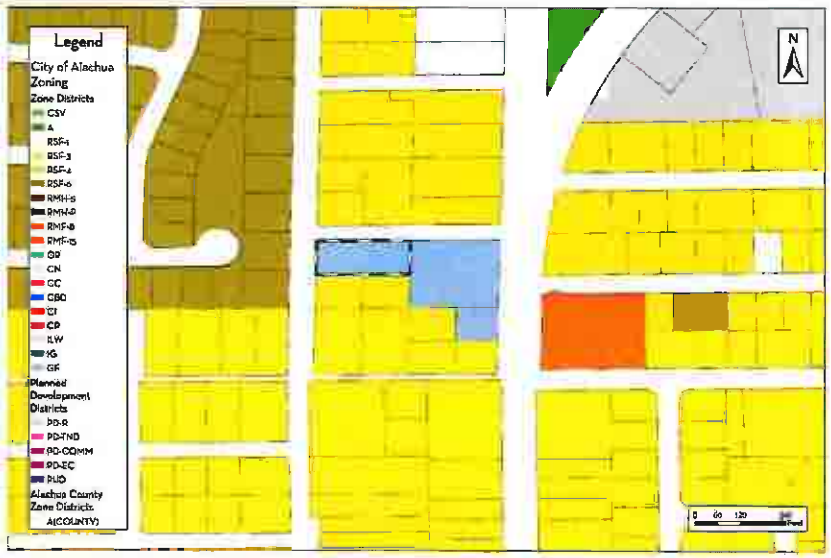
The RSF-3 zone district permits up to 3 dwelling units per acre and typically permits the development of single-family homes and supporting community services. Little to no non-residential or non-institutional development is permitted in the RSF-3 zone district.

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.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: August 10, 2026
SUBJECT: Approval of the July 27, 2026, City Commission Budget Workshop Minutes
PREPARED BY: LeAnne Williams
RECOMMENDED ACTION:
Approve the July 27, 2026, City Commission Budget Workshop Minutes

Summary

Approval of the July 27, 2026, City Commission Budget Workshop Minutes

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 26.07.27.M.BW

City Commission Workshop Minutes
July 27, 2026 at 4:30 PM

Mayor Walter Welch
Vice Mayor Jennifer Ringersen
Commissioner Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jackson Youmas

City Manager Rodolfo Valladares
City Attorney Scott Walker

The City Commission will conduct a
City Commission Meeting
At 4:30 PM
to address the item(s) below.

Meeting Date: July 27, 2026

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

CITIZENS PRESENT:
STAFF ATTENDING: Katelynn Bayles, Heather Carter, Carlos Hunt, Tara Malone, Damon Messina, Carl Newsome, LeAnne Williams, Tyler Williams, Cap Wilson.

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

Walter Welch, Mayor

I. AGENDA ITEMS

A) FY 2026-2027 BUDGET WORKSHOP

Tyler Williams, Finance and Administrative Services Director, FY 2026-2027 Budget Workshop, staff report - filed.

ADJOURN

Commissioner Jacob Fletcher moved to adjourn; seconded by Commissioner Brown.

Passed by unanimous consent.

Meeting adjourned at 5:24 p.m.

ATTEST:

_____

Rodolfo Valladares, City Manager/Clerk

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

_____

Walter Welch, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: August 10, 2026
SUBJECT: Engineering Services for the Expansion of the Legacy Substation
PREPARED BY: Michael Carrillo
RECOMMENDED ACTION:
1) Accept the proposal from Jacobs to provide Engineering Services for the expansion of Legacy Substation.
2) Authorize the City Manager to execute any and all documents necessary to effectuate the entirety of the project.

Summary

In June 2018, the City solicited formal proposals (RFP 20 18-02) from qualified vendors to provide engineering services to assist in the expansion of the City's electric system. Seven proposals were received, reviewed, and ranked by a Selection Committee. Jacobs, ranked #1, was selected to provide Engineering Services for the Expansion of the City's Electrical Infrastructure.

In February 2020, the City solicited formal bids (RFB 2020-02) from qualified vendors to provide construction services to build the Legacy Substation. Having completed the addition of the Legacy Substation to its electric system, the City is now ready to move forward with expanding the capacity of this substation.

In January 2025, the City engaged Jacobs to begin the design for the Legacy Substation expansion pursuant to their Continuing Professional Services Contract and their familiarity with the project. The negotiated proposal provided for engineering services, including a scope of work, to begin the expansion of Legacy Substation. Those engineering services included the design of major equipment items (Transformer #2, Breaker #4, PCR Building, and Switchgear) and the foundations on which to install them, as a means to get the project started as quickly as possible.

In July 2026, the City requested and received a proposal from Jacobs to provide engineering services to complete the design for the Legacy Substation expansion. These engineering services, at a cost of $168,966.75, are proposed to include:
• Task 1: Full Electrical Design - $160,752.75
• Task 2: Bidding Administration - $8,214.00

Based upon Jacobs' knowledge of the original Legacy Substation design, staff recommends engaging Jacobs for continued Engineering Design Services.

FINANCIAL IMPACT

$168,966.75

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Jacobs Engineering Work Order - Legacy Substation Expansion

CITY OF ALACHUA

WORK ORDER

WORK ORDER NO.:_____(For tracking purposes only, to be assigned by CONSULTANT after execution).

PURCHASE ORDER NO.:_____(For billing purposes only, to be assigned by CITY after execution.)

PROJECT NAME: City of Alachua Legacy Substation Expansion

CITY: CITY OF ALACHUA, a municipality in Alachua County Florida

PROJECT MANAGER: Michael Carrillo

CONSULTANT: **Jacobs Engineering Group, Inc.**

CONSULTANT'S ADDRESS: **1999 Bryan Street**

Dallas, TX 75201

Execution of the Work Order by CITY (and Purchase Order if issued) shall serve as authorization for CONSULTANT to provide for the above project pursuant to that certain Agreement dated October 26, 2021, between CITY and CONSULTANT and further delineated in the specifications, conditions and requirements stated in the following listed documents are attached hereto and made a part hereof as Exhibit A.

ATTACHMENTS (Check all that apply):

[X] DRAWINGS/PLANS/SPECIFICATIONS
[X] DETAILED SERVICES AND TASKS FOR PROJECT
[ ] SPECIAL CONDITIONS
[X] Cost Schedule

The CONSULTANT shall provide services pursuant to this Work Order, its attachments, and the above-referenced Agreement that is incorporated herein by reference as if set out in its entirety. Whenever this Work Order conflicts with the Agreement, the Agreement shall prevail.

TIME FOR COMPLETION: The work authorized by this Work Order shall be commenced upon receipts of a Purchase Order, if compensation is $1,000.00 or more, by CONSULTANT and shall be completed within (130) calendar days from receipt of a Purchase Order (or this Work Order if compensation is less than $1,000.00) by CONSULTANT.

METHOD OF COMPENSATION:

1. This Work Order is issued on a:
   [ ] Lump Sum Basis
   [X] Hourly Rate Basis with a Not-to-Exceed amount

(a) If the compensation is based on a "Lump Sum Basis," CONSULTANT shall perform all work required by this Work Order for the sum of _____DOLLARS ($ _____). In no event shall CONSULTANT be paid more than the "Lump Sum Fee" Amount.

(b) If the compensation is based on an "Hourly Rate Basis" with a "Not-to-Exceed" Amount, CONSULTANT shall perform all work required by this Work Order for a sum not exceeding one hundred sixty-eight thousand, nine hundred sixty-six and 75/100 DOLLARS ($168,966.75). CONSULTANT compensation shall be based on the actual performance of work required by this Work Order.

CITY shall make payment to CONSULTANT in strict accordance with the payment terms of the referenced Agreement.

It is expressly understood by CONSULTANT that this Work Order, until executed by CITY, does not authorize the performance of any services by CONSULTANT and that CITY, prior to its execution of the Work Order and Purchase Order if required as set forth herein, reserves the right to authorize a party other than CONSULTANT to perform the services called for under this Work Order.

IN **WITNESS WHEREOF,** the parties hereto have made and executed this Work Order effective as of the date the last signature is affixed.

JACOBS ENGINEERING GROUP, INC.

_____
Witness

By: _____
Robert V. Pragada

Title: President

Date: _____

CITY OF ALACHUA, FLORIDA

_____
Witness

By: _____
Rodolfo Valladares, City Manager

Date: _____

Jacobs

Energy & Power Solutions
777 Main Street
Fort Worth, TX 76102 U.S.A.
817.735.6000 Fax: 817.735.6148

August 4, 2026

Mr. Michael Carrillo, P.E.
City of Alachua
15100 NW 142 Terrace
Alachua, FL 32615

Re: Legacy Substation Expansion
Add Services Request No. 1
Full Substation Design

Dear Michael:

Jacobs is pleased to provide this additional services fee proposal and scope of work for the full design of the Legacy Substation expansion and repackaging. Understanding that the City's desire to take advantage of the extended delivery time for the prepurchase equipment included in the current project scope, the work included in this proposal is intended to provide a strategic approach for the City to complete the build-out of the Legacy Substation in the most expeditious and cost-effective manner.

Attached, for your reference, and to define the work associated with our proposed fee, is the scope of work along with a workhour buildup expected to carry out this work. For the additional services outlined herein, we propose a fee of $168,966.75 (One hundred and sixty-eight thousand, nine hundred sixty-six dollars and seventy-five cents).

We are pleased to be your partner in implementing long term meaningful infrastructure improvements for the City. Feel free to contact us if you have any questions.

Respectfully,
JACOBS ENGINEERING GROUP INC.

Greg Bick
Project Manager, Energy & Power – Americas

cc: Project File WFXP6001
Dustin Dykes
Fraser Ringel

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Attachment "A"

Scope of Work

Based on the City's stated desire to complete the full design of the Legacy Substation we offer the following scope of work as our understanding of the current desires of the City regarding this work. The scope of work outlined herein comprises all design effort required to complete the full build out of the Legacy Substation.

It is understood that the City will be required to modify the existing interconnection agreement with Duke Energy to incorporate the new 69kV lineup. No additional budget is included for coordination with Duke Energy Partners as we feel the existing allowance is sufficient to complete the project.

TASK I – PROVIDE FULL ELECTRICAL AND PROTECTION SCHEME DESIGN FOR THE LEGACY EXPANSION

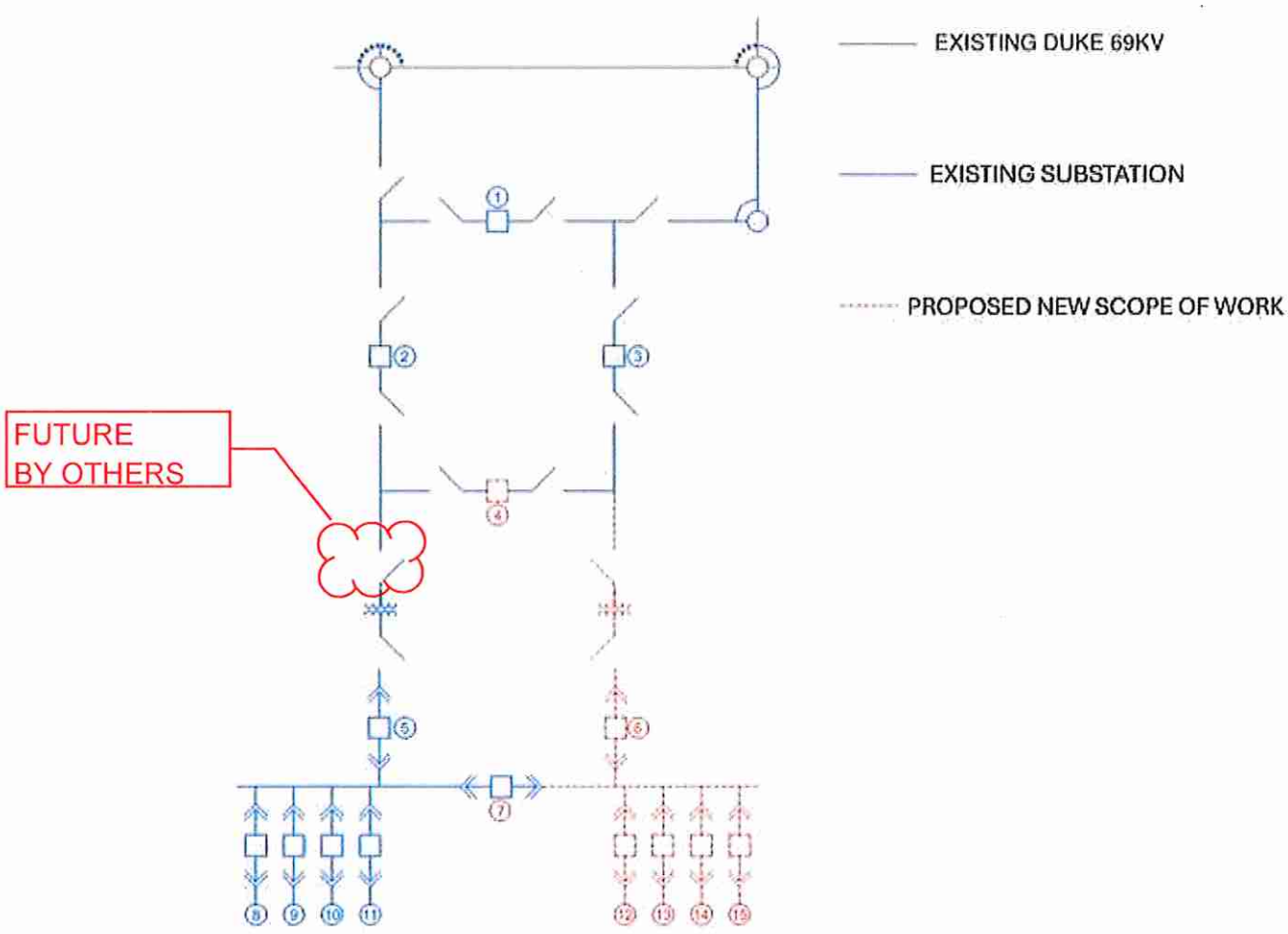
Design will be carried out using a phased design delivery approach for a logical and progressive completion of the design work. Each phase of design will include a specific list of work products and deliverables as noted herein and per the drawing and specification lists. Design review workshops will be conducted with the City at defined design deliverable milestones.

The design basis is as follows:

- The substation expansion will include a second transformer in the space provided during the initial substation construction. The new transformer line-up is assumed to mirror the existing substation transformer configuration. Procurement and foundation design associated with the second transformer is included in the currently approved Purchase Order.
- The medium voltage equipment shall use metal-clad switchgear housed in a Packaged Electrical Center (PEC) to be factory constructed and field installed. The new PEC will be designed to join the existing PEC to form a single larger PEC. Configuration, procurement, and foundation design associated with the PEC is included in the currently approved Purchase Order.
    a. The PEC will house all 15kV distribution equipment, station battery bank, and other pertinent auxiliary equipment.
- The design assumes that new feeder cabling will be installed in spare conduits present in the existing ductbank. No new ductbank design or modification is anticipated for this scope.
- The design will include the requisite Protection and Control (P&C) Design services to include simple overcurrent and bus and transformer differential elements. Jacobs will coordinate with line protection design by Duke Energy Florida (DEF) as the design progresses and is assumed to mirror the original Legacy Substation design.
- The design will include modification of and connection to the localized ground grid and lightning protection design and analysis, for the new substation expansion only. Field testing of the installation will be by the installing contractor. It is assumed that the previous Geotechnical Report conducted for the original design remains accurate and a new survey is not required. If either determined necessary, or preferred by the City, Jacobs will develop an Additional Service proposal for the effort, to be coordinated with the City.
- The design will include the necessary steel structures as well as any additional concrete foundations and supports not previously included in the substation expansion scope. Detailing and installation of the substation structural steel shall be by a steel fabricator contracted by the installer.

- Jacobs will develop a single construction package to include both the initial substation civil and structural scope and the scope identified herein for bid as a turnkey construction package. Connection to the distribution system will be by City after the substation is testing and commissioned. Phasing of connection is not included in this scope of work.

For clarity, the sketch below represents the basic scope. Grey is the existing Duke 69kV circuit. Blue is the existing substation configuration. Red is work proposed to be completed under this Additional Services Request. The breakers shown by number are as in the table that follows the sketch.



Breaker No.	Description	Breaker No.	Description
1	Exist. 69kV Ring Breaker	9	Exist 15kV Feeder 2A Breaker
2	Exist 69kV Ring Breaker	10	Exist 15kV Solar Breaker
3	Exist 69kV Ring Breaker	11	Exist 15kV Storage Breaker
4	New 69kV Ring Breaker	12	New 15kV Feeder 1B Breaker
5	Exist15kV Main Breaker	13	New 15kV Feeder 2B Breaker
6	New 15kV Main Breaker	14	New 15kV Generator Breaker
7	New 15kV Tie Breaker	15	New 15kV Spare Breaker
8	Exist 15kV Feeder 1A Breaker		

Project Definition Phase

The purpose of the project definition phase is to confirm the design criteria, standards, and preferences including identification of all applicable code requirements, City of Alachua standards, and identification of any Duke Energy Partners requirements to be incorporated. The previously completed design will serve as the basis of the expected level of effort. If any new requirements are identified, impacts to this pricing will be evaluated on a case-by-case basis.

30% Design Progress Workshop

Sketches and preliminary drawings as outlined below to provide sufficient information to the City to review, as well as a list of applicable technical specifications anticipated to be used on the project. To maximize efficiency, a 30% Design Progress Workshop (virtual) will be scheduled to review the the design progress with the City and incorporate any comments during the page-turn. For the avoidance of doubt, a formal Schematic Design deliverable is not included within the base services. If a deliverable is requested, Jacobs will identify the impacts to fee and schedule and review with the City for next steps.

Construction Document Phase

Jacobs will develop and deliver a 90% Construction Document deliverable set for the City's review. A meeting will be conducted with the City to review the drawings and technical specifications at the 90% completion point.

Upon completion of incorporating review comments, Jacobs will provide a final Signed and Sealed Issue for Construction delivery for the City to advertise as a Bid Document Set.

TASK II – BIDDING ADMINISTRATION

In concert with the City, Jacobs will assemble PDF documents for drawings and specifications for the purposes of bidding the work. These documents will include:

1. Scope of Work;
2. Bidding Schedule;
3. Pre-Bid Meeting Presentation;
4. Pre-Bid RFI (Request for information from the contractor) Review and Response;

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5. Bid Analysis & Recommendation of Award.

While Jacobs base services include Bid RFI responses, design addendums are excluded and can be provided upon and additional service upon the City's request. It is assumed that any design alterations from the Bid RFI's will be captured in the final Record Documents.

TASK III – TRANSMISSION INTERCONNECTION REQUIREMENTS (ALLOWANCE)

A Time and Material allowance for coordination with Duke Energy has been included in the current scope. We anticipate that existing allowance will be sufficient to cover any necessary coordination with Duke Energy as a result of this additional scope. If additional funds are necessary to support the project, Jacobs will inform the City of the impacts and review for next steps.

TASK IV – CONSTRUCTION ADMINISTRATION (Additional Services, not included in this scope of work)

Due to the anticipated long lead-time of equipment procurement and delivery, Jacobs proposes the following Construction Administration (CA) tasks be captured in a future additional services proposal. This approach will maximize cost efficiency for the Balance of Scope proposal while having the ability to accurately tailor the CA activities to the City's expectations and needs.

A – BASIC SERVICES

1. During construction Jacobs will support contractor questions, support schedule review discussions, review pay applications, review submittals and other typical support from home office personnel. Full-time field engineering support is not included in the typical Construction Administration services.
2. Jacobs will provide "Record Drawings" based on contractor produced, owner approved redlines. If necessary, Jacobs can provide the contractor with electronic CADD files in support of "As-Built" record documentation preparation upon receipt of a signed electronic file use agreement. Development of the bound CADD files are not in the base services and may incur additional costs, to be reviewed and approved by the City.
3. This proposal includes focused Construction Administration efforts that support the installation of electrical components described herein. This effort will consist of Jacobs representation to observe the City's selected contractor performing the work in accordance with the Construction Documents. This effort will consist of four (4), single day, site visits with an Observation Report summarizing the efforts witnessed and noting any observed deficiencies. If additional on-site presence is requested by the City, Jacobs can develop an additional service for review and approval prior to commencing this effort.

TASK V – STARTUP AND COMMISSIONING SUPPORT (Additional Services, not included in this scope of work)

1. Equipment Factory Witness Testing – a recommended additional service, this provides senior level engineers to witness testing of the major electrical systems components at the equipment factory. During this time the protection settings are loaded and fully tested, minimizing impacts in the field.

2. Startup and Commissioning – toward the end of the Construction Phase, sub systems of the electrical system will need to be tested and brought on line in a controlled fashion. We will provide field engineers to oversee the testing and startup services and ensure that the systems are tested and brought on line in a logical system to prevent inadvertent impact on City operations.

DELIVERABLES

The expected deliverables include:

- 30% Design Progress Workshop (virtual)
  - Preliminary Electrical One-Line
  - Preliminary site layout
  - Preliminary structural steel design
  - List of applicable specifications
  - Design Schedule
  - Meeting minutes with review comments
- Construction Documents
  - Issuance of Construction Document Review Sets containing at a minimum: structural plans, sections and details, electrical one-lines, typical schematics, plans, sections and details and associated technical specifications.
  - Meeting Minutes with review comments
  - Schedule update
- Construction Administration (captured in future proposal)
  - Requests for Information (RFIs) answering questions from the contractor as deemed appropriate.
  - Change Order response and documentation when warranted
  - Commentary regarding conformance with the Contract Documents for shop drawings, material samples and product information from the General Contractor (a maximum of one review and one re-review per submittal).
  - Addenda and bulletins addressing items that require changes to the Contract Documents.
  - Substantial and final Punch Lists review with City
  - Meeting minutes
  - Record Documents solely based on the Contractors provided as-built documentation.

SCHEDULE

The following schedule milestones are approximate and subject to change based on necessary information requests and/or stakeholder coordination:

1. Design Start: Upon the latter of receipt of Notice To Proceed or selected transformer General Arrangement drawings
2. Conduct 30% Design Progress Workshop: Six weeks after design start
3. Submit 100% Construction Documents for Review: Eight weeks after receipt of Schematic Design review comments from City.
4. City review of Construction Documents design: Two weeks.
5. Submit Signed & Sealed Issued for Construction: Two weeks after receipt of Construction Documents review comments from City.

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MEETINGS

1. Project team project kickoff meeting to be conducted within three weeks of NTP, and to be attended by project Leadership, Electrical, Structural and Civil team lead engineers.
2. Virtual meeting(s) with Duke Energy and City personnel to discuss substation equipment coordination, as needed within the constraints of the Time and Material basis.
3. One virtual meeting during 30% Design Progress Phase and two meetings during the Construction Document Phase, which includes an assumed Pre-Bid Meeting.

ADDITIONAL SERVICES

Additional services, including, but not limited to the following, are not included with this scope but can be performed by Jacobs if authorized by City (proposed fees to be developed when requested).

1. Development and issuance of multiple/phased construction document packages for construction delivery including any equipment procurement packages. To be priced at a future date as needed based on selected construction procurement method and schedule.
2. Site environmental, endangered species and archeological related studies can be provided through Jacobs as a pass through direct expense.
3. Traffic Control Plans – development of the traffic control plans is executed to be by the contractor performing the work or can be provided by Jacobs as an additional service.
4. On-site engineering support during construction. Jacobs can provide a proposal to provide on-site technical representation at a frequency desired by the city if requested.
5. Wetland Delineation and Permitting design services can be provided through Jacobs as a pass-through direct expense but are not included in the scope at this time.
6. Distribution system planning or design services may be provided as an additional service at a future date.
7. Factory witness testing and relay setting implementation is an additional service but is discussed above.
8. Startup and Commissioning Support is an additional service but discussed above.
9. Cost Estimating is excluded from the base services but can be provided with an additional service request.
10. Record Drawing documents will be developed based on the contractor's As-Built drawings that accurately reflect the approved installed conditions. As such, information including, but not limited to, DC Schematics, Arc Flash labeling, relays, and interconnect diagrams will be provided with the Record Drawings.

COMPENSATION

Jacobs proposes completing the scope described herein for a Lump Sum fee of $168,966.75 (One hundred and sixty-eight thousand, nine hundred sixty-six dollars and seventy-five cents).

This fee is in addition to the current PO due to the continued effort and allocation of effort. The Lump Sum fee is broken down by Task as follows:

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TASK I	Full Electrical Design	$160,752.75
TASK II	Bidding Administration	$8,214
TASK III	Duke Energy Coordination	Included in Original PO, no additional compensation requested
TASK IV	Construction Administration	Additional Service, not included
TASK V	Startup & Commissioning Support	Additional Service, not included

ASSUMPTIONS AND CLARIFICATIONS

Jacobs is preparing the design fee according to the basis of design items noted below.

1. A permit set, if required, will coincide with the Construction Documents.
2. Cost estimating is not included in this scope of work.
3. All drawings will be done in 2D CADD. 3D modeling is not included in this scope of work.
4. Jacobs will not bear responsibility or liability for defects or deficiencies, or for the failure to so detect, in the work of the Construction Contractor. Jacobs shall have no influence over the construction means, methods, techniques, sequences or procedures. Construction safety shall remain the sole responsibility of the construction contractor(s).
5. Jacobs shall not make inspections or reviews of the safety programs or procedures of the construction contractor(s) and shall not review their work for the purpose of ensuring their compliance with safety standards. Jacobs shall not assume any responsibility or liability for performance of the construction services or for the safety of persons and property during construction or for compliance with federal, state and local statutes, rules, regulations and codes applicable to the conduct of the construction services.
6. Jacobs shall review and approve or take other appropriate action upon construction contractor(s)' submittals such as shop drawings, product data and samples, but only for the limited purpose of conformance with information given and the design concept expressed in the contract documents. The Jacobs action shall be taken with such reasonable promptness as to cause no delay in the work while allowing sufficient time in Jacobs' professional judgment to permit adequate review. Review of such submittals will not be conducted for the purpose of determining the accuracy and completeness of other details.
7. All site environmental, endangered species and archeological related studies are excluded from the Basic Services.
8. We assume the Contractor will handle permitting with the City if required and facilitate submittals and approvals based on plans provided by Jacobs. We will respond to plan review comments and revise documents as required to obtain the permit. We will respond to questions raised by the reviewing agency and will make code revisions to the documents, if necessary, to obtain a permit.

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9. In the event that the project is impacted by recognized environmental conditions, including, but not limited to Asbestos Containing Materials, Lead Based Paint, Petroleum, Chemical or other constituents, it is assumed that the City will be responsible for any services related to the identification, testing, abatement or remediation including management thereof of such identified environmental conditions. Jacobs' proposal does not include any services related to the identification, testing, abatement or remediation including management of recognized environmental conditions.

10. Project Specifications will be technical in nature only and will not include any procurement / contracting sections or general requirements (Division 0 and 1). It is assumed that these would be on City's standard forms.

11. Unless otherwise noted above, all meetings will be conducted virtually.

12. All deliverables will be delivered in an electronic format. Hard copy printing can be provided with additional reimbursement.

13. It is assumed that the City will provide the relay settings being utilized in the current operating scenario and the basis of design will mimic these relays. If a device coordination study and associated relay setting file development to be installed in the protective relays is deemed necessary, Jacobs will review develop an additional service request for the City's review and approval.

14. Jacobs assumed that arc flash calculations and labels for the new equipment associated with the project will be performed by the Contractor or others. If calculations and labeling is requested by the City, Jacobs will develop an additional service request for the City's review and approval. Existing equipment arc flash calculations and labeling are not included in this proposal but can be provided in future efforts as an additional service. Installation of the arc flash labels on site will be by the installer.

City of Alachua, Florida
Legacy Substation Expansion

Full Build-out Design
Labor Breakdown

July 31, 2026

		MOP Engineer 7	PM Engineer 6	Project Assistant	Project Controls Technologist 6	Structural Engineer 5	Structural Engineer 2	Struct. Design Technician 4	Structural QC Technologist 6	Civil Engineer 6	Civil Engineer 4	Civil Engineer 3	Civil Design Technician 4	Electrical Engineer 4	Electrical Engineer 6	Electrical Engineer 3	Electrical Engineer 3	Electrical Engineer 2	Elect. Design Technician 2
Management		$258.90	$228.43	$91.37	$228.43	$197.97	$106.60	$167.51	$228.43	$228.43	$167.51	$137.08	$167.51	$167.51	$228.43	$137.08	$137.08	$106.60	$106.60
	MOP	18																	
	PM		76																
	Admin			31															
	Project Controls				24														
	Global Staff Coordination	10	20											40		40	40		
30% Design Progress Workshop																			
	ELECTRICAL																		
	Substation Design Team															10	6	6	6
	Electrical Equipment Layout													8					
	List of Applicable Specifications													4					
	One-Line Diagrams													6					
	UG Plans and Details													4					
	QC														20				
	STRUCTURAL																		
	Structural Steel Plans and Elevations					13	20	6											
	Structural Details						10	10											
	List of Applicable Specifications					8													
	QC								16										
	CIVIL																		
	General Site Plan										2	4	2						
	Grading Plan																		
	Utility Location Plan																		
	Erosion Control Plan																		
	QC									4									
Construction Documents																			
	ELECTRICAL																		
	Substation Design Team															60	64	122	215
	Site/Equipment Layouts													3					
	One-lines													6					
	Grounding/LP plans													3					
	U/G Plans													2					
	U/G Details													2					
	Specs													18					
	SWGR Drawings (3 lines, Control Schematics, etc)													10					
	ETAP Model Development													15					
	Lightning Protection Plans																		
	QC														18				
	STRUCTURAL																		
	Foundation Plans																		
	Foundation Details																		
	Structural Steel Plans and Details					20	20												
	Specs																		
	QC							16											
	CIVIL																		
	Site Location Plan										2	8	2						
	Site U/G Utils																		
	Site Details										4	4							
	Erosion Control Plans & Details																		
	Specs										4	4							
	QC									8									
	$168,966.75																		
	TOTALS:	$7,249	$22,386	$2,832	$5,482	$8,117	$5,330	$6,700	$3,655	$2,741	$2,010	$2,742	$670	$20,269	$8,680	$15,079	$17,820	$13,645	$23,559

EXHIBIT 2

RATE SCHEDULE

Labor Category	Billing Rates
Design Technician 1	$76.14
Design Technician 2	$106.60
Design Technician 3	$137.08
Design Technician 4	$167.51
Engineer 1/Technologist 1	$76.14
Engineer 2/Technologist 2	$106.60
Engineer 3/Technologist 3	$137.08
Engineer 4/Technologist 4	$167.51
Engineer 5/Technologist 5	$197.97
Engineer 6/Technologist 6	$228.43
Engineer 7/Technologist 7	$258.90
Engineer 8/Technologist 8	$279.00
Project Assistant	$91.37

Commission Agenda
Item

MEETING DATE: August 10, 2026
SUBJECT: Fiscal Year 2025 to 2026 Write-Offs
PREPARED BY: Stephanie L. Herlong, Utility Billing Manager
RECOMMENDED ACTION:
Approve the write-off of bad debt for FY 2025-2026.

Summary

Finance and Administrative Services annually, and as part of the fiscal year closeout, compiles a list of bad debt accounts to be presented to the City Commission as the write-off of bad debt requires Commission approval.

The bad debt write-off list amounts to a total of $10,004.77 for Fiscal Year 2025-2026. This list consists of utility accounts for which staff has tried to collect through a series of collection letters. This amount equates to less than one-third of one percent of the budgeted gross revenue for electric, water, wastewater, solid waste, and mosquito services.

Last fiscal year, the City wrote off $17,896.64. Upon approval of this write-off amount, these accounts will be listed in our bad debt listing. Staff continuously checks the bad debt listing prior to rendering new utility services in an effort to recover previously written-off amounts. Staff collected $734.35 from previous write-offs during the current fiscal year.

FINANCIAL IMPACT

$10.004.77

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Funding Source - General Fund
Funding Source - Electric Fund
Funding Source - Water Fund
Funding Source - Mosquito Fund
Funding Source - Waste Water Fund

ATTACHMENTS

1. ATTACHMENT A WRITE-OFFS FY 25-26
2. ATTACHMENT B PAID WRITE-OFF FY 25-26

ACCOUNT #	CUSTOMER NAME	SERVICE ADDRESS	BALANCE
32646	SAMANTHA TODD	17241 NW 176TH WAY	$197.64
33258	DEMETRIUS ROSS	14204 NW 157TH PL	$18.08
29458	FRANCESCA LEE	13106 NW 155 PL	$46.18
31962	JACKSON QUAYLE	15164 NW 150TH AVE 2058	$57.71
32773	DESIREE GUERIA	12042 NW 74TH TER	$42.85
33536	ENOSENCIA AREGUIN	15504 NW 134TH TER	$124.56
31629	FAYE MICHELLE SEXTON	15105 NW 150TH AVE 2001	$248.98
32964	SHALONDRIA JONES	15215 NW 150TH AVE 2025	$68.14
33322	KYLE BOYD	15270 NW 150TH AVE 1046	$27.01
33603	CHANTERIA LANE	15203 NW 150TH RD 2075	$142.12
33678	ABIMAEL OCHOA	4706 NW 104TH LN	$41.13
32537	CARLA DAVIS	13840 W STATE ROAD 235 17	$82.37
32474	KYLE FOWLER	15015 NW 128TH ST	$1,727.13
33148	CATHERINE PEREZ	15265 NW 150TH RD 2082	$1.40
32063	DEBORAH PORTER	13400 NW 140TH ST 1801	$53.07
27379	NIKI BRIGHTSTONE	11821 NW 74TH TER	$149.44
21621	LORI FARINA	13826 NW 146TH AVE	$135.17
31954	ALYSSA MULLIGAN GIFFORD	14309 NW 144TH PL	$222.77
33431	I CONSTRUCTORS	FIRE HYDRANT 70151641	$4.00
33770	CRYSTAL CRUGER	13118 NW 155TH PL	$273.14
33366	I CONSTRUCTORS	16304 NW US HIGHWAY 441	$2.62
33305	JORDAN HEWETT	15215 NW 150TH AVE 3025	$50.72
33742	ROYCE GIVENS	15226 NW 150TH AVE 3050	$305.05
34035	NYEISHA COGDELL	15183 NW 150TH AVE 2023	$244.77
29318	LATREVIA FORD	15507 NW 138TH WAY	$237.53
31853	JASON POWELL	13566 NW 136TH AVE	$265.76
32615	NATALIE FRANKLIN	15105 NW 150TH AVE 1006	$114.51
32934	DAYONNA THOMAS	15614 NW 138TH TER	$404.11
33369	CONSTANCE WOODALL	15226 NW 150TH AVE 2055	$95.27
33152	LAURALYN REYES	15226 NW 150TH AVE 3055	$21.31
32696	MIKEALA PARSONS	13400 NW 140TH ST 2002	$71.21
30351	NADIA GUZMAN	6129 NW 112TH PL	$250.11
34059	LATRAVIA STRAWDER	14521 NW 138TH TER	$61.28
32166	JODY MEYER	15288 NW 133RD TER	$290.66
33686	SHANITE RICKS	15105 NW 150TH AVE 3008	$267.33
34362	SHIMEAL HEIDELBERG	10836 NW 65TH WAY	$193.15
412	LOUISE T THOMAS	14317 NW 156TH PL	$406.30
32730	DOUGLAS WALKER	17574 NW 173RD RD	$248.27
34201	LESLIE CAPPELLI	17241 NW 176TH WAY	$86.42
33210	EMILY SEAWARD	13404 NW 154TH AVE	$157.85
29721	CEDRICK IRVING	13526 NW 158TH AVE	$146.64
34495	TIERNEY DUVALL	15151 NW 150TH RD 2068	$3.46
26619	CHRISTOPHER BOYETTE	15826 NW 118TH PL	$141.69
32235	PATRICIA DAVIS	15105 NW 133RD TER A	$26.90
32775	SHAMBRIA WOODS	15215 NW 150TH AVE 1032	$171.72
34952	JENNIFER CAMPBELL REALTOR	14164 NW 164 LN	$171.21
31514	RESILIENCE GOVERNMENT SERVICES INC	13141 NW NANO CT	$86.40

32536	ALMITRA WILLIAMS	11416 PALMETTO BLVD	$235.09
31430	AMELIA JENKINS	14119 NW 142ND AVE	$261.46
33960	KENTAVIOUS JOHNSON	15506 NW 134TH TER	$93.13
18799	LUIS RAMIREZ	13730 NW 140TH ST 6	$154.05
5461	THE ESTATE OF THELMA HAMMON	13928 NW 137TH PL	$721.26
27600	RUTH FLECHA-CUADRADO	15616 NW 135TH TER	$28.37
27797	MELVONA GIBSON	15139 NW 150TH RD 3097	$128.22
33817	ANTHONY T WARD	11795 CREEK DR	$198.05
		TOTAL WRITE OFFS FY-2025-2026	**$10,004.77**

Report Generated: 7/30/2026 6:53 AM

Advanced Filter: (Account.finalBillingDueDate >= '1990-01-01 00:00:00.000' AND Account.finalBilli
ngDueDate <= '2025-09-30 23:59:59.998')

RECEIPT ITEM REPORT

POST DATE 10/01/25-09/30/26 RECEIPT ITEM: W.OFF

Date	Receipt #	ACCOUNT #	CUSTOMER NAME	Amount
3/5/2026	333457	21636	JAMES SEAL	$ 332.15
3/19/2026	334723	17088	JASON SUMNER	$ 214.94
3/31/2026	335489	27450	XAVIER LEWIS	$ 187.26
		TOTAL PAID WRITE OFFS FY 2025-2026		**$ 734.35**

Attachment B