Planning and Zoning Board
Agenda
September 14, 2021

Chair (Vacant)
Vice Chair Sandy Burgess
Member Virginia Johns
Member Gary Thomas
Member Joe Hancock
School Board Member Tina Certain

City Manager Mike DaRoza

Planning and Zoning Board
At 6:00 PM

Meeting Date: September 14, 2021

Meeting Location: James A. Lewis Commission Chambers

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.

PLANNING AND ZONING BOARD MEETING AGENDA

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of the Minutes of the July 13, 2021 PZB Meeting
B. Election of Chair and Vice Chair

C. Site Plan – IIP FL 3 LLC (Harvest): A request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for consideration of a Site Plan which proposes parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG) (Quasi-Judicial Hearing).

D. Land Development Regulations (LDR) Text Amendment: Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., to amend or create the following Sections of the City of Alachua LDRs: 2.4.10(B)(3); 3.5.2(F); 4.1.1; 4.3.1(A)(5); 5.1.3; 6.1.4(B)(1); 6.2.2(B); 6.2.2(D)(3)(c); 7.2.4(A)(2); 7.3.1(B)(1); and 10.2; and amending Tables 4.1-1; 5.1-3; 6.1-1; 6.2-2; 7.3-1; and Table 7.3-2 (Legislative Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 9/14/2021
SUBJECT: Approval of the Minutes of the July 13, 2021 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:
Approve the Minutes of the July 13, 2021 PZB Meeting.

Summary

Approval of the Minutes of the July 13, 2021 PZB Meeting.

ATTACHMENTS:

Description

- Minutes PZB July 13, 2021

Planning and Zoning Board
Minutes
July 13, 2021

Chair James Sajczuk
Vice Chair Sandy Burgess
Member Virginia Johns
Member Edward Potts
Member Gary Thomas
School Board Member Tina Certain

City Manager Adam Boukari

Planning and Zoning Board
At 6:00 PM
to address the item(s) below.

Meeting Date: July 13, 2021

Meeting Location: James A. Lewis Commission Chambers

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.

Planning and Zoning Board Meeting Minutes

CALL TO ORDER

Chair James Sajczuk called the meeting to order. Member Virginia Johns was absent at roll call.

INVOCATION

Member Edward Potts led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Vice Chair Sandy Burgess moved to approve the agenda; seconded by Member Gary Thomas.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the June 8, 2021 PZB Meeting

Vice Chair Burgess moved to approve the minutes; seconded by Member Thomas.

Passed by unanimous consent.

B. Red Oak Estates Lot 9 Final Plat: A request by Joe Montalto, Jr., P.E., of JMJ Consulting Engineering, LLC., applicant and agent for Kevin and Kelli Ross, property owners, for consideration of the replat of a ±5.01 acre subject property located in the Red Oak Estates subdivision. Tax Parcel No. 04013-009-000 (Quasi-Judicial Hearing)

Planning Assistant Kenyata Curtis swore in all parties entering testimony.

Principal Planner Adam Hall, AICP, presented the Staff Report.

Joe Montalto, Jr., P.E., of JMJ Consulting Engineering, LLC., accepted the conditions recommended by Staff, and availed himself for questions.

Vice Chair Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the two (2) conditions provided in Exhibit "A" and located on Page 12 of the July 13, 2021 Staff Report to the Planning and Zoning Board; seconded by Member Potts.

Motion Passed 4-0 in a roll call vote.

C. Large Scale Comprehensive Plan Amendment (LSCPA) – 13663 NW US Highway 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres. Tax Parcel Number 05970-004-000 (Legislative Hearing).

Member Johns arrived at 6:17 p.m.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Vice Chair Burgess inquired about the current zoning of the property.

Principal Planner Tabor responded.

Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., availed himself for questions.

Member Thomas moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Vice Chair Burgess.

Donald Cruce inquired about what was being built on the property.

Motion Passed 5-0 in a roll call vote.

D. Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – 13663 NW US Highway 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. Tax Parcel Number 05970-004-000 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Tabor, AICP, presented the Staff Report.

Vice Chair Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc on behalf of Envision Seven Limited Liability Company to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Potts.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be September 14, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

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

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____

Presiding Officer

_____

Staff Liaison

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 9/14/2021
SUBJECT: Election of Chair and Vice Chair

PREPARED BY: Kathy Winburn, AICP

RECOMMENDED ACTION:

Elect a Chair and Vice Chair from among the PZB's membership.

Summary

Annually, the Planning & Zoning Board (PZB) elects from among its membership a Chair and Vice Chair to serve for a period of one (1) year, or until a successor is elected.

Member James Sajczuk served as Chair of the PZB. Mr. Sajczuk's term recently expired, and he has chosen not to seek reappointment. As such, it is necessary to now appoint a Chair and Vice-Chair

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 9/14/2021
SUBJECT: Site Plan – IIP FL 3 LLC (Harvest): A request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for consideration of a Site Plan which proposes parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG) (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board approve the Site Plan for IIP FL 3 LLC, subject to the seven (7) conditions provided in Exhibit "A" and located on page 18 of the September 14, 2021 Staff Report to the Planning & Zoning Board upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for IIP FL 3 LLC, subject to the seven (7) conditions provided in Exhibit "A" and located on page 18 of the September 14, 2021 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Rob Davis, P.E., Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for consideration of a Site Plan which proposes the construction of a new parking lot and site improvements as well as the addition of ±912 square feet of new floor area. The new floor area will include a new ±393 square foot vestibule and an ±135 square foot electrical addition adjacent to Building C (building located in the southwest portion of the property) and a ±384 building near Building L (building located in the northern portion of the property). The proposed site improvements also include the construction of a private roadway which will provide interconnectivity between the subject property and San Felasco Tech City, located to the north and west of the subject property.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located in the northern portion of the site and to a new stormwater basin to be constructed between the proposed parking lot and US Highway 441.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - IIP-FL 3 LLC (Harvest)
- Application & Supporting Materials
- Public Notice Materials for the 9/14/2021 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: September 14, 2021
Quasi-Judicial Hearing

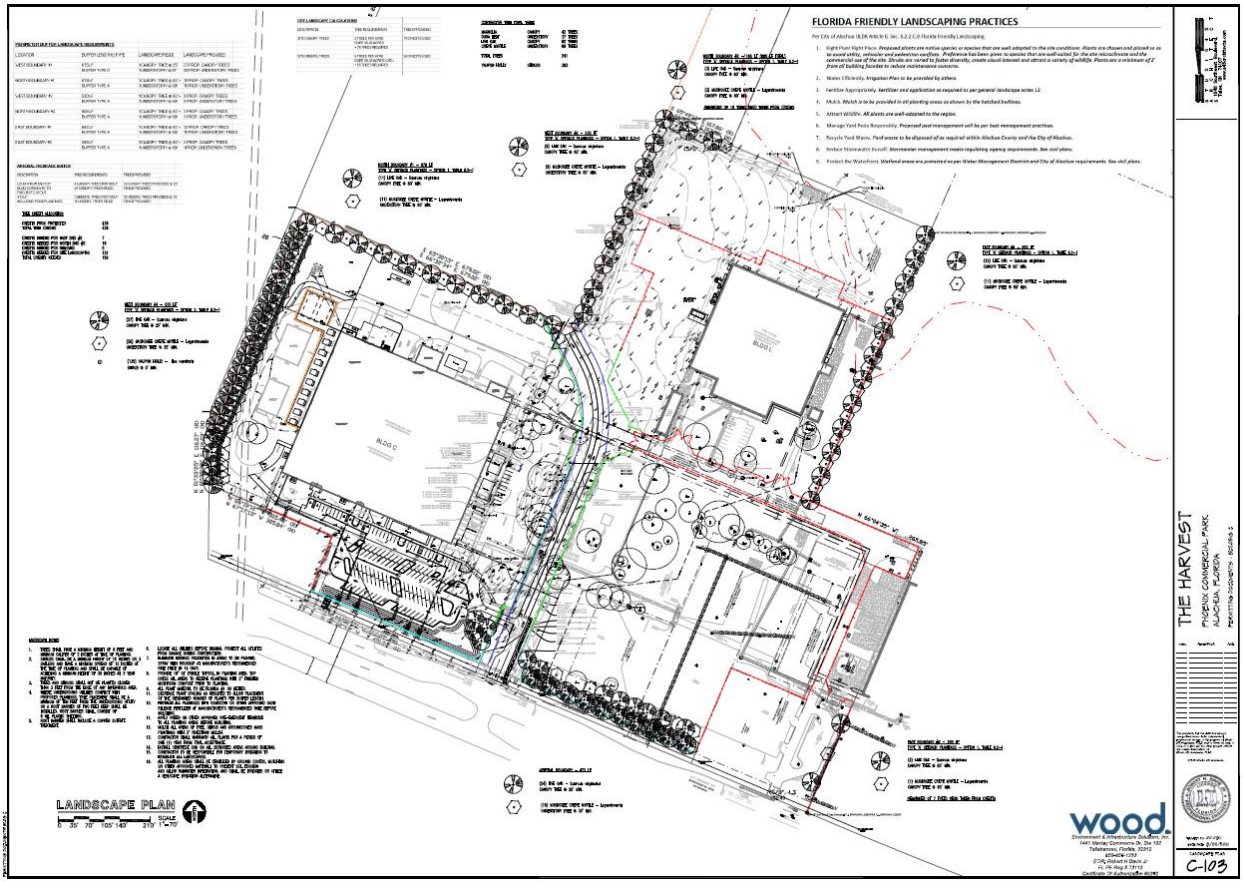
SUBJECT:	A request for a Site Plan proposing a new parking lot and site improvements and the addition of ±912 square feet of new floor area
APPLICANT/AGENT:	Rob Davis, P.E., Wood Environment & Infrastructure Solutions, Inc.
PROPERTY OWNER:	IIP-FL 3 LLC
LOCATION:	12895 NW US Highway 441
PARCEL ID NUMBERS:	05855-004-000; 05855-004-001
FLUM DESIGNATION:	Industrial
ZONING:	Industrial General (IG)
OVERLAY:	N/A
ACREAGE:	±36.26 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for IIP-FL 3 LLC, subject to the seven (7) conditions provided in Exhibit "A" and located on page 18 of the September 14, 2021 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for IIP-FL 3 LLC, subject to the seven (7) conditions provided in Exhibit "A" and located on page 18 of the September 14, 2021 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Rob Davis, P.E., Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP-FL 3 LLC, property owner, for consideration of a Site Plan which proposes the construction of a new parking lot and site improvements as well as the addition of ±912 square feet of new floor area. The new floor area will include a new ±393 square foot vestibule and a ±135 square foot electrical addition adjacent to Building C (building located in the southwest portion of the property) and a ±384 building near Building L (building located in the northern portion of the property). The proposed site improvements also include the construction of a private roadway which will provide interconnectivity between the subject property and San Felasco Tech City, located to the north and west of the subject property.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located in the northern portion of the site and to a new stormwater basin to be constructed between the proposed parking lot and US Highway 441.

Illustration 1. IIP-FL 3 LLC – Site Plan



SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Map 1. Vicinity Map

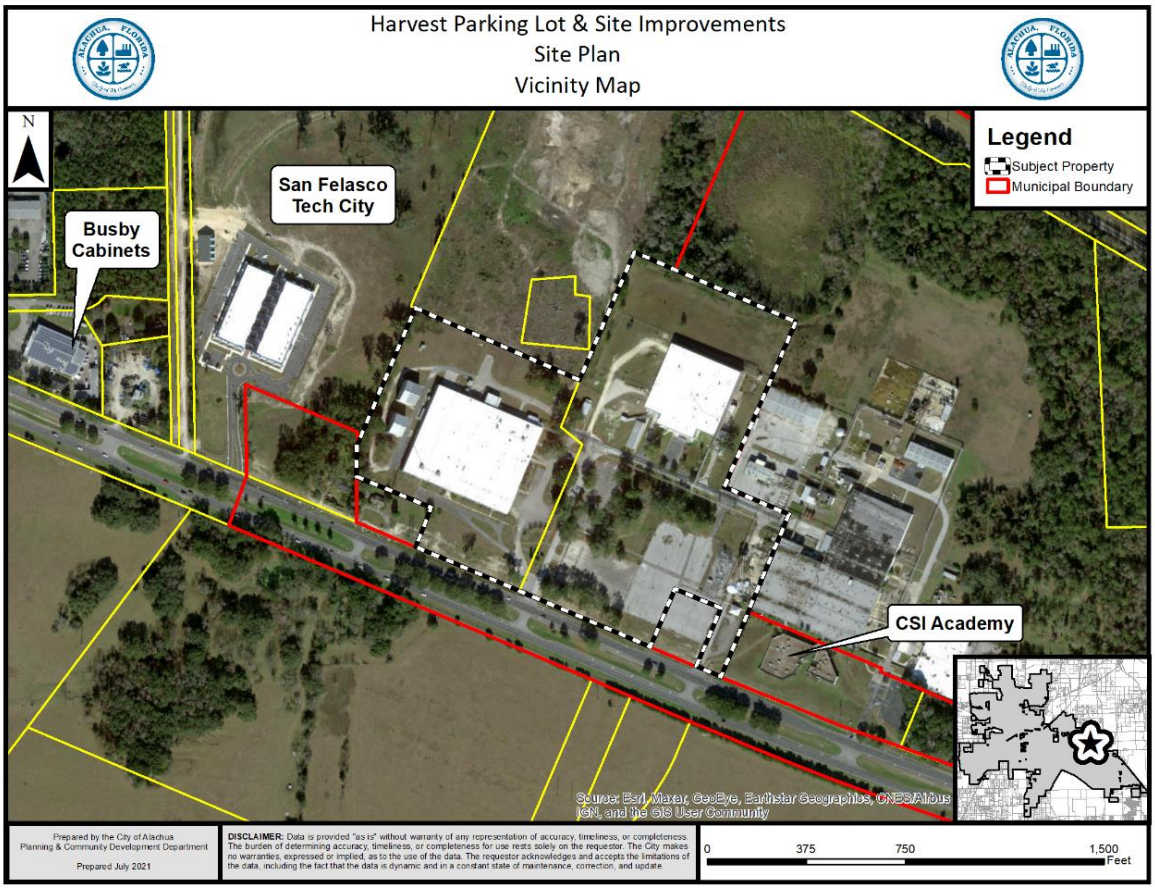


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Land	Corporate Park; Rural Employment Center (Alachua County)	Corporate Park (CP); Manufacturing & Production (Alachua County)
South	CSI Academy	Commercial; Rural Employment Center (Alachua County)	Commercial Intensive (CI); Manufacturing & Production (Alachua County)
East	US 441	N/A	N/A
West	San Felasco Tech City; Vacant Commercial Building	Corporate Park; Community Commercial; Rural Employment Center (Alachua County)	Corporate Park (CP); Community Commercial (CC); Business Highway (Alachua County)

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held virtually on April 5, 2021. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by five (5) members of the public.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.5: Industrial

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

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

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Manufacturing/ Assembly	300,000 sq. ft.	75% of total area	No Maximum	40%

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	No Maximum	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing/ 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60%retail/ 40%warehousing	50%

Evaluation and Findings: The subject property has an Industrial FLUM Designation, which permits a variety of potential uses within the buildings, including research and development uses, multitenant uses, and manufacturing and assembly. The use of the property is consistent with the provisions of Goal 1, Objective 1.5, and Policy 1.5.a.

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

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Evaluation and Findings: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the development, the landscaped areas will exceed the minimum 10% area required by Policy 2.4.a.

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

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Evaluation and Findings: The site plan indicates that following completion of the development, the subject property exceeds the minimum 10% open space requirement.

Objective 5.1: Natural Features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Evaluation and Findings: An environmental conditions and site suitability analysis has been provided in this report, and indicates that, based upon best available data, the development is not expected to have any adverse impacts upon natural features.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

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

Evaluation and Findings: An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

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

Evaluation and Findings: The development is located within the City's utility service area and will connect to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation and Findings: An analysis of the development's impacts to transportation facilities is provided within this report. The development will not adversely affect the level of service for transportation facilities.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Evaluation and Findings: The site plan demonstrates that the development will comply with Objective 1.1 and Policies 1.3.a, 1.3.d, and 1.3.g, which are implemented by the standards found within Section 6.1 of the City's Land Development Regulations. Required landscaping materials will be provided within parking areas. The site plan also provides the minimum number of required accessible parking spaces.

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system,

wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The development is located within the City's utility service area and will connect to the City's wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities for residential uses:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Evaluation and Findings: An analysis of the development's impacts to solid waste facilities is provided within this report. The development will not adversely affect the level of service for solid waste facilities.

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

3. A water main exists within 2,640 feet of any proposed residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The development is located within the City's utility service area and will connect to the City's potable water system.

Conservation & Open Space Element

Policy 1.2.a:

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.3.e:

The City's land use designations shall offer the best possible protection to threatened and endangered species.

Evaluation and Findings: The development will have minimal environmental impacts. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

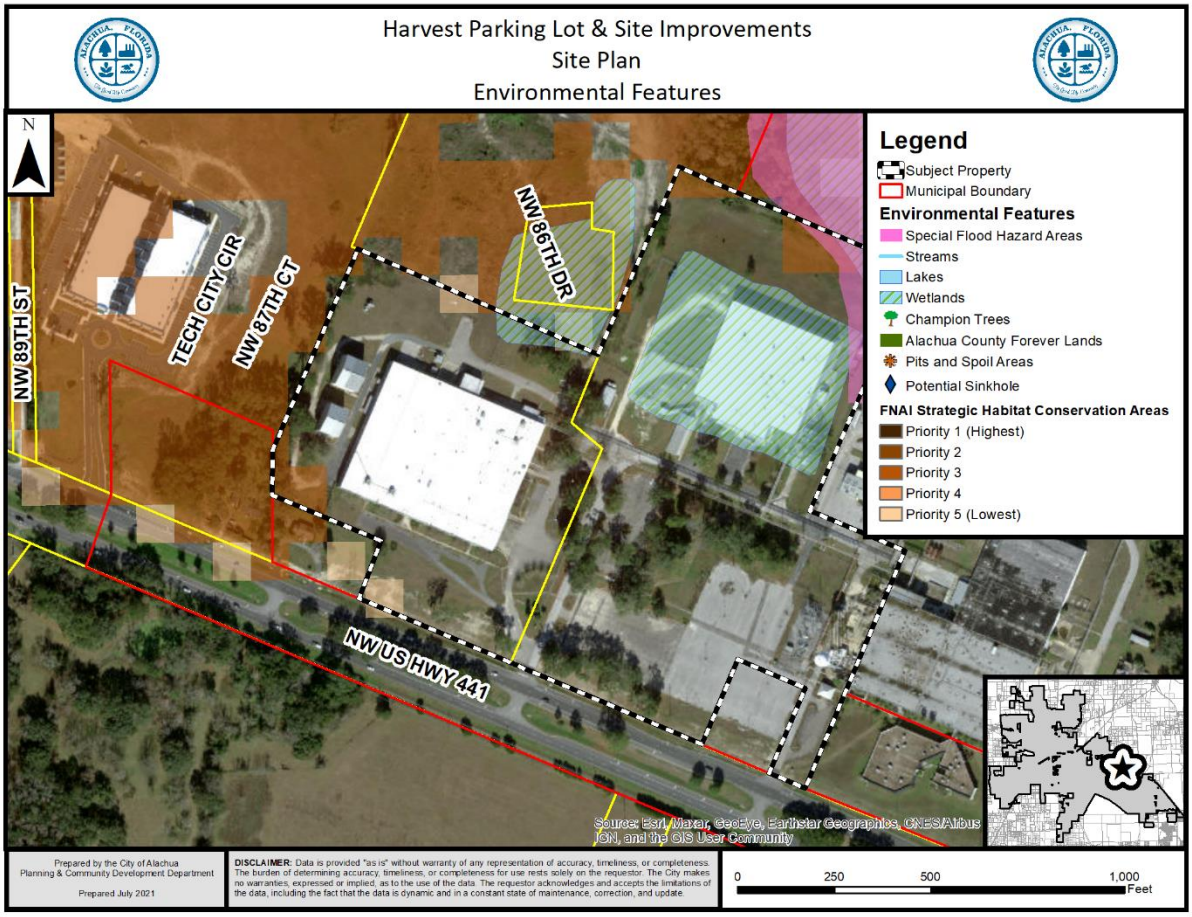
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located within the area of proposed development. If any wetlands are identified within the area of proposed development, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified in the area of proposed development, therefore, there are no issues related to wetland protection.

Map 2. Environmental Features



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: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. 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: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. A very small portion land within the area of the proposed development area contains areas identified as Priority 3 and Priority 5. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. “Group A” soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There are three (3) soil types found within the development area:

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Millhopper Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Tavares Sand (0% - 5% slopes)
Hydrologic Soil Group: A
This soil type is moderately well drained and permeability is rapid to very rapid at the surface. This soil has slight limitations for small commercial buildings and local roads and streets.

Evaluation: The soil types present on the subject property do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, and Panel 0143E of the FEMA FIRM Series, dated November 2, 2018, indicate that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: Since the subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

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: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation: There are no issues related to historic structures or markers.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) ***Consistency with Comprehensive Plan***
The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

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

(2) ***Use Allowed in Zone District***
The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: Chapter 381.986(11), Florida Statutes, preempts the regulation of cultivation, processing, and delivery of marijuana by medical marijuana treatment centers to the state except as otherwise provided within therein. The current and proposed use for the property is medical marijuana cultivation and processing. There are no provisions within Chapter 381.986(11), Florida Statutes, that would otherwise restrict the cultivation and processing of medical marijuana at the subject property.

(3) *Zone District Use-Specific Standards*

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: There are no Use-Specific Standards for this use type.

(4) *Development and Design Standards*

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all applicable and relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, and Section 6.9, Environmental Protection Standards.

(5) *Subdivision Standards*

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

(6) *Complies with All Other Relevant Laws and Ordinances*

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	US 441 (from CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].
3 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 4 US 441 (from CR 235 East Intersection to SR 235)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	20,435
Reserved Trips[4]	5,375
Available Capacity[4]	19,890
Increase/Decrease in Daily Trips Generated by Development[5]	0
Residual Capacity After Development's Impacts[6]	19,890

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua June 2021 Development Monitoring Report.
5 Proposed use will not exceed traffic impacts realized by previous use of the property.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 3b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 4 US 441 (from CR 235 East Intersection to SR 235)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,941
Reserved Trips[4]	509
Available Capacity[4]	1,660
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	0
Residual Capacity After Development's Impacts[6]	1,660

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua June 2021 Development Monitoring Report.
5 Proposed use will not exceed traffic impacts realized by previous use of the property.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above. The impacts that will be generated by the development are acceptable.

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	156,701
Available Capacity	843,049
Increase/Decrease in Potable Water Demand from Application[3]	15,396
Residual Capacity	**827,653**
Percentage of Permitted Design Capacity Utilized	**64.01%**

Sources:
1 City of Alachua Public Services Department, April 2021
2 City of Alachua June 2021 Development Monitoring Report
3 Source: Letter from Rob Wood, P.E., Wood Environment & Infrastructure Solutions, Inc., dated August 25, 2021; Formula: 37.2 gallons per day per 100 square feet of building area.

Evaluation: The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the impacts that will be generated by the development are acceptable.

Sanitary Sewer Impacts

Table 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Reserved Capacity[2]	137,740
Available Capacity	685,260
Increase/Decrease in Sanitary Sewer Demand from Application[3]	15,396
Residual Capacity	**669,864**
Percentage of Permitted Design Capacity Utilized	**55.34%**

Sources:
1 *City of Alachua Public Services Department, April 2021*
2 *City of Alachua June 2021 Development Monitoring Report*
3 *Source: Letter from Rob Wood, P.E., Wood Environment & Infrastructure Solutions, Inc., dated August 25, 2021; Formula: 37.2 gallons per day per 100 square feet of building area.*

Evaluation: The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the impacts that will be generated by the development are acceptable.

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,880	7,643.10
Reserved Capacity[2]	17,139.34	3,127.93
Increase/Decrease in Demand Generated by Application[3]	496.50	90.61
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,470 persons x 0.73 tons per person per year).*
2 *City of Alachua June 2021 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2021.*

Evaluation: The impacts to the solid waste system that will be generated by the development will not adversely affect the Level of Service (LOS) for solid waste facilities. The impacts that will be generated by the development are therefore acceptable.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

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

EXHIBIT "A"
TO
IIP-FL 3 LLC
(THE "APPLICANT")
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The Applicant agrees it shall provide an Easement for Ingress/Egress and Public Utilities (the "Easement") as depicted on the Site Plan. The Easement shall be prepared in coordination with the City's Compliance & Risk Management Department and shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the discharge and termination of the Common Law Performance Bond held by the City in accordance with the Amended and Restated Developer Agreement with Harvest as approved by the City Commission on June 28, 2021. The Applicant shall incur all costs associated with preparing and recording the Easement.
2. The Applicant agrees it shall provide road side swales to accommodate drainage from the proposed road. Road side swales shall be located within the 60 foot ingress/egress easement as shown on the Site Plan. The design of road side swales shall be reviewed and approved by the City's Public Services Director or appointee prior to the commencement of any site work associated with the construction of the proposed road and swale system.
3. The Applicant acknowledges and agrees that the site plan property is located in the Alachua East Water Distribution Infrastructure Area and in the Alachua East Wastewater Collection Infrastructure Improvement Area (the "Areas"), as designated within Chapter 38, Article VI. of the City of Alachua Code of Ordinances, Subpart A, and as such, is subject to all of the terms and conditions of Chapter 38, Article VI., including but not limited to the fees for the improvements to the water distribution system and the wastewater collection system within the Areas. Fees shall be paid at the time of connection to the water distribution system and at the time of connection to the wastewater collection system. No final inspection will be conducted or water or wastewater services provided until the fees have been paid to the City. The Applicant further acknowledges and agrees that, in accordance with Section 38-203 and Section 38-204 of the City of Alachua Code of Ordinances, fees for improvements within the Areas shall be in addition to, and not in lieu of, any and all other fees and charges assessed by the City, including, but not limited to, capital facilities charges and meter installation charges.
4. The Applicant agrees it shall address the comments issued by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, in a memorandum dated August 18, 2021, and any amendments thereto, prior to the discharge and termination of the Common Law Performance Bond held by the City in accordance with the Amended and Restated Developer Agreement with Harvest as approved by the City Commission on June 28, 2021.

5. The Applicant agrees it shall contact the Planning & Community Development Department upon the completion of all site plan improvements and that a site inspection shall be performed by Planning & Community Development Department Staff to confirm that all site plan improvements have been completed in accordance with the approved site plan and Development Order prior to the discharge and termination of the Common Law Performance Bond held by the City in accordance with the Amended and Restated Developer Agreement with Harvest as approved by the City Commission on June 28, 2021.
6. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
7. The Applicant agrees that Conditions 1 – 6 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 7 as stated herein.

EXHIBIT "B"

TO

IIP-FL 3 LLC
SITE PLAN
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 30, 2021

Sent by electronic mail to robert.davis4@woodplc.com

Rob Davis, P.E.
Wood Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Drive
Tallahassee, FL 32312

RE: Planning & Zoning Board (PZB) Public Hearing: Harvest Parking Lot & Site Improvements Site Plan

Dear Mr. Davis:

On August 25, 2021, the City of Alachua received your revised application and materials for a Site Plan on behalf of IIP FL 3 LLC for the Harvest Parking Lot & Site Improvements. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **September 14, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, August 31, 2021.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, August 31, 2021***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, September 13, 2021***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Project File

August 25, 2021

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Via email: jtabor@cityofalachua.org

Re: Planning Assistance Team (PAT) Summary: Harvest Parking Lot & Site Improvements
(Tax Parcel Numbers 05855-004-000 and 05855-004-001)

Mr. Tabor:

In response to your comments dated August 18, 2021, please see the following responses for the above referenced project.

PLANNING AND ZONING

1. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*

a. Site landscape calculations (Section 6.2.2(D)(1)) are not provided. Calculate the required number of site landscaping trees as set forth in Section 6.2.2(D)(1) and identify the number provided for each site landscape requirement.

RESPONSE: Please see sheet C103 for revised site landscape calculations showing the correct number of credits.

b. The plan notes that the majority of north perimeter buffer #2 is met with existing vegetation. In order for existing vegetation to be credited to meet the perimeter buffer requirements, the location and species of existing trees must be identified on the landscape plan, and the existing trees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill the perimeter buffer landscape requirement.

RESPONSE: The intent in this area is to meet the remaining 16 trees required in this perimeter buffer through from credits taken from protected and planted trees. 25% of the plantings are provided.

c. Perimeter Buffer: The approved use on Tax Parcel 05962-002-000 adjacent to the west property line of the subject property includes single family attached and detached dwellings. A

20′ Type D buffer is required between the use of the subject property and the adjacent use to the west. Please update west perimeter buffer #1 accordingly.

RESPONSE: West perimeter buffer #1 is revised using option 2. Please see sheet C103.

d. A 5′ Type A Buffer is required along the east property line of the subject property and Tax Parcel 05855-002-000. Please address.

RESPONSE: East perimeter buffer #2 is revised to show 25% of the required ten (10) plantings and use credits for the remaining 7 trees.

e. Arterial frontage screening not provided. Provide arterial screening as set forth in Section 6.2.3(E).

RESPONSE: Please see arterial screening provided on sheet C103. Four canopy trees were added west of the driveway connection. Request for approval of alternative landscape plan, for installation of stormwater pond, using parking lot plantings in this area.

2. *Section 6.3, Fencing Standards*

a. Sheet C-205 shows the location of proposed fencing. This sheet notes that fencing shall be new 6′ or 8′ chain link and that fencing along US 441 shall be 6′ Impasse II, Gauntlet Style, Black.

i. Per Section 6.3.5(B), chain link fencing is not permitted when visible from a public right-of-way. Additionally, galvanized chain link is prohibited when visible from an arterial or collector road. Please specify the type of chain link to be used.

RESPONSE: Fencing visible from public ROW is shown as decorative Impasse II, Gauntlet style.

ii. Per Section 6.3.3(B), fences within front yards (e.g., in front of the building) shall not exceed a height of 6 feet. Indicate the height of fencing in front yard areas.

RESPONSE: Please see proposed fence heights on sheet C205. Fence in front yard is shown as 6 feet.

3. *Section 6.4, Exterior Lighting Standards.*

a. Provide detail/cut-sheet of proposed lighting fixtures. Per Section 6.4.4(F)(1), light fixtures in excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare and spillover from the site onto adjacent lands and roads.

RESPONSE: Please see attached photometric layout.

4. *Land Rights*

a. The survey and plans indicate an existing easement is located over a portion of the area of the proposed roadway. This easement is identified as "Schedule B – II Item #12, Easement 3 of the Roadway" of the Reciprocal Easement and Operating Agreement, recorded in Book 2478, Page 968 of the Official Records of Alachua County. This easement must be cleared and vacated over the area of the proposed roadway and within the area of the Ingress/Egress Easement and Public Utility Easement. Coordinate with the City's Compliance & Risk Management Department.

Remaining Issues: City Compliance & Risk Management has been in contact with Harvest legal

counsel. It is our understanding that the easement identified as "Schedule B – II Item #12, Easement 3 of the Roadway" might have been previously nullified. This needs to be confirmed.
RESPONSE: Harvest and City attorney have reviewed this comment.

b. Submit legal description and sketch of Ingress/Egress Easement and Public Utility Easement. Easement area shall include a minimum 50 foot width over the roadway from US 441 to terminus of road.
RESPONSE: Respectfully request sketch and legal description be made a condition of project closout.

6. *Miscellaneous*

a. Sheet C-204 shows a proposed 393 square foot "Electrical Addition" and proposed 135 square foot "Vestibule" on the north side of Building C. These additions are not referenced anywhere else within application materials. Please address.
Remaining Issues: Provide a narrative on the site plan cover sheet which specifies proposed building area additions, including square footage of each.
RESPONSE: Please see narrative on sheet X100 un upper left corner.

b. Sheet C-203 shows a proposed 384 square foot "BHO Building" near Building L. The title of this Site Plan is "Site Plan Submittal for The Harvest – Building C", and the BHO Building is not referenced or identified anywhere else within the plan set. Please address.
Remaining Issues: Provide a narrative on the site plan cover sheet which specifies proposed building area additions, including square footage of each.
RESPONSE: Please see narrative on sheet X100 un upper left corner.

c. No provisions are made for gate access where fences are located over sidewalks.
Remaining Issues: Fencing is shown over a sidewalk near the drive aisle into the new parking lot area, with no gate provided.
RESPONSE: Please see the two pedestrian gates provided in this area.

7. Completeness Review Comments

a. **Site Plan Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis has not been provided. See sample analysis attached to this letter.
Remaining Issues: A sample concurrency impact analysis has been provided. An analysis has not been submitted for this project, and needs to be provided ASAP.
RESPONSE: Please see attached.

b. **Site Plan Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been provided. See sample analysis attached to this letter.
Remaining Issues: A sample Comprehensive Plan consistency analysis has been provided. An analysis has not been submitted for this project, and needs to be provided ASAP.
RESPONSE: Please see attached.

c. **Site Plan Attachment #13, Environmental Resource Permit.** A copy of an Environmental Resource
Permit or documentation which shows a permit application has been submitted to Suwannee River Water Management District has not been provided.
RESPONSE: Please see attached.

PUBLIC SERVICES

3. The 6" wastewater main on private property will connect to an existing CoA manhole. This is existing manhole 12 as shown on attached sheet C404. Note that this manhole connects to an existing 15 foot long, 8 inch stubout routed to the north. Please connect the 6 inch wastewater main to this stubout. Include a cleanout.
RESPONSE: Please see revised manhole invert on C401 per sheet provided.

11. Please call out "END OF COA MAINTENANCE" at noted locations.
RESPONSE: This note is provided at the 8 inch stub out. No new water meter is proposed.

ENGINEERING

COMMENT: Red line comments on site plan provided.
RESPONSE: Red line comments addressed for site plan resubmittal.

If you have any questions or comments, please give me a call at 904.382.2286.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



Rob Davis, P.E.
Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 18, 2021

Sent by electronic mail to robert.davis4@woodplc.com

Rob Davis, P.E.
Wood Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Drive
Tallahassee, FL 32312

RE: Planning Assistance Team (PAT) Resubmittal #1: Harvest Parking Lot & Site Improvements Site Plan

Dear Mr. Davis:

On August 11, 2021, the City of Alachua received your revised application for a Site Plan on behalf of IIP FL 3 LLC. The application proposes parking lot and site improvements at 12895 NW US Highway 441 (Tax Parcel Numbers 05855-004-000 and 05855-004-001). The revised application received on August 11, 2021 was submitted to address the PAT review comments issued to you in a letter dated July 27, 2021 and as discussed during a PAT meeting on July 28, 2021.

Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, August 25, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

1. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Site landscape calculations (Section 6.2.2(D)(1)) are not provided. Calculate the required number of site landscaping trees as set forth in Section 6.2.2(D)(1) and identify the number provided for each site landscape requirement.

      Remaining Issues: Site landscaping requirements are currently met through landscaping provided to also meet other landscape requirements (e.g., perimeter buffer landscaping, parking lot landscaping). There is no need to use tree credits to meet the site landscaping requirement.

   b. The plan notes that the majority of north perimeter buffer #2 is met with existing vegetation. In order for existing vegetation to be credited to meet the perimeter buffer requirements, the location and species of existing trees must be identified on the landscape plan, and the existing trees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill the perimeter buffer landscape requirement.

Remaining Issues: Tree credits must be calculated using the matrix provided in Table 6.2-3. Tree credits may then be allocated to meet up to 75% of any of the landscaping standards found in Sections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.

c. Perimeter Buffer: The approved use on Tax Parcel 05962-002-000 adjacent to the west property line of the subject property includes single family attached and detached dwellings. A 20' Type D buffer is required between the use of the subject property and the adjacent use to the west. Please update west perimeter buffer #1 accordingly.

Remaining Issues: A Type D perimeter buffer is not fully provided for west perimeter buffer #1. Table 6.2-1 requires one of the following three options to fulfill a Type D perimeter buffer:

- Option 1: One canopy tree every 25 linear feet, one understory tree every 40 linear feet, plus one evergreen hedge;
- Option 2: One canopy tree every 25 linear feet, one understory tree every 35 feet, plus one shrub hedge per five linear feet; or,
- Option 3: One fence or wall, plus one canopy tree every 25 linear feet

Note the existing chain link fence does not fulfill the fencing requirement of Option 3, as a chain link fence cannot provide an opaque screen from the ground to a height of 6 feet as required for the Type D perimeter buffer.

d. A 5' Type A Buffer is required along the east property line of the subject property and Tax Parcel 05855-002-000. Please address.

Remaining Issues: Tree credits must be calculated using the matrix provided in Table 6.2-3. Tree credits may then be allocated to meet up to 75% of any of the landscaping standards found in Sections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.

e. Arterial frontage screening not provided. Provide arterial screening as set forth in Section 6.2.3(E).

Remaining Issues: Arterial screening is required for all US 441 road frontage, including the area west of the site ingress/egress. If this is not possible, approval of an alternative landscape plan may be requested as set forth in Section 6.2.2(D)(10).

2. *Section 6.3, Fencing Standards*
   a. Sheet C-205 shows the location of proposed fencing. This sheet notes that fencing shall be new 6' or 8' chain link and that fencing along US 441 shall be 6' Impasse II, Gauntlet Style, Black.
      i. Per Section 6.3.5(B), chain link fencing is not permitted when visible from a public right-of-way. Additionally, galvanized chain link is prohibited when visible from an arterial or collector road. Please specify the type of chain link to be used.

Remaining Issues: Chain link fencing is proposed to extend to the US 441 right-of-way line. This fencing would be visible from US 441. A fencing material other than chain link must be extended along the west property line and along each side of the roadway. Suggest utilizing the alternative fencing material along the west property line and to the roadway crosswalk location.

ii. Per Section 6.3.3(B), fences within front yards (e.g., in front of the building) shall not exceed a height of 6 feet. Indicate the height of fencing in front yard areas.

Remaining Issues: The Impasse II, Gauntlet Style fencing along US 441 exceed the maximum permitted height of 6 feet.

3. *Section 6.4, Exterior Lighting Standards.*
   a. Provide detail/cut-sheet of proposed lighting fixtures. Per Section 6.4.4(F)(1), light fixtures in excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare and spillover from the site onto adjacent lands and roads.

      Remaining Issues: (1) Light trespasses onto parcel located southwest of property (west of proposed parking lot). Please address. (2) Cut-sheets of proposed lighting fixtures have not been provided.

4. *Land Rights*
   a. The survey and plans indicate an existing easement is located over a portion of the area of the proposed roadway. This easement is identified as "Schedule B – II Item #12, Easement 3 of the Roadway" of the Reciprocal Easement and Operating Agreement, recorded in Book 2478, Page 968 of the Official Records of Alachua County. This easement must be cleared and vacated over the area of the proposed roadway and within the area of the Ingress/Egress Easement and Public Utility Easement. Coordinate with the City's Compliance & Risk Management Department.

      Remaining Issues: City Compliance & Risk Management has been in contact with Harvest legal counsel. It is our understanding that the easement identified as "Schedule B – II Item #12, Easement 3 of the Roadway" might have been previously nullified. This needs to be confirmed.

   b. Submit legal description and sketch of Ingress/Egress Easement and Public Utility Easement. Easement area shall include a minimum 50 foot width over the roadway from US 441 to terminus of road.

      Remaining Issues: A legal description and sketch of ingress/egress easement and PUE is needed.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated August 18, 2021.
   b. The applicant must address the comments provided by Robert Walpole, P.E., of CHW, Inc., as provided via email on August 12, 2021.

6. *Miscellaneous*
   a. Sheet C-204 shows a proposed 393 square foot "Electrical Addition" and proposed 135 square foot "Vestibule" on the north side of Building C. These additions are not referenced anywhere else within application materials. Please address.

      Remaining Issues: Provide a narrative on the site plan cover sheet which specifies proposed building area additions, including square footage of each.

   b. Sheet C-203 shows a proposed 384 square foot "BHO Building" near Building L. The title of this Site Plan is "Site Plan Submittal for The Harvest – Building C", and the BHO Building is not referenced or identified anywhere else within the plan set. Please address.

Remaining Issues: Provide a narrative on the site plan cover sheet which specifies proposed building area additions, including square footage of each.

c. No provisions are made for gate access where fences are located over sidewalks.

Remaining Issues: Fencing is shown over a sidewalk near the drive aisle into the new parking lot area, with no gate provided.

7. *Completeness Review Comments*

a. **Site Plan Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis has not been provided. See sample analysis attached to this letter.

Remaining Issues: A sample concurrency impact analysis has been provided. An analysis has not been submitted for this project, and needs to be provided ASAP.

b. **Site Plan Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been provided. See sample analysis attached to this letter.

Remaining Issues: A sample Comprehensive Plan consistency analysis has been provided. An analysis has not been submitted for this project, and needs to be provided ASAP.

c. **Site Plan Attachment #13, Environmental Resource Permit.** A copy of an Environmental Resource Permit or documentation which shows a permit application has been submitted to Suwannee River Water Management District has not been provided.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated August 18, 2021
Engineering Review Comments from Robert Walpole, CHW, Inc., provided via email on August 12, 2021

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Aug 18, 2021**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

8/18/2021

RE: **Harvest Building C Site Plan**

Public Services has reviewed the subject project (Aug. 2021 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

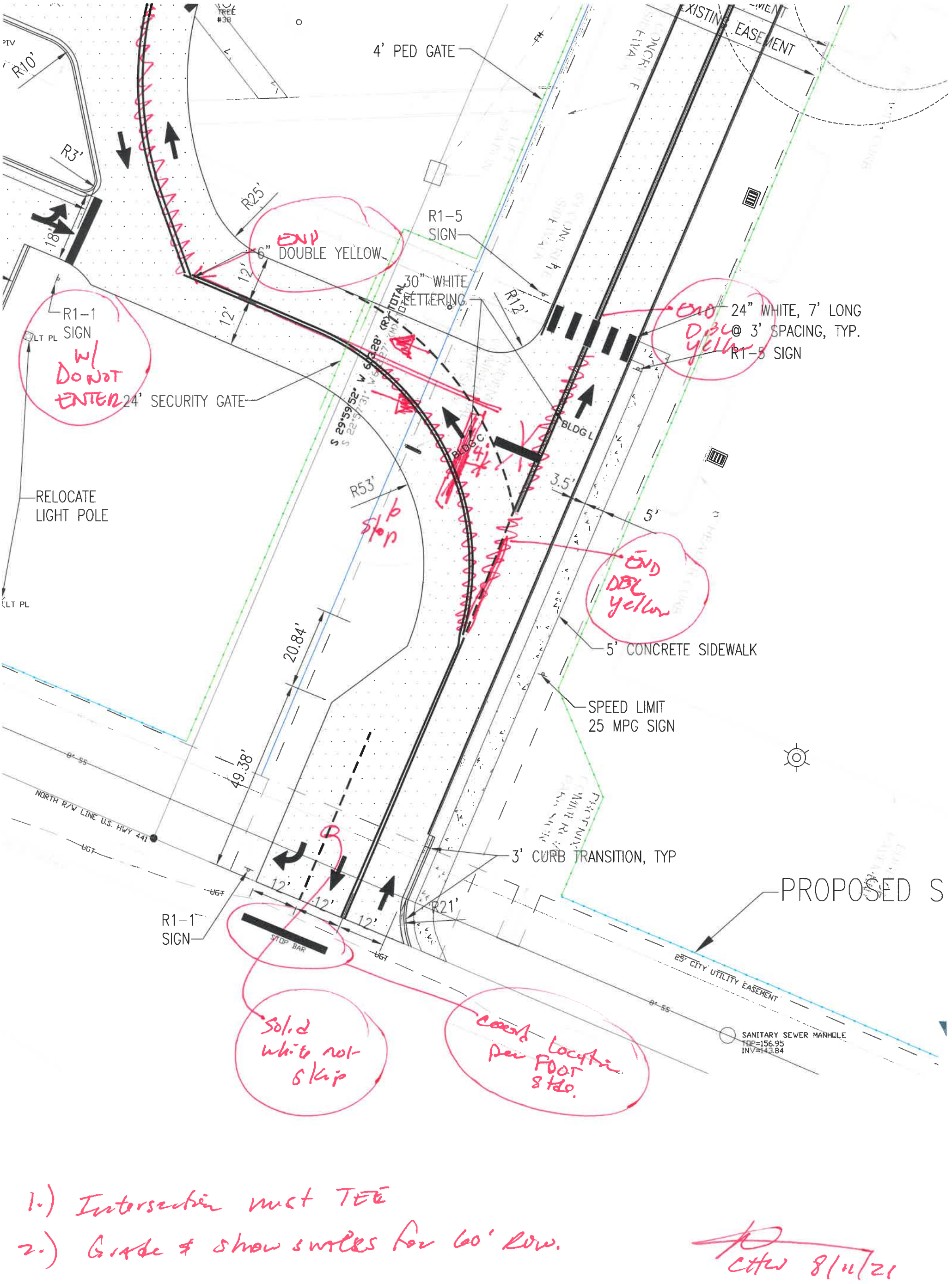
NO.	COMMENTS
1.	**Comment on July Submittal** **Sheet X-100** Minor Comment: Index to Drawings, Sheet C206: Please change spelling to "Landscape". **Approved as Noted** **Comment on Aug Submittal** **Approved**
2.	**Comment on July Submittal** **Sheet C-401** Site Utility Notes: Please replace Note1 with "1. Water and Wastewater System shall be constructed in accordance with "City of Alachua, Public Services, Design and Construction Manual, Latest Edition". Please resubmit this sheet. **Comment on Aug Submittal**

NO.	COMMENTS
	Approved
3	**Comment on July Submittal** **Sheet C-401** The 6-inch wastewater main on private property will connect to an existing CoA manhole. This is existing manhole 12 as shown on attached sheet C404. Note that this manhole connects to an existing 15-ft.long, 8-inch stubout routed to the north. Please connect the 6-inch wastewater main to this stubout. Include a cleanout. Please resubmit this sheet. **Comment on Aug Submittal** Stub-out invert is called out as 142.51, while manhole 12 invert is called out at 142.57. To promote gravity flow, stub-out invert should be higher than the manhole invert. Please review sheet C404. It appears that the manhole invert needs to change. Please **resubmit** this sheet.
4	**Comment on July Submittal** **Sheet C-401:** To Note 1, please add "WET TAP SHALL BE PERFORMED BY A SPECIALTY CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA." **Comment on Aug Submittal** **Approved**
5	**Comment on July Submittal** **Sheet C-401:** Submittal identifies an 8-inch compound water meter. Developer to identify public water demand (i.e. fire protection requirements, etc.) and commercial water demand needs. Submit applicable document. **Comment on Aug Submittal** Submittal indicates a 6-inch compound meter. Engineer shall design the water supply connection so that it ties into the existing 12-inch main along the south side of Highway 441. **Approved as Noted**
6.	**Comment on July Submittal** **Sheet C-401:** Please review & evaluate Water Connections 1, 2 & 3: The design intent appears to be to locate the compound meter above ground as per Detail 148 & near the CoA water main. Please confirm.

NO.	COMMENTS
	Connection 3 calls out a RPZ assembly, which is shown several hundred feet from the COA water main. Yet Detail 148 shows the RPZ near the above ground meter, which is connection 2. Also, above ground piping is ductile iron (DI). Suggest showing the transition from DI pipe to buried PVC pipe. Modify as necessary & resubmit this sheet. **Comment on Aug Submittal** Especially because CoA will be responsible for meter maintenance, CoA has a strong preference that the meter be located above grade. Also, note that the existing Harvest water meter installed about 2 years ago is above grade. Thus, please include Detail 148 in the Contract Plans. Note that this detail shows both the water meter and next to it a RPZ assembly, which must be located there to protect the municipal water supply. Because detail legend 2 now also includes the RPZ assembly, please call it out. The detail on C-503 called "Potable Water 4-inch and larger water meter & backflow preventer assembly" should be deleted because it currently no longer shows an above ground water meter Detail Legend 3 calls out a NY Watts RPZ assembly several hundred feet downstream the water meter. The CoA takes no objection to this additional RPZ assembly as it will be on private property, and the CoA water meter has its own dedicated RPZ as per Detail 148. The detail required to install this RPZ assembly (detail legend 3) is left to the discretion of the Engineer. Please **submit** the applicable sheet.
7.	**Comment on July Submittal** **Sheets C-503 & C-504.** It appears that PDF versions of CoA details comprise these sheets. To improve clarity, it is suggested to replace with CAD versions of these details. Please re-submit these sheets. **Comment on Aug Submittal** **Approved**
8.	**Comment on July Submittal** **Sheet C-503:** Add cross-reference details 307 & 315. Also to Detail 149, please add the following text for Keyed Note 1: "RESTRAIN WITH EBAA IRON RESTRAINT HARNESS OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERATED RESTRAINT RINGS". Please resubmit this sheet. **Comment on Aug Submittal**

NO.	COMMENTS
	Approved
9.	**Comment on July Submittal** **Sheet C-504:** FYI: Detail 215 cross-references Details 209 & 216, but these details are not required for this project. **Approved**
10.	**Comment on July Submittal** General Developer to submit, for City review and approval, wastewater effluent characteristics report. Report shall be signed and sealed by a Florida registered Professional Engineer. Where liquid waste discharge exceeds the characteristics of domestic effluent (reference City Ordinance), pretreatment may be required prior to discharge into the wastewater collection system. **Comment on Aug Submittal** **Approved**
11.	**(New) Comment on Aug Submittal** **Sheet-401** Please call out "END OF COA MAINTENANCE" at two locations: • At the cleanout of the 8-inch stub-out, which is now connected to a gravity main. • At the water meter (Detail Legend 2). Please **resubmit** this sheet.
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician


4' PED GATE
R10'
R3'
18'
R25'
6" DOUBLE YELLOW
12'
12'
30" WHITE LETTERING
R12'
R1-5 SIGN
24" WHITE, 7' LONG @ 3' SPACING, TYP.
R1-5 SIGN
R1-1 SIGN
w/ DO NOT ENTER
24' SECURITY GATE
RELOCATE LIGHT POLE
LT PL
R53'
20.84'
49.38'
BLDG C
BLDG L
3.5'
5'
5' CONCRETE SIDEWALK
SPEED LIMIT 25 MPG SIGN
3' CURB TRANSITION, TYP
R21'
PROPOSED S
NORTH R/W LINE U.S. HWY 441
UGT
8" SS
STOP BAR
R1-1 SIGN
25' CITY UTILITY EASEMENT
SANITARY SEWER MANHOLE
TOP=156.95
INV=143.84
Solid white no-skip
Coord location per FDOT std.
1.) Intersection must TEE
2.) Grade & show swales for 60' ROW.
cttw 8/11/21

August 10, 2021

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Via email: jtabor@cityofalachua.org

Re: Planning Assistance Team (PAT) Summary: Harvest Parking Lot & Site Improvements
(Tax Parcel Numbers 05855-004-000 and 05855-004-001)

Mr. Tabor:

In response to your comments dated July 27,2021, please see the following responses for the above referenced project.

PLANNING AND ZONING

1. *Section 6.1, Off-Street Parking and Loading*

a. A new loading dock is proposed in the northeast corner of Building L. The proposed loading dock is not located within or adjacent to existing pavement. In addition, spot elevations and grading are not shown on the grading plan. Please address.

RESPONSE: The loading dock is not needed and is removed from the drawings.

2. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*

a. A "Parking Landscape Plan" (Sheet C-102) and a "Landscape and Lighting Plan" (Sheet C-206) have been submitted. Please include all landscaping sheets as a series that includes all proposed landscape improvements.

RESPONSE: Landscaping is now shown on sheets C102 and C103 (previously sheet C206).

b. Tree replacement is required for any trees proposed for removal. Any trees proposed for removal shall be identified on the landscape plan. Mitigation trees shall also be identified on the plan. Note that up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards tree replacement requirements.

RESPONSE:Please see sheet C101 for a table of trees removed.

c. Tree barricade and barrier detail shown on Sheet C-501 do not specify minimum area required tobe within protected area. Reference Section 6.2.1(D)(2) and revise details accordingly.

RESPONSE: Tree Barricade detail on sheet C501 is revised to indicate distance from tree dripline. Tree barricades are added for the trees alongside the new roadway and two (2) trees off the southwest corner of Building C. Please see revied sheet C101 for tree barricade locations.

d. Show the location of tree barriers around existing trees to remain.

RESPONSE: Tree barrier locations are shown on trees adjacent to heavy construction, particularly the new interior roadway, where tree barricades are not sufficient alone for tree protection.

e. Sheet C-102 shows the location of existing trees that are proposed for removal. This sheet shouldreflect proposed site conditions.

RESPONSE: Sheet C102 is revised to show only proposed or remaining trees. Please see sheet C101 for a table of trees to be removed.

f. Site landscape calculations (Section 6.2.2(D)(1)) are not provided. Calculate the required numberof site landscaping trees as set forth in Section 6.2.2(D)(1) and identify the number provided foreach site landscape requirement.

RESPONSE: Please see sheet C103 for site landscape calculations. It is proposed to meet this requirement from credits taken from protected and planted trees.

g. The plan notes that the majority of north perimeter buffer #2 is met with existing vegetation. Inorder for existing vegetation to be credited to meet the perimeter bufferrequirements, thelocation and species of existing trees must be identified on the landscape plan, and the existingtrees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill the perimeter bufferlandscape requirement.

RESPONSE: The intent in this area is to meet the remaining 16 trees required in this perimeter buffer through from credits taken from protected and planted trees.

h. The plan notes along the north property line of Tax Parcel 05962-001-000 that "buffer plantingsin this area to remain". In order for existing vegetation to be credited to meet the perimeter bufferrequirements, the location and species of existing trees must be identified on the landscape plan,and the existing trees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill theperimeter buffer landscape requirement. A 7.5' Type B Buffer is required along the north and eastboundaries of Tax Parcel 05962-001-000. Please address.

RESPONSE:New buffer plantings added on sheet C102 for Type D buffer previously shown as "plantings to remain". The buffers along the north and east boundaries of 05962-001-000 are shown as Type D buffers due to the adjacent vehicular use area.

i. Perimeter Buffer: The approved use on Tax Parcel 05962-002-000 adjacent to the west propertyline of the subject property includes single family attached and detached dwellings. A 20' Type Dbuffer is required between the use of the subject property and the adjacent use to the west.Please update west perimeter buffer #1 accordingly.

RESPONSE: West perimeter buffer #1 is revised. Please see sheet C103.

j. 11 canopy trees and 11 understory trees are required for north perimeter buffer #1. Please reviseaccordingly.

RESPONSE: North perimeter buffer #1 is revised. Please see sheet C103.

k. A 5’ Type A Buffer is required along the east property line of the subject property and Tax Parcel05855-002-000. Please address.

RESPONSE:The intent in this area (denoted as East Boundary #2) is to meet the remaining 9 trees required in this perimeter buffer through from credits taken from protected and planted trees.

l. The landscape plan proposes to utilize Muskogee Crepe Myrtles as a canopy tree. This species isnot a canopy tree as defined in Article 10. An alternative species meeting the definition of acanopy tree as defined in Article 10 must be selected.

RESPONSE: Noted. Crepe Mrytles will only be used as an understory / ornamental tree.

m. The landscape plan does not address irrigation/establishment irrigation and other long-termmaintenance to ensure serviceability, soil stabilization and plant protection as required by Section6.2.2(C)(7). Please address.

RESPONSE: Please see note 15 under Landscape Notes on sheet C103.

n. As required by Section 6.2.2(C)(8), provide a narrative explaining how Florida Friendly Landscapingpractices have been incorporated into landscape plan.

RESPONSE: Please see the narrative added to sheet C103.

o. Provide a note stating that all planting areas shall be stabilized with ground covers, mulching, orother approved materials to prevent soil erosion and allow rainwater infiltration, and shall beirrigated or utilize a xeriscape irrigation alternative.

RESPONSE: Please see note 16 under Landscape Notes on sheet C103.

p. Shrubs shall be a minimum of three gallons and groundcovers shall be a minimum of one gallon.Revise Landscape Note 2 accordingly.

RESPONSE: Please see revised note on sheet C103.

q. Total tree counts are required to demonstrate the landscape plan meets the species diversityrequirements of Section 6.2.2(D)(9)(b)(vi).

RESPONSE: Please see the tree count and credit tables sheet C103.

r. All new mechanical equipment shall be screened in accordance with Section 6.2.3(D).

RESPONSE: Fencing is added around the mechanical equipment west of Building C. Please see sheet C205.

s. Arterial frontage screening not provided. Provide arterial screening as set forth in Section 6.2.3(E).

RESPONSE: Please see arterial screening provided on sheet C103.

3. *Section 6.3, Fencing Standards*

a. Fencing is shown along the ROW line of US 441. Fences are not permitted within front setbackareas as set forth in Section 6.3.3(B). The minimum front setback is 20 feet within the IG zoningdistrict.

RESPONSE: Fencing is removed from the setback and additionally shown outside the utility easement. Please see sheet C205.

b. Sheet C-205 shows the location of proposed fencing. This sheet notes that fencing shall be new 6’or 8’ chain link and that fencing along US 441 shall be 6’ Impasse II, Gauntlet Style, Black.

RESPONSE: Given material availability respectfully request that 7′ Impasse fencing be allowed along US441 as shown on sheet C205.

i. Per Section 6.3.5(B), chain link fencing is not permitted when visible from a public right-of-way. Additionally, galvanized chain link is prohibited when visible from an arterial or collector road. Please specify the type of chain link to be used.

RESPONSE: Black vinyl coated chain link fence will be used along the sides of the new interior public roadway. Please see sheet C205.

ii. Per Section 6.3.3(B), fences within front yards (e.g., in front of the building) shall not exceed a height of 6 feet. Indicate the height of fencing in front yard areas.

RESPONSE: Please see proposed fence heights on sheet C205. Given material availability respectfully request that 7′ Impasse fencing be allowed along US441 as shown on sheet C205.

iii. Please use two different symbols to show the location of each proposed fence type.

RESPONSE: Please see revised sheet C205.

iv. Please clarify the applicability of the "Fencing Note" pertaining to Type B fencing per Section 550 of the FDOT Standard Specifications for Road and Bridge Construction.

RESPONSE: Note is removed.

4. *Section 6.4, Exterior Lighting Standards.*

a. Lighting within the proposed parking lot area exceeds the maximum number of five footcandlesin several locations. See Section 6.4.4(C)(2). Please address.

b. Uniformity ratio of 10:1 is exceeded for the "Entrance Dr" and "Roadway". See Section 6.4.4(E).Please address.

c. There are inconsistencies in the CAD layers shown on the civil and lighting plans. Please address.

d. Provide detail/cut-sheet of proposed lighting fixtures. Per Section 6.4.4(F)(1), light fixtures in
excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare and spillover from the site onto adjacent lands and roads.

e. Provide photometric data along the west property line, including the boundaries of Tax Parcels05962-002-000and 05963-000-000. Per Section 6.4.4(F)(2), no interior light source shall emit lightdirectly onto adjacent residential development or vacant lands in residential districts.

f. Photometric data is not provided under all light fixtures. Ensure photometric data is provided inall areas where light fixtures are proposed.

g. Identify the mounting height of all proposed light fixtures, including those along the"EntranceDr" and "Roadway".

RESPONSE: Above items will be addressed in new photometric layout, once new roadway and parking layout is confirmed acceptable by City Engineer.

PUBLIC SERVICES

1. Change spelling to Landscape, sheet X100.
RESPONSE: Revised and thank you.

2. Revise site utility notes, note 1 on sheet C401 with provided language per City design and construction manual.
RESPONSE: Please see revision to note 1.

3. The 6" wastewater main on private property will connect to an existing CoA manhole. This is existing manhole 12 as shown on attached sheet C404. Note that this manhole connects to an existing 15 foot long, 8 inchstubout routed to the north. Please connect the 6 inch wastewater main to this stubout. Include a cleanout.
RESPONSE:Sheet C404 is revised to show a connection to the existing stubout. Please note the proposed private wastewater main is now an 8-inch main per consultation with the design team.

4. Revise site utility notes, sheet C401 with provided language per wet tap contractor.
RESPONSE: Please see revision to note 7.

5. Submittal on sheet C401 identifies an 8-inch compound water meter. Developer to identify public water demand (fire protection requirements) and commercial water demand needs.
RESPONSE: Please see the attached water demand calculations for Building C. No changes to the existing onsite fire protection system or building sprinkler system are proposed.

6. Submittal on sheet C401: Please review and evaluate water connections 1,2 and 3. The design intent appears to be to locate the compound meter above ground as per detail 148 and near the CoA water main. Please confirm. Connection 3 calls out an RPZ assembly, which is shown several hundred feet from the CoA water main. Yet detail 148 shows the RPZ near the above ground meter, which is connection 2. Above ground piping is ductile iron (DI). Suggest showing the transition from DI pipe to buried PVC pipe.
RESPONSE: The design intent is to install a 6-inch compound meter below ground near the CoA water main. The design intent for the 8-inch RPZ is to install aboveground off the southeast corner of Building C, several hundred feet away from the CoA water main. Sheet C401 is revised accordingly and a callout added regarding DI to PVC transitions at the RPZ location.

7. Replace pdf versions of details on sheets C503 and C504 with CAD versions.
RESPONSE: Thank you for sending the CAD files. Sheets C503 and C504 are revised and include removal of water meter components on City detail 148.

8. Add cross reference details 307 and 315. Also to detail 149 please add provided language regarding restraints for Keyed Note 1.

RESPONSE:Details 307 and 315 are added to sheet C504. Provided language is shown on detail 159 on sheet C503.

9. Detail 215 cross references details 209 and 216, but these details are not required for this project.
RESPONSE: Thank you. Detail 215 is removed from sheet C504.

10. Developer to submit, for City review and approval, wastewater effluent characteristics report. Report shall be signed and sealed by a Florida registered professional engineer. Where liquid waste discharge exceeds the characteristics of domestic effluent (reference City Ordinance), pretreatment may be required prior to discharge into the wastewater collection system.
RESPONSE:Please see the attached wastewater effluent characteristics report. The wastewater discharge from Building C is identical to the wastewater discharge from Building L, which was previously permitted and is currently online and connected to the City's wastewater treatment plant. It should be noted that no plant or byproduct solid material is a part of the wastewater discharge.

FIRE DEPARTMENT

COMMENT: There is an issue with access to the west side of Building C. Due to the size of the buildingand location of mechanical equipment, there will need to be fire department access on thewest side. This will also be needed for the two metal buildings
located on that side. Ideallythis access would continue around the building and connect with the new parking space onthe south side of the building. If it does not, a turnaround would need to be provided. It doesnot appear that there is enough room to providethe turnaround on the southwest corner ofthe building. Access will need to be a stabilized surface but does not need to be paved.
RESPONSE: Please see sheet C204 revised to include a 12 foot wide, 6 inch limerock base fire truck path around the west side of Building C.

ENGINEERING

COMMENT: Red line comments on site plan provided.
RESPONSE: Red line comments addressed for site plan resubmittal. Please confirm acceptability of layout of entrance to parking lot and horizontal curvature of new interior public roadway. Curb and gutter was removed and a 60' easement shown. The intent is to maintain existing drainage patterns using existing infrastructure. Once layout of new interior public roadway is deemed acceptable a plan and profile can be provided, if necessary.

If you have any questions or comments, please give me a call at 904.382.2286.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



Rob Davis, P.E.
Project Manager

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 27, 2021

Sent by electronic mail to robert.davis4@woodplc.com

Rob Davis, P.E.
Wood Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Drive
Tallahassee, FL 32312

RE: Planning Assistance Team (PAT) Summary: Harvest Parking Lot & Site Improvements Site Plan

Dear Mr. Davis:

On July 12, 2021, the City of Alachua received your revised application for a Site Plan on behalf of IIP FL 3 LLC. The application proposes parking lot and site improvements at 12895 NW US Highway 441 (Tax Parcel Numbers 05855-004-000 and 05855-004-001). The revised application received on July 12, 2021 was submitted to address the completeness review comments issued to you in a letter dated June 17, 2021.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **3:00 PM** on **Wednesday, July 28, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, August 10, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **September 14, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Section 6.1, Off-Street Parking and Loading*
   a. A new loading dock is proposed in the northeast corner of Building L. The proposed loading dock is not located within or adjacent to existing pavement. In addition, spot elevations and grading are not shown on the grading plan. Please address.

2. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. A "Parking Landscape Plan" (Sheet C-102) and a "Landscape and Lighting Plan" (Sheet C-206) have been submitted. Please include all landscaping sheets as a series that includes all proposed landscape improvements.
   b. Tree replacement is required for any trees proposed for removal. Any trees proposed for removal shall be identified on the landscape plan. Mitigation trees shall also be identified on the plan. Note that up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards tree replacement requirements.

c. Tree barricade and barrier detail shown on Sheet C-501 do not specify minimum area required to be within protected area. Reference Section 6.2.1(D)(2) and revise details accordingly.
d. Show the location of tree barriers around existing trees to remain.
e. Sheet C-102 shows the location of existing trees that are proposed for removal. This sheet should reflect proposed site conditions.
f. Site landscape calculations (Section 6.2.2(D)(1)) are not provided. Calculate the required number of site landscaping trees as set forth in Section 6.2.2(D)(1) and identify the number provided for each site landscape requirement.
g. The plan notes that the majority of north perimeter buffer #2 is met with existing vegetation. In order for existing vegetation to be credited to meet the perimeter buffer requirements, the location and species of existing trees must be identified on the landscape plan, and the existing trees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill the perimeter buffer landscape requirement.
h. The plan notes along the north property line of Tax Parcel 05962-001-000 that "buffer plantings in this area to remain". In order for existing vegetation to be credited to meet the perimeter buffer requirements, the location and species of existing trees must be identified on the landscape plan, and the existing trees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill the perimeter buffer landscape requirement. A 7.5' Type B Buffer is required along the north and east boundaries of Tax Parcel 05962-001-000. Please address.
i. Perimeter Buffer: The approved use on Tax Parcel 05962-002-000 adjacent to the west property line of the subject property includes single family attached and detached dwellings. A 20' Type D buffer is required between the use of the subject property and the adjacent use to the west. Please update west perimeter buffer #1 accordingly.
j. 11 canopy trees and 11 understory trees are required for north perimeter buffer #1. Please revise accordingly.
k. A 5' Type A Buffer is required along the east property line of the subject property and Tax Parcel 05855-002-000. Please address.
l. The landscape plan proposes to utilize Muskogee Crepe Myrtles as a canopy tree. This species is not a canopy tree as defined in Article 10. An alternative species meeting the definition of a canopy tree as defined in Article 10 must be selected.
m. The landscape plan does not address irrigation/establishment irrigation and other long-term maintenance to ensure serviceability, soil stabilization and plant protection as required by Section 6.2.2(C)(7). Please address.
n. As required by Section 6.2.2(C)(8), provide a narrative explaining how Florida Friendly Landscaping practices have been incorporated into landscape plan.
o. Provide a note stating that all planting areas shall be stabilized with ground covers, mulching, or other approved materials to prevent soil erosion and allow rainwater infiltration, and shall be irrigated or utilize a xeriscape irrigation alternative.
p. Shrubs shall be a minimum of three gallons and groundcovers shall be a minimum of one gallon. Revise Landscape Note 2 accordingly.
q. Total tree counts are required to demonstrate the landscape plan meets the species diversity requirements of Section 6.2.2(D)(9)(b)(vi).
r. All new mechanical equipment shall be screened in accordance with Section 6.2.3(D).
s. Arterial frontage screening not provided. Provide arterial screening as set forth in Section 6.2.3(E).

3. *Section 6.3, Fencing Standards*
   a. Fencing is shown along the ROW line of US 441. Fences are not permitted within front setback areas as set forth in Section 6.3.3(B). The minimum front setback is 20 feet within the IG zoning district.

b. Sheet C-205 shows the location of proposed fencing. This sheet notes that fencing shall be new 6' or 8' chain link and that fencing along US 441 shall be 6' Impasse II, Gauntlet Style, Black.
   i. Per Section 6.3.5(B), chain link fencing is not permitted when visible from a public right-of-way. Additionally, galvanized chain link is prohibited when visible from an arterial or collector road. Please specify the type of chain link to be used.
   ii. Per Section 6.3.3(B), fences within front yards (e.g., in front of the building) shall not exceed a height of 6 feet. Indicate the height of fencing in front yard areas.
   iii. Please use two different symbols to show the location of each proposed fence type.
   iv. Please clarify the applicability of the "Fencing Note" pertaining to Type B fencing per Section 550 of the FDOT Standard Specifications for Road and Bridge Construction.

4. *Section 6.4, Exterior Lighting Standards.*
   a. Lighting within the proposed parking lot area exceeds the maximum number of five footcandles in several locations. See Section 6.4.4(C)(2). Please address.
   b. Uniformity ratio of 10:1 is exceeded for the "Entrance Dr" and "Roadway". See Section 6.4.4(E). Please address.
   c. There are inconsistencies in the CAD layers shown on the civil and lighting plans. Please address.
   d. Provide detail/cut-sheet of proposed lighting fixtures. Per Section 6.4.4(F)(1), light fixtures in excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare and spillover from the site onto adjacent lands and roads.
   e. Provide photometric data along the west property line, including the boundaries of Tax Parcels 05962-002-000and 05963-000-000. Per Section 6.4.4(F)(2), no interior light source shall emit light directly onto adjacent residential development or vacant lands in residential districts.
   f. Photometric data is not provided under all light fixtures. Ensure photometric data is provided in all areas where light fixtures are proposed.
   g. Identify the mounting height of all proposed light fixtures, including those along the "Entrance Dr" and "Roadway".

5. *Land Rights*
   a. Ingress/Egress Easement and Public Utility Easement shall be required over the proposed roadway and associated right-of-way. Ingress/Egress Easement must provide for access by adjacent property owner to make future connection. Coordinate with the City's Compliance & Risk Management Department.
   b. The survey and plans indicate an existing easement is located over a portion of the area of the proposed roadway. This easement is identified as "Schedule B – II Item #12, Easement 3 of the Roadway" of the Reciprocal Easement and Operating Agreement, recorded in Book 2478, Page 968 of the Official Records of Alachua County. This easement must be cleared and vacated over the area of the proposed roadway and within the area of the Ingress/Egress Easement and Public Utility Easement. Coordinate with the City's Compliance & Risk Management Department.
   c. Submit legal description and sketch of Ingress/Egress Easement and Public Utility Easement. Easement area shall include a minimum 50 foot width over the roadway from US 441 to terminus of road.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated July 27, 2021.
   b. The applicant must address all comments provided by John Adler of Alachua County Fire Rescue, as provided in an email dated July 26, 2021.
   c. The applicant must address the comments provided by Robert Walpole, P.E., of CHW, Inc., as provided via email on June 22, 2021.

7. *Miscellaneous*
   a. Existing Tree Survey Map (Figure 1) shows proposed site improvements that are no longer part of the scope of the project. Revise accordingly.
   b. Sheet C-204 shows a proposed 393 square foot "Electrical Addition" and proposed 135 square foot "Vestibule" on the north side of Building C. These additions are not referenced anywhere else within application materials. Please address.
   c. Sheet C-203 shows a proposed 384 square foot "BHO Building" near Building L. The title of this Site Plan is "Site Plan Submittal for The Harvest – Building C", and the BHO Building is not referenced or identified anywhere else within the plan set. Please address.
   d. Several sheets show the location of mechanical pads in "Phase 2". Please note the mechanical equipment screening requirements provided in Section 6.2.3(D) and reference compliance with this section on the plan.
   e. No provisions are made for gate access where fences are located over sidewalks.

8. *Completeness Review Comments*
   a. **Site Plan Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis has not been provided. See sample analysis attached to this letter.
   b. **Site Plan Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been provided. See sample analysis attached to this letter.
   c. **Site Plan Attachment #13, Environmental Resource Permit.** A copy of an Environmental Resource Permit or documentation which shows a permit application has been submitted to Suwannee River Water Management District has not been provided.

9. *Minor Revisions*
   a. Sheet C-201, Standard Construction Note #3: Correct the reference to the appropriate water management district.
   b. Sheet C-501: revise construction time frame note.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated July 27, 2021
Email from John Adler, Alachua County Fire Rescue, dated July 26, 2021
Engineering Review Comments from Robert Walpole, CHW, Inc., provided in an email dated June 22, 2021

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **July 27, 2021**

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

FROM: **Rodolfo Valladares, P.E.** RSV
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

RE: **Harvest Building C Site Plan**

Public Services has reviewed the subject project (July, 2021 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

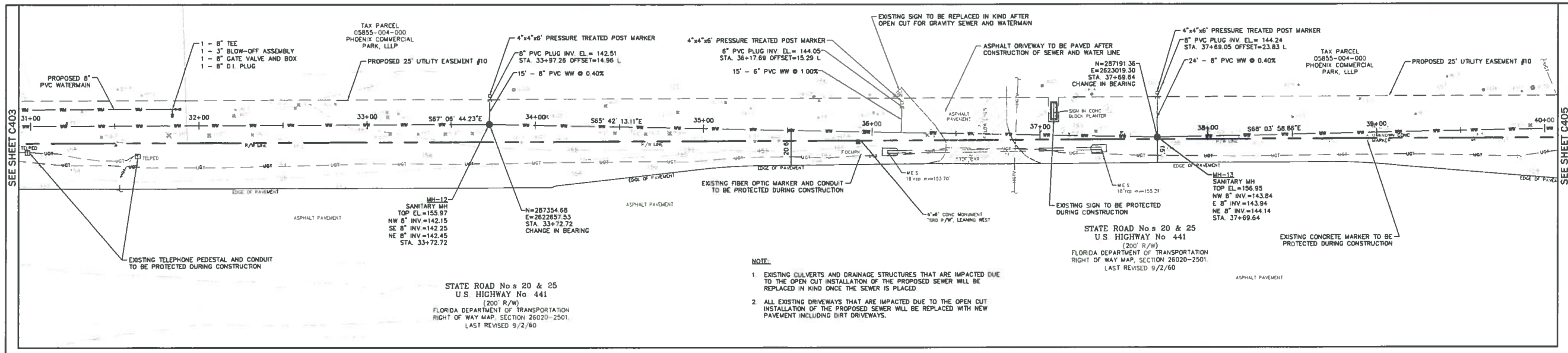
NO.	COMMENTS
1.	**Comment on July Submittal** **Sheet X-100** Minor Comment: Index to Drawings, Sheet C206: Please change spelling to "Landscape". **Approved as Noted**
2.	**Comment on July Submittal** **Sheet C-401** Site Utility Notes: Please replace Note1 with "1. Water and Wastewater System shall be constructed in accordance with "City of Alachua, Public Services, Design and Construction Manual, Latest Edition". Please **resubmit** this sheet.
3	**Comment on July Submittal** **Sheet C-401** The 6-inch wastewater main on private property will connect to an existing CoA manhole. This is existing manhole 12 as shown on attached sheet C404. Note that this manhole

NO.	COMMENTS
	connects to an existing 15-ft.long, 8-inch stubout routed to the north. Please connect the 6-inch wastewater main to this stubout. Include a cleanout. Please **resubmit** this sheet.
4	**Comment on July Submittal** **Sheet C-401:** To Note 1, please add "WET TAP SHALL BE PERFORMED BY A SPECIALTY CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA."
5	**Comment on July Submittal** **Sheet C-401:** Submittal identifies an 8-inch compound water meter. Developer to identify public water demand (i.e. fire protection requirements, etc.) and commercial water demand needs. **Submit** applicable document.
6.	**Comment on July Submittal** **Sheet C-401:** Please review & evaluate Water Connections 1, 2 & 3: The design intent appears to be to locate the compound meter above ground as per Detail 148 & near the CoA water main. Please confirm. Connection 3 calls out a RPZ assembly, which is shown several hundred feet from the COA water main. Yet Detail 148 shows the RPZ near the above ground meter, which is connection 2. Also, above ground piping is ductile iron (DI). Suggest showing the transition from DI pipe to buried PVC pipe. Modify as necessary & **resubmit** this sheet.
7.	**Comment on July Submittal** **Sheets C-503 & C-504.** It appears that PDF versions of CoA details comprise these sheets. To improve clarity, it is suggested to replace with CAD versions of these details. Please **re-submit** these sheets.
8.	**Comment on July Submittal** **Sheet C-503:** Add cross-reference details 307 & 315. Also to Detail 149, please add the following text for Keyed Note 1: "RESTRAIN WITH EBAA IRON RESTRAINT HARNESS OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERATED RESTRAINT RINGS". Please **resubmit** this sheet.

NO.	COMMENTS
9.	**Comment on July Submittal** **Sheet C-504:** FYI: Detail 215 cross-references Details 209 & 216, but these details are not required for this project. **Approved**
10.	**Comment on July Submittal** General Developer to **submit**, for City review and approval, wastewater effluent characteristics report. Report shall be signed and sealed by a Florida registered Professional Engineer. Where liquid waste discharge exceeds the characteristics of domestic effluent (reference City Ordinance), pretreatment may be required prior to discharge into the wastewater collection system.
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

SEE SHEET C403



STATE ROAD Nos 20 & 25
U.S. HIGHWAY No. 441
(200' R/W)
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP, SECTION 26020-2501.
LAST REVISED 9/2/60

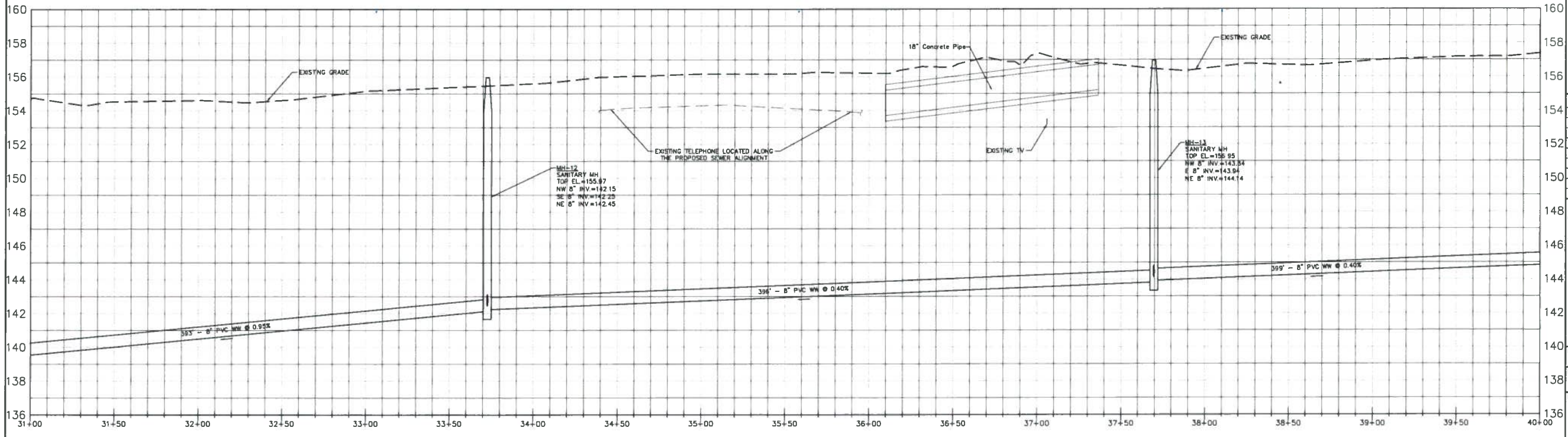
NOTE:

1. EXISTING CULVERTS AND DRAINAGE STRUCTURES THAT ARE IMPACTED DUE TO THE OPEN CUT INSTALLATION OF THE PROPOSED SEWER WILL BE REPLACED IN KIND ONCE THE SEWER IS PLACED
2. ALL EXISTING DRIVEWAYS THAT ARE IMPACTED DUE TO THE OPEN CUT INSTALLATION OF THE PROPOSED SEWER WILL BE REPLACED WITH NEW PAVEMENT INCLUDING DIRT DRIVEWAYS.

STATE ROAD Nos 20 & 25
U.S. HIGHWAY No. 441
(200' R/W)
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP, SECTION 26020-2501.
LAST REVISED 9/2/60

SEE SHEET C405

US 441 SEWER MAIN EXTENSION PROFILE



PROFILE SCALES:
HORIZONTAL 1"= 30'
VERTICAL 1" = 3'

eda
engineers • surveyors • planners
EB 2289
3404 N.W. 43rd ST. GAINESVILLE, FLORIDA 32606-6602
TEL: (352) 373-3541 FAX: (352) 373-7249
www.edafl.com mail@edafl.com

NORTH
SCALE: 1"= 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

This item has been digitally signed and sealed using a digital signature
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies

Professional Engineer of Record

Engineer Certificate No.

Project No: 18-008

Project phase: CONSTRUCTION PLANS

Project title: US 441 SANITARY SEWER EXTENSION - CITY OF ALACHUA FLORIDA

Sheet title: SEWER EXTENSION PLAN & PROFILE SHEET 5 OF 7

Designed:	SJR
Drawn:	LW
Checked:	MD
Date:	11/13/18

Sheet No: C404

\\engpipe1\CityofAlachua US 441 Sewer Line\Plans\Current DWG\C1802801.dwg, C404 P&P (5), 11/13/2018 3:08:37 PM, 12

Re: Request for Review: Harvest Parking Lot & Site Improvements (2021) Site Plan

From : John Adler <jadler@alachuacounty.us> Mon, Jul 26, 2021 03:51 PM

Subject : Re: Request for Review: Harvest Parking Lot & Site Improvements (2021) Site Plan

7 attachments

To : Justin Tabor <jtabor@cityofalachua.org>

There is an issue with access to the west side of Building C. Due to the size of the building and location of mechanical equipment, there will need to be fire department access on the west side. This will also be needed for the two metal buildings located on that side. Ideally this access would continue around the building and connect with the new parking space on the south side of the building. If it does not, a turnaround would need to be provided. It does not appear that there is enough room to provide the turnaround on the southwest corner of the building. Access will need to be a stabilized surface but does not need to be paved.

John Adler
Fire Marshal / Division Chief
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office) • 863-781-1452 (mobile) • 352-384-3157(fax)

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.

Preliminary Review

From : Kathy Winburn <kwinburn@cityofalachua.org> Tue, Jun 22, 2021 06:13 PM

Subject : Preliminary Review 1 attachment

To : 'Davis, Robert (Senior 2 Engineer - Civil)' <robert.davis4@woodplc.com>, 'Justin Tabor' <jtabor@cityofalachua.org>

Cc : 'Adam Boukari' <aboukari@cityofalachua.org>, 'Kamal Latham' <ka_latham@cityofalachua.org>, 'Marian Rush' <marian@robertarushpa.com>, 'Adam Hall' <ad_hall@cityofalachua.org>, 'wkoslow' <wkoslow@harvestinc.com>, 'Josh Beckett' <jbeckett@harvestinc.com>, 'Joe Sai' <joe@harvestinc.com>

Good Afternoon Rob,

In order to help expedite the review process, attached are preliminary review comments from the City's outside engineer. Formal comments will be provided when completed. Please make sure that the easement that the private road is within, depicted on the Site Plan, includes ingress, egress and public utilities.

Sincerely,

Kathy Winburn, AICP
Planning & Community Development Director
City of Alachua
(386) 418-6100 x.105

SKM_C45821062117490.pdf
1 MB

CULTURAL RESOURCE PERMIT SPECIAL CONDITION:

PROJECT FILE: 2019-2773 CLEARANCE LETTER DATE: JUNE 5, 2019

NO SIGNIFICANT ARCHAEOLOGICAL OR HISTORICAL RESOURCES ARE RECORDED WITHIN THE PROJECT AREA. HOWEVER, SINCE THE PROJECT INCLUDES GROUND DISTURBANCE ACTIVITIES THE FOLLOWING SPECIAL CONDITION REGARDING UNEXPECTED DISCOVERIES SHALL BE INCLUDED DURING PROJECT ACTIVITIES:

IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, PROJECTILE POINTS, DUGOUT CANOES, METAL IMPLEMENTS, HISTORIC BUILDING MATERIALS OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN, EARLY EUROPEAN OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHALL CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE VICINITY OF THE DISCOVERY. PROJECT ACTIVITIES SHALL NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES AND CITY OF ALACHUA.

IN THE EVENT THAT UNBARRIED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.

CONTACT: FLORIDA DEPARTMENT OF STATE
DIVISION OF HISTORICAL RESOURCES
COMPLIANCE REVIEW SECTION
850-245-6333
corey.limbz@dos.myflorida.com

SITE DEMOLITION NOTES

1. INSTALL PERIMETER EROSION CONTROL MEASURES AND COORDINATE WITH CIVIL ENGINEER PRIOR TO DEMOLITION AND CLEARING.
2. NO CLEARING OR DEMOLITION IS ALLOWED OUTSIDE THE LIMITS SHOWN ON THIS PLAN
3. SITE MAY CONTAIN EXISTING FACILITIES NOT SHOWN OR LOCATED ON THIS PLAN.
4. REMOVE EXISTING VEGETATION AS SHOWN WITHIN LIMITS OF CONSTRUCTION. IF ADDITIONAL TREES, INDICATED TO REMAIN, CONFLICT WITH NEW CONSTRUCTION, OBTAIN ADDITIONAL DIRECTION FROM THE ENGINEER AND REMOVE AS DIRECTED AT NO ADDITIONAL COST. ADDITIONAL TREE REMOVAL WILL REQUIRE MITIGATION.
5. UTILITIES:
   A. CONTRACTOR SHALL VERIFY/DETERMINE THE LOCATIONS AND DEPTHS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THE SITE. NOTIFY ARCHITECT IF ANY EXISTING UTILITIES ARE IN CONFLICT WITH THE WORK OR DO NOT HAVE AT LEAST 12" OF COVER. ARCHITECT WILL PROVIDE DIRECTION TO RESOLVE ANY CONFLICTS.
   B. PROTECT ALL UTILITIES TO REMAIN FROM DISTURBANCE OR DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
   C. AVOID UNANNOUNCED INTERRUPTIONS OF SERVICE. IF AN INTERRUPTION IN SERVICE IS NECESSARY, NOTIFY AND COORDINATE WITH OWNER A MINIMUM OF 72 HOURS PRIOR TO SHUTTING OFF SERVICE.
6. ALL EXISTING FEATURES NOT SPECIFICALLY IDENTIFIED FOR REMOVAL, BUT WHICH REQUIRE REMOVAL FOR CONSTRUCTION OF THE PROPOSED FEATURES, SHALL BE DEEMED APPURTENANCES TO THE FEATURES DESIGNATED FOR REMOVAL, AND SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
7. ALL FEATURES, INCLUDING UTILITIES, NOT TO BE PERMANENTLY REMOVED BUT REQUIRE TEMPORARY REMOVAL OR ARE DISTRIBUED BY THE CONSTRUCTION SHALL BE RECONSTRUCTED OR REINSTALLED AT THE COMPLETION OF THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
8. COORDINATE WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL PLANS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
9. ALL EARTH MOVING TRUCKS SHALL HAVE DUST SCREENS COVERING LOADS WHEN IN TRANSIT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING THE OWNER ACCESS TO THE SITE DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL APPLY FOR A STOCKPILING PERMIT IF REQUIRED BY THE CITY OF ALACHUA.
12. A SEPARATE DEMOLITION PERMIT WILL BE REQUIRED TO REMOVE EXISTING BUILDINGS AND REQUEST UTILITY DISCONNECTS FROM EXISTING BUILDING PROPERTY. PLEASE CONTACT CITY BUILDING INSPECTION STAFF PRIOR TO MOBILIZATION TO REQUEST VERIFICATION OF UTILITY DISCONNECTIONS.


TYPE III SILT FENCE
DEMOLISH ASPHALT
CATCH BASIN TO REMAIN
DEMOLISH CONCRETE
DEMOLISH CONCRETE AROUND EXIST BLDGS AS SHOWN
BLDG C
BLDG L
REMOVE EXISTING FENCE AND STOCKPILE FOR OWNER
DEMOLISH METAL BLDG AND SHED
DEMOLISH EXIST. BLDG AND CONCRETE SLABS
REMOVE COVERED CONC WALKWAY
DEMOLISH CONC SIDEWALK
REMOVE ELEC POLE
DEMOLISH CONCRETE SIDEWALK
REMOVE CRUSHED ASPHALT
CONTRACTOR NOTE EXISTING WATER MAIN
TELECOM RELOCATED TO EXIST EASEMENT
REMOVE ASPHALT PAVEMENT
N 24°28'26" E 580.80'
N 66°04'35" W 269.85'
S 65°49'11" E 167.86' (R)
S 65°39'05" E 167.86' (M)
S 1°58'51" W 1,564.68'
S 1°58'51" W 1,564.68'
N 22°16'02" E 588.91'
N 67°17'13" W 395.84' (R)
N 67°17'12" W 395.84' (M)
N 65°00'42" W 221.97' (R)
N 65°00'42" W 221.97' (M)
01°33'25" E 116.27' (R)
01°09'35" E 116.03' (M)
S 1°58'51" W 1,564.68'
S 1°58'51" W 1,564.68'
S 1°58'51" W 1,564.68'

show ADA signage

parking is Backwards for 2-way!

Plan out!

Bad Design!

not a clear Distination?

SMF grading impacts or removes these trees?

NOT A SAFE CONDITION Realign Driveway

Sidewalk eliminate & Put 1 & Add mid block crossing w/ signage.

Private Road to public Stds.

1-A

3 connections to Road doesn't meet Stds. (Demo?)

why? Open Road??

offset S/W to public ROW.

DEMOLISH 2440 SF ASPHALT PARKING AREA AND REPLACE WITH SEED AND MULCH

SCHEDULE B - ITEM # 12 EASEMENT (O.R.B. 2478, PAGES 988-1000)

74.45' 23.65' 89.84' 15.15' 171.93' 41.38' 61.42' 83.31' 24.47' 10.06' 45.32' 25.16'

20' TYPE D SETBACK

6 SPACES @ 9'=54'

8 SPACES @ 9'=72'

9 SPACES @ 9'=81'

6 SPACES=45'

10 SPACES @ 10.4'=104'

10 SPACES @ 9'=90'

R5'-1 SIGN

R1'-1 AND R5'-1 SIGN

CR 20 PER FDOT STD PLANS

CR 22 PER FDOT STD PLANS

24" WHITE, 7' LONG @ 3' SPACING, TYP

R1'-1 SIGN

CONCRETE FLUME, TYP.

7' PARKING LAYBACK

6" DOUBLE YELLOW

SLIDING GATE

RELOCATE LIGHT POLE

BLDG C

BLDG L

10'X10' GUARD HOUSE

58.15' EXISTING EASEMENT

PROPOSED SECURITY FENCE

N 66°00'17" W 422.07' (M)
N 67°02'57" W 421.94' (R)

W 305.43' (R)
W 305.84' (M)

LEGEND

- NEW ASPHALT PAVEMENT SEE SHEET C502
- RESURFACED ASPHALT PAVEMENT 1.5" SP12.5 ASPHALT
- NEW CONCRETE PAVEMENT SEE DETAIL K/502 OR S PLANS
- NEW 6" LIMEROCK BASE LBR 100 / MODIFIED PROCTOR 98%
- EXISTING 6' CHAIN LINK FENCE
- NEW 6' OR 8' CHAIN LINK FENCE FENCE ALONG US 441 ROW SHALL BE 6' BARBASSE & QUANTLET STYLE, BLACK PER MANUFACTURER MFGR RECOMMENDATIONS

PARKING SPACE QUANTITIES

SOUTH OF BLDG C
128 REGULAR
6 ADA

EAST OF BLDG C
26 REGULAR
1 ADA

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL STAKE BUILDING CORNERS AND NOTIFY THE ARCHITECT PRIOR TO POURING CONCRETE OR ASPHALT PAVEMENT.
2. ALL DIMENSIONS ARE TO FACE OF CURBS SETBACK DIMENSIONS ARE FROM EDGE OF IMPERVIOUS AREA OR PROPERTY LINES.
2. CITY OF ALACHUA AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED.
3. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICE FL ACCESSIBILITY CODES.
5. ALL PAVEMENT MARKINGS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD MANUAL.

SITE LAYOUT AND PAVING PLAN - PARKING LOT

SCALE 0 10' 20' 40' 60' 1"=20'

NORTH

PERMITTING DOCUMENTS BLDG C

Stantec
Stantec Architecture Inc.
1648 Southwest Boulevard,
Suite 100, Jacksonville, FL 32207
www.stantec.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

The document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Stantec Architecture, PLLC, and is not to be used in whole or in part, for any other project, without the written authorization of Stantec Architecture, PLLC.

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wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
SCHEDULE B - ITEM # 12
SEWER EASEMENT (O.R.B. 4868, PAGES 1911-1915)

PROJECT NO 190-6811
ISSUE DATE: 6/17/2021

SITE LAYOUT AND PAVING PLAN - PARKING LOT

C-201

Can't build fence this - stop short - grant Access I/E to allow adj owner to connect.

Show ties to ex. F.F.

appears to block ex. drainage.

Not acceptable Curve/ Alignment. USE 30MPH Design Speed 25MPH posted.

Demo this pavement?

See C201 comments.

EXISTING 6' FENCE

EXISTING 6' FENCE

N 01°33'25" E 116.27 (R)
N 00°39'35" E 116.03 (M)

N 66°00'17" W 305.43 (R)
N 66°12'13" W 305.84 (M)

N 66°00'17" W
N 67°02'57" W
422.07' (R)
421.94' (M)

BLDG C

TYPICAL ROADWAY SECTION
NOT TO SCALE

NEW LOADING DOCK

EXISTING GRADE

PROPOSED SWINGING GATE

6" DOUBLE YELLOW

TYPE F CURB AND GUTTER

NEW 50' EASEMENT

DEMOLISH 2445 SY ASPHALT PARKING AREA AND REPLACE WITH SEED AND MULCH

6" DOUBLE YELLOW SLIDING GATE

CR 22 PER FDOT STD PLANS

24" WHITE, 7' LONG @ 3' SPACING, TYP.

R-1 SIGN

R1-1 SIGN

HILLCREST LIGHT POLE

10'X10' CLINIC HOUSE

PROPOSED SECURITY FENCE

CONCRETE FLUME, TYP.

20' D SETBACK

LEGEND

- NEW ASPHALT PAVEMENT SEE SHEET C502
- RESURFACED ASPHALT PAVEMENT 1.5" SP12.5 ASPHALT
- NEW CONCRETE PAVEMENT
- NEW 6" LIMEROCK BASE
- EXISTING 6' CHAIN LINK FENCE
- NEW 6' OR 8' CHAIN LINK FENCE FENCE ALONG I/S 441 ROW SHALL BE 6' IMPASSE II, QUANTILET STYLE, BLACK

PARKING SPACE QUANTITIES

SOUTH OF BLDG C
128 REGULAR
6 ADA

EAST OF BLDG C
26 REGULAR
11 LOADING

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL STAKE BUILDING CORNERS AND NOTIFY THE ARCHITECT PRIOR TO POURING CONCRETE OR ASPHALT PAVEMENT.
2. ALL DIMENSIONS ARE TO FACE OF CURB. SETBACK DIMENSIONS ARE FROM EDGE OF IMPERVIOUS AREA OR PROPERTY LINES.
2. CITY OF ALACHUA AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED.
3. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICE IN ACCESSIBILITY CODES.
5. ALL PAVEMENT MARKINGS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD MANUAL.

SITE LAYOUT AND PAVING PLAN - ROADWAY

SCALE
0 10' 20' 30' 60' 90' 1"=30'

PERMITTING DOCUMENTS BLDG C

STUDIO 498 ARCHITECT
5 SE 1st Street, Suite 1, Tulsa, OK 74103
www.s498architects.com

THE HARVEST
PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

The drawings, and the ideas and designs incorporated herein, as an instrument of service, are and shall remain the property of Studio 498 Architects, PLLC. They are not to be used in whole or in part, for any other project, without the written authorization of Studio 498 Architects, PLLC.
© 2022 Studio 498 Architects

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr. Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

PROJECT NO 189-0841
ISSUE DATE: 6/17/2022

SITE LAYOUT AND PAVING PLAN - ROADWAY

C-202

BLDG C

N 66°10'12" W 305.43' (R)
N 67°17'13" W 305.84' (M)

N 66°00'47" W 422.07' (R)
N 67°02'57" W 421.9' (M)

N 01°33'25" E 115.27 (R)
N 00°39'35" E 116.03 (M)

N:287732.89
E:2623083.90

DRAINAGE INLET SCHEDULE

DI #1 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(15" IN)=152.48
IE(15" OUT)=152.48

DI #2 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" IN)=152.78
IE(15" OUT)=152.78

DI #3 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 156.17
IE(12" OUT)=153.19

DI #4 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(12" OUT)=152.98

F.E.S. #1 FLARED END SECTION
PER FDOT STD PLANS
INDEX 430-020
IE(15")=152.00

DI #5 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(15" IN)=152.48
IE(15" OUT)=152.48

DI #6 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" IN)=152.78
IE(15" OUT)=152.78

DI #7 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 156.17
IE(12" OUT)=153.19

F.E.S. #2 FLARED END SECTION
PER FDOT STD PLANS
INDEX 430-020
IE(15")=152.00

LEGEND

- EXISTING CONTOURS
- 60 — PROPOSED CONTOURS
- 92.83 — PROPOSED SPOT ELEVATION
- FLOW ARROW

8' CONCRETE SPILLWAY
2:1 SIDESLOPES
IE=154.10

RIP RAP APRON (STONE SIZE 6"-9")
PLACE FILTER FABRIC BETWEEN
RIP RAP AND SOIL FOUNDATION
EMBED FABRIC 12" ON ALL SIDES
(5) LOCATIONS THIS SWMF

95 LF OF 15"Ø HDPE @ 0.51%

100 LF OF 12" PVC @ 0.4%

80 LF OF 15" HDPE @ 0.5%

95 LF OF 15" HDPE @ 0.51%

MATCH EX. GRADE

MATCH EX. GRADE AT ROW

Label SMF w/ DHW.

Vertical? P&P for Road missing. Where the inlets for C&G Roadway? EX. WATER trapped?

Needs to meet FL Green book for 30MPH Design Speed!

SITE GRADING AND DRAINAGE PLAN - SOUTH

SCALE
0 10' 20' 30' 80' 90' 1"=30'

NORTH

DRAFTING DOCUMENTS BLDG C

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida 32312
850-656-1293
EOR: Robert H. Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

SAS Suite Architecture
1048 Southwest 1 Boulevard,
Suite 100, Miami, FL 33130
www.sasarchitects.com

THE HARVEST

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ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

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PROJECT NO. 190-0841
ISSUE DATE: 6/17/2021

SITE GRADING AND DRAINAGE PLAN - SOUTH

C-301

BLDG C

CONNECT 8"ø C900 PVC WATER MAIN TO BLDG (SEE P PLANS)

RELOCATE EXIST. FIRE HYDRANT TO BUFFER AREA

CONNECT 8"ø SS TO BLDG @ E=153.50± (SEE P PLANS)

12" STORM PIPE E=152.91

182 LF OF 8" PVC SS @ 1.00% MIN

8" SDR 26 PVC SS

45 LF OF 8" PVC SS @ 1.00% MIN

C.O. E=151.68

RELOCATE LGT POLE TO TOP OF BANK

RELOCATE LGT POLE TO TOP OF BANK

CAP EXISTING FIRE PROTECTION MAIN

REMOVE TREE #110

CONNECT TO EXIST. SEWER MH PER CITY OF ALACHUA-SIDS RIM ELEV=155.57 existing IE(8")=142.57 existing IE(8")=147.82

8" C900 PVC WATER MAIN

EXISTING 8" WATER MAIN

EXISTING 8" SEWER MAIN

RELOCATE LGT POLE TO TOP OF BANK

WATER CONNECTION DETAIL LEGEND

① WET TAP EXISTING 8" WATER MAIN PROVIDE TAPPING VALVE AND SLEEVE.
② 8" DW WATER BADGER RECORDALL COMPOUND SERIES METER. MAX FLOW=4500 GPM AT 150 PSI, PRESSURE LOSS AT MAX FLOW=10.2 PSI
③ 8" DW REDUCED PRESSURE ZONE ASSEMBLY (NPZ) SERIES LF909QSSY MV WATTS W/ENCLOSURE. MAX WORKING PRESSURE=175 PSI. PRESSURE LOSS AT 1200 GPM IS 12.0 PSI

PROPOSED UTILITY LEGEND

C.O – CLEAN OUT
DIP – DUCTILE IRON PIPE
G – GAS LINE
T – TELECOM LINE
E – ELECTRIC LINE
FW – FIRE WATER LINE
DW – DOMESTIC WATER LINE
FW-FDC – FIRE DEPARTMENT CONNECTION LINE
SS – SANITARY SEWER LINE
SS-FM – SANITARY SEWER FORCE MAIN
PVC – POLYVINYL CHLORIDE
DMJ – DUCTILE IRON MECHANICAL JOINT
MH – MANHOLE
FH – FIRE HYDRANT
PIV – POST INDICATOR VALVE
FDC – FIRE DEPARTMENT CONNECTION
RPZ – REDUCED PRESSURE ZONE ASSEMBLY
DCVA – DOUBLE CHECK VALVE ASSEMBLY
DDCVA – DOUBLE DETECTOR CHECK VALVE ASSEMBLY
HB – HOSE BIBB

SITE UTILITY NOTES

1. WATER AND WASTEWATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALACHUA TECHNICAL SPECIFICATION FOR WATER AND SEWER CONSTRUCTION", LATEST EDITION.
2. ALL BACKFLOW PREVENTERS SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA "MANUAL FOR CROSS-CONNECTION CONTROL", LATEST EDITION.
3. UTILITIES:
   A. CONTRACTOR SHALL VERIFY/DETERMINE THE LOCATIONS AND DEPTHS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THE SITE. NOTIFY ARCHITECT IF ANY EXISTING UTILITIES ARE IN CONFLICT WITH THE WORK OR DO NOT HAVE AT LEAST 12" OF COVER. ARCHITECT WILL PROVIDE DIRECTION TO RESOLVE ANY CONFLICTS.
   B. PROTECT ALL UTILITIES TO REMAIN FROM DISTURBANCE OR DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
   C. AVOID UNANNOUNCED INTERRUPTIONS OF SERVICE. IF AN INTERRUPTION IN SERVICE IS NECESSARY, NOTIFY AND COORDINATE WITH OWNER A MINIMUM OF 72 HOURS PRIOR TO SHUTTING OFF SERVICE.
4. DEPTH OF FIRE MAIN PIPING (TO TOP OF PIPE):
   36" MINIMUM UNDER DRIVING SURFACES
   30" MINIMUM UNDER NON-DRIVING SURFACES
5. FIRE HYDRANTS SHALL BE A MINIMUM OF 18" ABOVE GRADE MEASURED TO THE STEAMER NOZZLE.
6. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
7. CONTRACTOR SHALL REQUEST WATER TAP INSTALLATION FROM THE CITY OF TALLAHASSEE.
8. CONTRACTOR SHALL COORDINATE WITH MECHANICAL, PLUMBING, ELECTRICAL AND ARCHITECTURAL PLANS FOR ADDITIONAL UTILITY INFORMATION.
9. TRAFFIC RATED BRASS COUNTERSUNK CLEANOUTS SHALL BE USED IN IMPERVIOUS AREAS.
10. A MINIMUM OF 36 IN. OF CLEAR SPACE FROM LANDSCAPING SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
11. A CLEAR SPACE OF NOT LESS THAN 60 IN. FROM LANDSCAPING SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 ½ IN.

update notes

use city std.

PIPE SEPARATION DETAIL A C401
NO SCALE

FINISHED GRADE
WATER MAIN
30" MIN COVER
10" MINIMUM SEPARATION FOR SANITARY SEWER, STORM SEWER, OR FORCE MAIN.
5' MINIMUM SEPARATION FOR IRRIGATION MAIN
6"
6"
18" MIN
SANITARY SEWER, STORM SEWER, IRRIGATION MAIN, AND FORCE MAIN

NOTES:

1. WATER MAINS SHALL BE SEPARATED FROM STORM SEWER, SANITARY SEWER, NON-POTABLE IRRIGATION MAINS, AND FORCE MAINS BY A MINIMUM CLEAR VERTICAL DISTANCE OF 18" MEASURED BETWEEN THE BOTTOM OF THE UPPER PIPE AND THE TOP OF THE LOWER PIPE. ALSO, WATER MAINS SHALL BE SEPARATED FROM STORM SEWER, SANITARY SEWER AND FORCE MAINS BY 10 FEET AND FROM IRRIGATION MAINS BY 5 FEET MEASURED HORIZONTALLY BETWEEN OUTSIDE OF PIPES.
2. ALL CROSSINGS WITH VERTICAL CLEARANCE LESS THAN 18 INCHES SHALL BE MADE USING THICKNESS CLASS 200 AWWA C-900 DR14, PVC (CLASS 235 AWWA C-905, OR 18 PVC FOR PIPES GREATER THAN 12" IN DIAMETER) OR DUCTILE IRON, PRESSURE CLASS 250 PIPE FOR A HORIZONTAL DISTANCE OF 10 FEET EACH SIDE OF THE CROSSING, AND WATER MAIN SHALL BE CONCRETE ENCASED.
3. 18 INCHES CLEAR DISTANCE SHALL NOT BE REDUCED IN CASES WHERE WATER MAIN CROSSES UNDER SEWER LINE.
4. VERTICAL CLEARANCE LESS THAN 12 INCHES SHALL NOT BE ALLOWED.
5. WATER MAINS, SANITARY SEWER, STORM SEWER, AND NON-POTABLE IRRIGATION MAINS SHALL BE IN SEPARATE TRENCHES.
6. WHEN WATER MAINS CROSSING ANY TYPE OF SANITARY SEWER, INCLUDING FORCE MAIN OR STORM SEWER SHALL HAVE THE ONE FULL LENGTH OF WATER MAIN CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THAT THE WATER JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FROM ALL JOINTS IN GRAVITY OR WASTEWATER FORCE MAINS, OR IRRIGATION MAINS.

SCHEDULE B - II ITEM # 12 EASEMENT 2 OF THE ROADWAY (O.R.B. 2478, PAGES 968-1009)

CONNECT 8" DW WATER MAIN TO EXISTING ELEMFAD 4"-SERVICE REMOVE 8"X4" REDUCER 8" DMJ GATE VALVE

RAISE OR LOWER 4" SS FORCE MAIN PER DETAIL A/C401

8" C900 PVC/DW

214 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

8" DMJ GATE VALVE

109 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

EXISTING SWALE

60° DMJ

67° DMJ

8" DMJ GATE VALVE

220 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

8" C900 PVC DW

SS-FM

62.50'

RAISE OR LOWER 4" SS FORCE MAIN PER DETAIL A/C401

EXISTING SWALE

ALL Lines Require open Cuts

Peptics (Asphalt + s/w)

8" DMJ GATE VALVE

258 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

8" C900 PVC DW

62.95'

label both lines as private

8" BUTTERFLY VALVE

Plug Valve per Cot stds at R/W line

SCHEDULE B - II ITEM # 15 SEWER EASEMENT # 10 (O.R.B. 4868, PAGES 1430-1435)

EXISTING 8" WATER MAIN

EXISTING 8" SEWER MAIN

8" Sewer REQUIRES Manholes and a plan + profile.

SCHEDULE B - II ITEM # 14 (O.R.B. 2478, PAGES 1017 & 1018) NON-EXCLUSIVE PERPETUAL EASEMENT

STATE ROAD NO. 25A (FDOT R/W 140078)

SITE UTILITY PLAN - SOUTH
SCALE 1"=30'
0 10' 20' 30' 60' 90'

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

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Suite 100
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THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

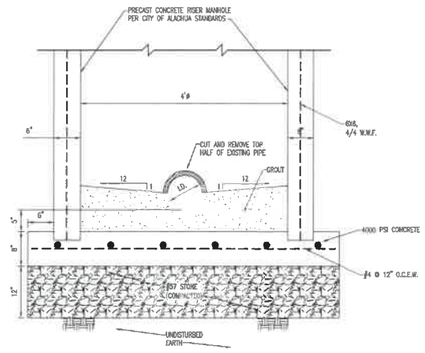
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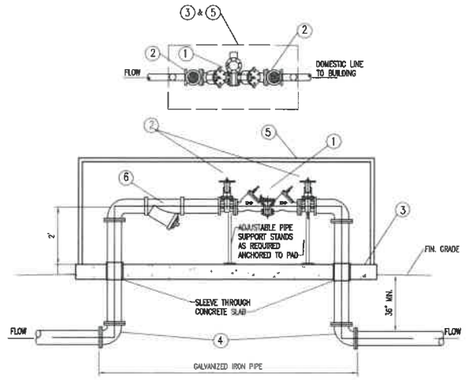
PROJECT NO: 169-0941
ISSUE DATE: 6/11/2021

SITE UTILITY PLAN SOUTH
C-401

DRAFTING DOCUMENTS BLDG C



STRADDLE MANHOLE DETAIL
NO SCALE



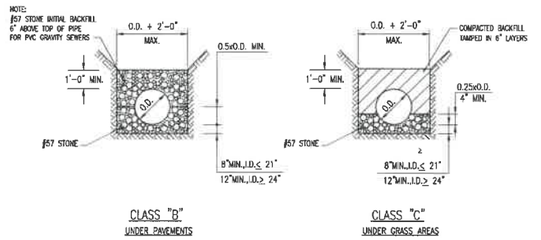
REDUCED PRESSURE ZONE ASSEMBLY – DOMESTIC

NOTES FOR WATER SERVICE

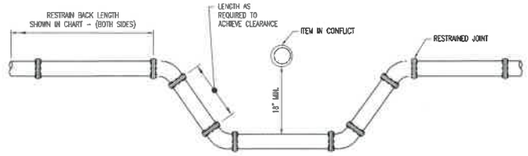
1. ALL PIPE SHALL BE PVC C900 UNLESS NOTED OTHERWISE.
2. WHERE PVC PIPE IS INDICATED, PROVIDE DETECTIBLE WARNING TAPE.
3. ALL ABOVE GROUND PIPING, DDCVA AND RPZ TO BE INSULATED. INSULATE WITH ALUMINUM-MAGNESIUM ALLOY JACKET HAVING A MINIMUM THICKNESS OF 0.016 INCHES WITH BUILT-IN INSULATION FELT. SECURE WITH STAINLESS STEEL BANDS ON 6 INCH CENTERS (JOMINS-MANVILLE, CUSTIN-BACON, OR EQUAL.
4. PROVIDE THRUST BLOCKING AS REQUIRED, SEE DETAILS.

LEGEND FOR WATER SERVICE PLAN AND ELEVATION

1. 8"ø DOMESTIC WATER REDUCED PRESSURE ZONE ASSEMBLY (RPZ) SERIES LF009QT BY WATTS, MAX WORKING PRESSURE = 175 PSI
2. NON-RISING STEM 4" GATE VALVES
3. 4" THICK CONCRETE PAD (fc'=3000 PSI).
4. 8"ø ELBOWS
5. FIBERGLASS ENCLOSURE, HINGED AND LOCKABLE, MANUFACTURED BY FLORIDA FIBERGLASS PRODUCTS, INC., MONTICELLO, FL, OR APPROVED EQUAL.
6. WYE STRAINER



SEWER PIPE BEDDING AND HAUNCHING DETAILS
NO SCALE



NEW & EXISTING PIPE – RESTRAINED JOINT

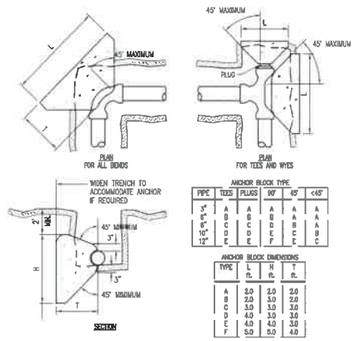
NOTES:

1. PROVIDE RESTRAINED JOINTS AT CHANGES IN DIRECTION OF ALL PIPE.
2. ALL PIPE JOINTS WITHIN THE DISTANCE (FEET) SHOWN IN THE FOLLOWING TABLE FROM THE P.I. (POINT OF INTERSECTION) OF THE FITTING SHALL BE RESTRAINED TYPE.
3. THESE DISTANCES (FEET) SHALL APPLY TO LENGTHS OF PIPE ON EACH SIDE OF THE FITTING.
4. CONSIDER DEAD ENDS EQUIVALENT 90 DEGREE BENDS.
5. TEE SHALL BE RESTRAINED ON BRANCH BASED ON SAME DISTANCE AS 90 DEGREE BEND OF THE SIZE OF THE BRANCH.

RESTRAINED JOINT PIPE DISTANCES FOR NEW PIPE (IN FEET)

PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	44	18	9	4
6"	62	26	12	6
8"	74	31	15	7
10"	87	36	17	9
12"	100	41	20	10
16"	123	51	24	12
20"	143	59	29	14
24"	162	67	32	18
30"	184	76	37	18
36"	207	86	41	20

PIPE CONFLICT DETAIL
NO SCALE



ANCHOR BLOCK TYPE

PIPE	TEES	PLUGS	90°	45°	<45°
3"	A	A	A	A	A
4"	B	B	B	B	A
6"	C	C	D	C	B
8"	D	D	E	D	C
10"	E	E	E	E	C
12"	E	E	F	E	C

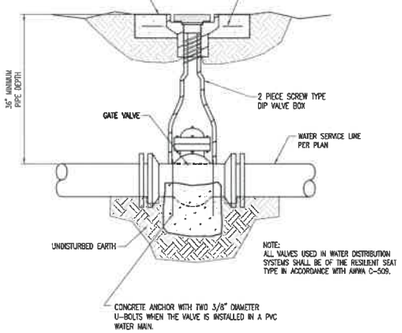
ANCHOR BLOCK DIMENSIONS

TYPE	L ft.	H ft.	T ft.
A	2.0	2.0	2.0
B	2.0	3.0	2.0
C	3.0	3.0	3.0
D	4.0	3.0	3.0
E	4.0	4.0	3.0
F	5.0	5.0	4.0

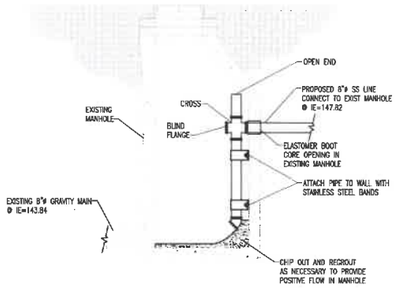
NOTES

1. ANCHOR BLOCKS SHALL BEAR ON UNDISTURBED EARTH.
2. ALL FITTINGS SHALL BE DOUBLE WRAPPED IN 6 MIL PLASTIC AND TAPPED WITH DUCT TAPE PRIOR TO INSTALLING THE STRAPS AND CONCRETE.
3. IN NO CASE SHALL THE PIPE BE ENCASED WITH CONCRETE. CONCRETE SHALL NOT BE PLACED SO AS TO RENDER THE PIPE AND FITTING INACCESSIBLE.
4. CONCRETE SHALL BE 3000 PSI OR STRONGER.

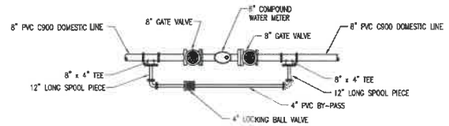
CONCRETE ANCHOR BLOCK
NO SCALE



GATE VALVE and BOX
NO SCALE



CONNECTION TO MANHOLE
NO SCALE



WATER METER DETAIL
NO SCALE

USE Latest City Standards

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

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THE HARVEST
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ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

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PROJECT NO. 199-8841
ISSUE DATE: 6/11/2021

SITE UTILITY DETAILS

C-503

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 28, 2021

Sent by electronic mail to robert.davis4@woodplc.com

Rob Davis, P.E.
Wood Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Drive
Tallahassee, FL 32312

RE: Second Completeness Review: Harvest Parking Lot & Site Improvements (2021) Site Plan Application

Dear Mr. Davis:

On June 17, 2021, the City of Alachua received your revised application for a Site Plan submitted on behalf of the IIP-FL 3 LLC. The application proposes parking lot and site improvements at 12895 NW US Highway 441 (Tax Parcel Numbers 05855-004-000 and 05855-004-001). The revised application received on June 17, 2021 was submitted to address the completeness review comments issued to you in a letter dated May 13, 2021.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Tuesday, July 6, 2021**.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled under separate cover.

Please address the following:

1. **NEW COMMENT: Application Submittal Requirements:** Materials were provided in electronic format, but no printed copies were submitted. Provide four (4) copies of the plans and four (4) copies of all application materials, including those further described below.

2. **PREVIOUS COMMENT: Site Plan Attachment #1, Site Plan.**
   a. The proposed building renovations will require compliance with Section 6.8.2, Design Standards for Business Uses. Architectural plans are required in order to demonstrate compliance with Section 6.8.2. Reference Section 1.cc. under Section D of the Site Plan Application and Section 6.8.2.

3. **PREVIOUS COMMENT: Site Plan Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis has not been provided. See sample analysis attached to this letter.

4. **PREVIOUS COMMENT: Site Plan Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been provided. See sample analysis attached to this letter.

5. **PREVIOUS COMMENT: Site Plan Attachment #13, Environmental Resource Permit.** A copy of an Environmental Resource Permit or documentation which shows a permit application has been submitted to Suwannee River Water Management District has not been provided.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File

COMPREHENSIVE PLAN ANALYSIS

Copeland Park Product Development Laboratory

20-0231

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~September 30, 2020~~ October 29, 2020

RE: Copeland Park Product Development Laboratory – Comprehensive Plan Consistency Analysis

This application is for the western portion of Alachua County Tax Parcel 03927-007-000. The parcel is located on Nano Court, close to the road's end point. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±42,466-square-foot product development laboratory facility with associated utility infrastructure and parking.

The following identifies how this application is consistent with the City's Comprehensive Plan. Language from the Comprehensive Plan is provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element (FLUE)

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

The proposed development includes a single ±42,466-square-foot product development laboratory facility. This use is consistent with the Industrial Future Land Use (FLU) category.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

Vehicular access to the site is provided via NW Nano Court. Currently, sidewalks are located along both sides of NW Nano Court. The site will include on-site pedestrian facilities, including sidewalks from NW Nano Court, through the parking lot, to multiple building entrances. A crosswalk will be located where pedestrians are required to cross vehicular traffic.

2. Buffering from adjacent existing/potential uses;

Adjacent parcels to the west, north, and east of the project site share the Industrial FLU and Industrial, Light and Warehouse (ILW) zoning designations. Land to the south of the project site has a Public FLU designation and Government Facilities (GF) zoning designation. Per City of Alachua Land Development Regulations Table 6.2-2, a 10' Type C buffer is required when industrial uses are adjacent to government facilities, and a 5' Type A buffer is required when industrial uses are adjacent to one another. Per §6.2.2(D)(2)(b), a 5' parking area buffer is also required. The proposed development will adhere to these requirements.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

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

City of Alachua LDR §6.7.3(A), Table 6.7-1. states that a minimum of 10% of the gross site area shall be designated as open space. The project proposes ±100,514 square feet of open space, or ±47.1% of the site, which exceeds the 10% minimum requirement.

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

The project will connect to an existing drainage system. An exhibit has been provided demonstrating conformance with the existing master stormwater permit conditions as well as capacity.

5. Placement of signage;

No signage is proposed as part of this application. All future on-site signage will be consistent with City of Alachua's LDR §6.5 signage requirements.

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

A photometric site plan is submitted as part of this application, demonstrating compliance with City of Alachua lighting requirements. Onsite lighting is limited to ensure safe navigation of the site, and to deter any unlawful activity after hours. Light placement will not adversely affect surrounding properties.

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

The on-site parking area was designed to minimize vehicle and pedestrian conflicts. A sidewalk connection allows pedestrians to safely travel from NW Nano Court to the building with only a single crosswalk, vehicular point of conflict. Deliveries are made along the side of the building, which does not conflict with the pedestrian circulation pattern or the main parking area. Trash pick-up is also located on the side of the building near the loading area.

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

Per Comprehensive Plan Future Land Use Element Policy 2.4.a, minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. The proposed Landscape Plan designates ±12% of the site as landscaped area, meeting the 10% requirement.

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

There are no wetlands in the development area, nor are there any of environmental features on-site that warrant protection. There are no known on-site occurrences of historic significance either.

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

There are no performance-based zoning requirements being proposed for this site.

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

This application proposes a ±42,466 square feet non-residential building on a 9.81-acre parcel, which yields a 0.109 Floor Area Ratio (FAR). Therefore, the proposed use does not exceed the permitted 0.50 FAR.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

The submitted landscaping plan includes ±12% of total site area designated as landscaped area, not inclusive of designated open space area, which demonstrates that the 10% minimum landscaping requirement is satisfied.

Transportation Element (TE)

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

The proposed Research and Development building will not result in a degradation of transportation Level of Service (LOS) standards. The proposed development will result in 639 AADT and 39 PM Peak trips. Per LDR section 2.4.14(H)(2)(a), affected roadway segments are those that fall within one-half (½) mile of the parcel's boundaries. CR 2054 is the only affected roadways within this ½ mile radius.

According to the September 2020 Development Monitoring Report made available by City staff, there is more than enough capacity on the affected roadway segment to handle the increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a surplus of available trips.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

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

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of ±6,370 gallons per day on the City's sanitary sewer system. Per the City of Alachua September 2020 Development Monitoring Report, there is a residual capacity of 709,067 gallons per day.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of 93.00 tons per year on the City's solid waste system. Per the City of Alachua September 2020 Development Monitoring Report, there is a 50-year build-out capacity for the solid waste disposal facility.

Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of ±6,370 gallons per day on the City's potable water system. Per the City of Alachua September 2020 Development Monitoring Report, there is a residual capacity of 884,141 gallons per day.

CONCURRENCY IMPACT ANALYSIS

Copeland Park Product Development Laboratory

20-0231

Professional Consultants

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~September 30, 2020~~ October 29, 2020

RE: Copeland Park Product Development Laboratory – Concurrency Impact Analysis

This application is for the western portion of Alachua County Tax Parcel 03927-007-000. The parcel is located on Nano Court, close to the road's end point. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±42,466 square-foot product development laboratory facility with associated utility infrastructure and parking.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The Concurrency Impact Analysis for this application is based on an **increase of ±42,466 square feet of Research and Development Center space**, ITE Land Use Code 760.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua September 2020 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Trip Generation									
Land Use	ITE LU Code	Variable (GFA/1000)	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Research and Development Center	760	42.466	639	18	14	4	39	6	33

1. *Source: ITE Trip Generation 10th Edition*

Conclusion: Approval of this application may generate **639 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1 and 2 of this report.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating *less* than 1,000 external average daily trips (ADT) are those within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Table 2 calculates projected impacts on City of Alachua roadways.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

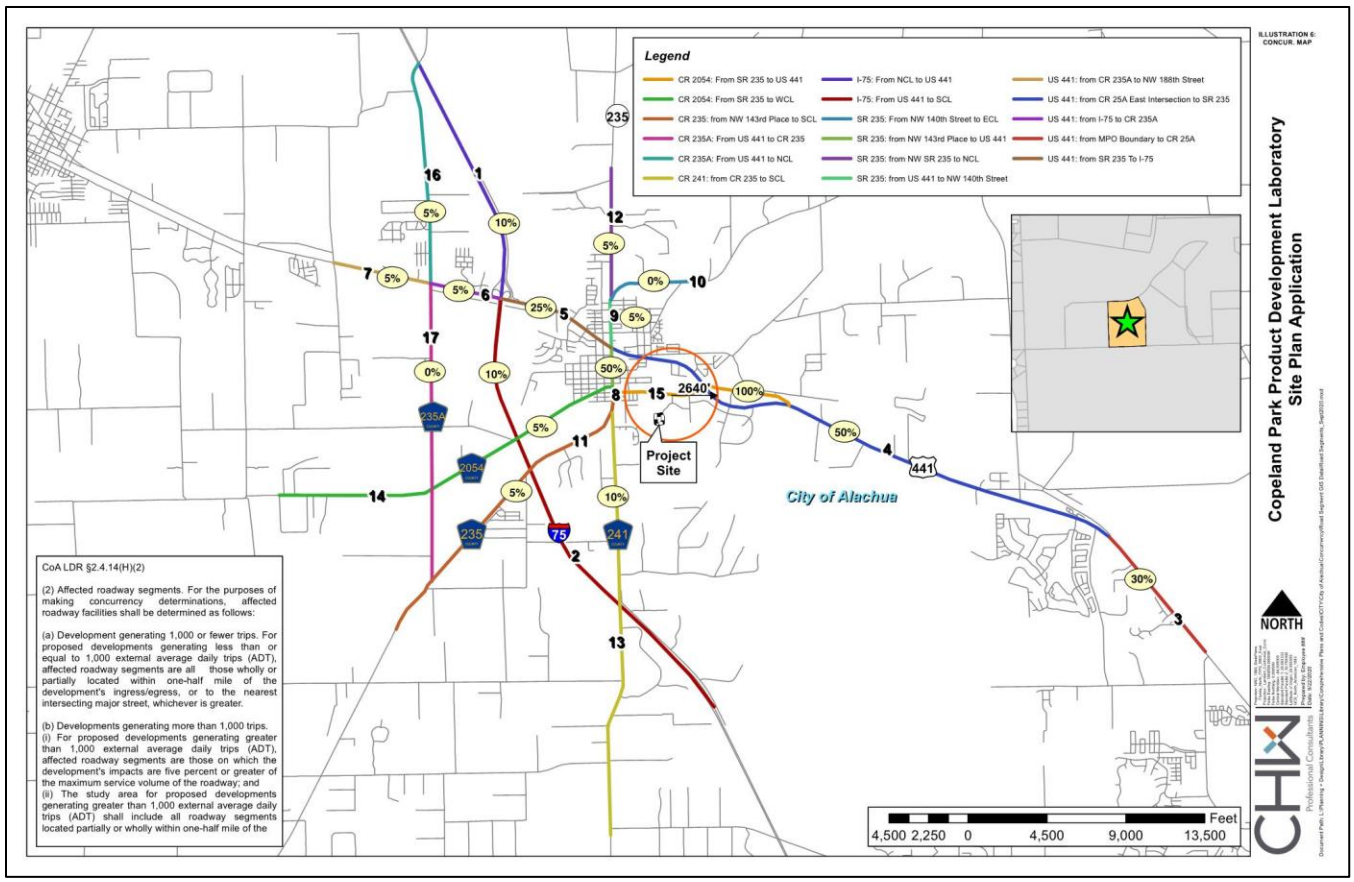


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is at the end of Nano Court. The center point used for the one-half mile radius measurement was the intersection of CR 2054 and NW 129th Way. Because of the need to use CR 2054 to access the project site, 100% of vehicles are anticipated to utilize this roadway. Trips are anticipated to be generated predominately by employees, who will likely live in the City of Alachua and surrounding communities.

Table 2: Projected Impacts on Roadways

	AADT	PM
Traffic System Category	**Segment 15: CR 2054**	
	From SR 235 and US 441	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,007	354
Reserved Trips[1]	701	73
Available Capacity	11,412	932
Projected Trip Generation[2]	639	39
Available Capacity w/ Application approval	**10,773**	**893**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 100% for Segment 15.*

Conclusion: CR 2054 from SR 235 to US 441 is an affected roadway segment. There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,295,000
Reserved Capacity[1]	120,859
Residual Capacity[1]	884,141
Percentage of Permitted Design Capacity Utilized[1]	61.56%
Projected Potable Water Demand from Proposed Project[2]	6,370
Residual Capacity after Proposed Project	**877,771**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 42,466 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	675,000
Reserved Capacity[1]	115,933
Residual Capacity[1]	709,067
Percentage of Permitted Design Capacity Utilized[1]	52.73%
Projected Potable Water Demand from Proposed Project[2]	6,370
Residual Capacity after Proposed Project	**702,697**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 42,466 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,192.00	7,517.54
Reserved Capacity[1]	8,251.19	1,505.84
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**93.00**

1. *Source: City of Alachua September 2020 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft^2/day x 42,466 sq. ft.) x 365)/2,000)*

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 13, 2021

Sent by electronic mail to robert.davis4@woodplc.com

Rob Davis, P.E.
Wood Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Drive
Tallahassee, FL 32312

RE: Completeness Review: Harvest Parking Lot & Site Improvements (2021) Site Plan Application

Dear Mr. Davis:

On May 12, 2021, the City of Alachua received your application for a Site Plan submitted on behalf of the IIP-FL 3 LLC. The application proposes parking lot and site improvements at 12895 NW US Highway 441 (Tax Parcel Numbers 05855-004-000 and 05855-004-001).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, May 20, 2020**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. ***The time frame and cycle for review shall be based upon the date the application is determined to be complete.*** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

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

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

In order to provide a complete application, please address the following:

1. **Application.** Please revise the following information on the Site Plan Application:
   a. Parcel ID Numbers: Site improvements are proposed on Tax Parcels 05855-004-000 and 05855-004-001.
   b. Future Land Use Map Designation: Correct designation is "Industrial".
   c. Zoning Designation: Correct zoning designation is "Industrial General (IG)".

d. Name of Property Owner and Contact Information: Property ownership records indicate the current owner is "IIP-FL 3 LLC". Revise ownership information and provide contact information for owner.

2. **Authorized Agent Affidavit.** Agent authorization from the property owner (IIP-FL 3 LLC) has not been provided.

3. **Site Plan Attachment #1, Site Plan.**
   a. Name and contact information of owner is incorrect.
   b. A boundary and topographic survey was not included within the site plan. Survey shall be signed and sealed and shall be no older than two (2) years.
   c. Complete legal description of the property not provided on site plan.
   d. Location of existing/proposed fire hydrants not shown on the site plan.
   e. Landscape calculations are not provided. See Section 1.y. under Section D of the Site Plan Application for details. A sample landscape plan with landscape calculations is attached for reference.
   f. Photometric plan is required for new parking area to demonstrate compliance with Section 6.4.
   g. The proposed building renovations will require compliance with Section 6.8.2, Design Standards for Business Uses. Architectural plans are required in order to demonstrate compliance with Section 6.8.2. Reference Section 1.cc. under Section D of the Site Plan Application and Section 6.8.2.

4. **Site Plan Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis has not been provided. See sample analysis attached to this letter.

5. **Site Plan Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been provided. See sample analysis attached to this letter.

6. **Site Plan Attachment #8, Legal Description.** Legal description included within application package appears to be outdated (a portion of the property described has been split from the current site configuration).

7. **Site Plan Attachment #13, Environmental Resource Permit.** A copy of an Environmental Resource Permit or documentation which shows a permit application has been submitted to Suwannee River Water Management District has not been provided.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

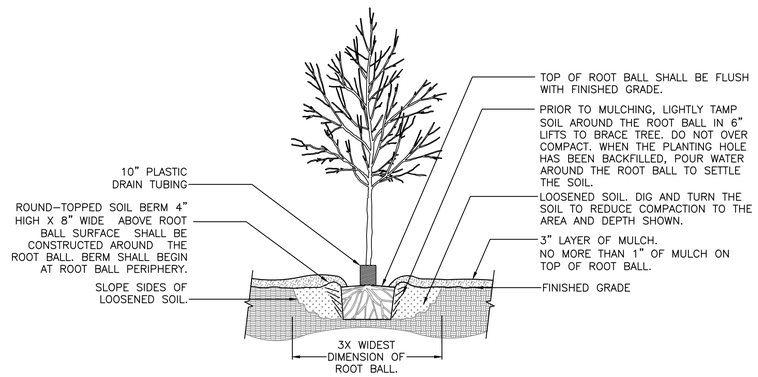
Sincerely,

Justin Tabor, AICP
Principal Planner

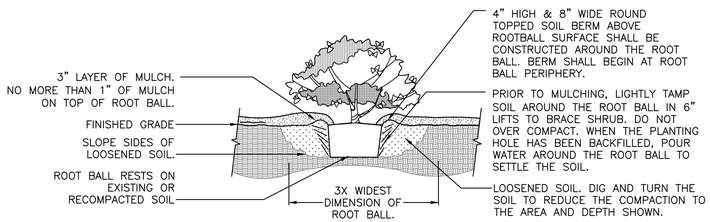
c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File

PLANT SCHEDULE

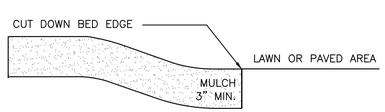
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
LIN	44	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL., 8' HT., 30" SPR., 1–1/2" CAL.
LT	25	LIRIODENDRON TULIPIFERA	TULIP TREE	30 GAL., 11' HT., 3' SPR., 2" CAL.
MGD	23	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
PML	64	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL., 9' HT., 2' SPR., 1–1/2" CAL.
QV	17	QUERCUS VIRGINIANA	LIVE OAK SEEDLING	30 GAL, 12' HT, 54" SPR, 2" CAL
UA	26	ULMUS ALATA	WINGED ELM	30 GAL, 10' HT, 4' SPR, 2" CAL
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
IDB	181	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR
PM	525	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL., 18" HT., 18"SPR.
RI	610	RHAPHIOLEPIS INDICA 'ELEANOR TABOR'	ELEANOR TABOR INDIAN HAWTHORN	3 GAL., 24" HT. X 12" SPR.
VOS		VIBURNUM OBOVATUM 'MRS. SHILLER'S DELIGHT'	MRS. SHILLERS DELIGHT VIBURNUM	3 GAL., 18" HT., 18"SPR.
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD



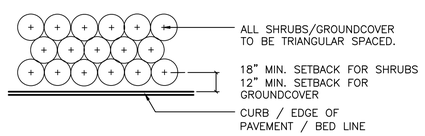
1 TREE PLANTING DETAIL
SCALE: N.T.S.



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



3 MULCH DETAIL
SCALE: N.T.S.



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

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

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

TOTAL SITE AREA	5.4 ACRES
TOTAL PROPOSED OPEN AREA	1.9 ACRES
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	35.2%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	0.69 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	12.8%

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

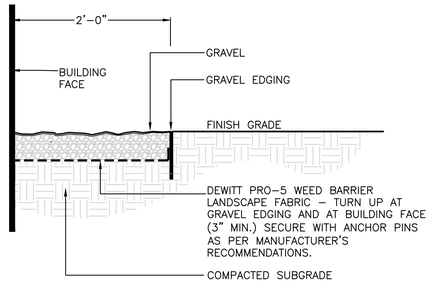
DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 780 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 31 CANOPY TREES REQUIRED 16 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	31 CANOPY TREES PROVIDED 16 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 48,131 S.F. 1 CANOPY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 27 CANOPY TREES REQUIRED 270 SHRUBS REQUIRED	27 CANOPY TREES PROVIDED 270 SHRUBS PROVIDED

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

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	1 TREES PER ACRE X 4.90 ACRES = 5 CANOPY TREES REQUIRED	5 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 4.90 ACRES = 10 TREES REQUIRED	10 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 4.90 ACRES = 10 TREES REQUIRED	10 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 4.90 ACRES = 10 TREES REQUIRED	10 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 4.90 ACRES = 30 TREES REQUIRED 50% IN FRONT = 15 TREES REQUIRED 25% ON EAST SIDE = 8 TREES REQUIRED 25% ON WEST SIDE = 7 TREES REQUIRED 30 UNDERSTORY TREES REQUIRED	FRONT SIDE 15 UNDERSTORY TREES PROVIDED EAST SIDE 8 UNDERSTORY TREES PROVIDED WEST SIDE 7 UNDERSTORY TREES PROVIDED 30 UNDERSTORY TREES PROVIDED
BUILDING FACADE	4 CANOPY TREES PER 150 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE 190 LF NORTH FACADE = 5 TREES REQUIRED 240 LF SOUTH FACADE = 6 TREES REQUIRED 160 LF WEST FACADE = 4 TREES REQUIRED 160 LF EAST FACADE = 4 TREES REQUIRED	NORTH FACADE 5 CANOPY TREES PROVIDED SOUTH FACADE 6 CANOPY TREES PROVIDED WEST FACADE 4 CANOPY TREES PROVIDED EAST FACADE 4 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES

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

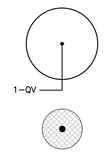
LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
NORTH PERIMETER	375 L.F. BUFFER TYPE 'A'	OPTION 1 1 CANOPY TREE/60 L.F. & 1 UNDERSTORY TREE/60 L.F.	6 CANOPY TREES & 6 UNDERSTORY TREES PROVIDED
SOUTH PERIMETER	430 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE/30 L.F. & CONTINUOUS HEDGE	15 CANOPY TREES & CONTINUOUS HEDGE PROVIDED
WEST PERIMETER	475 L.F. BUFFER TYPE 'A'	OPTION 1 1 CANOPY TREE/60 L.F. & CONTINUOUS HEDGE	8 CANOPY TREES & CONTINUOUS HEDGE PROVIDED
EAST PERIMETER	565 L.F. BUFFER TYPE 'A'	OPTION 1 1 CANOPY TREE/60 L.F. & CONTINUOUS HEDGE	10 CANOPY TREES & CONTINUOUS HEDGE PROVIDED



5 24" GRAVEL STRIP DETAIL
SCALE: N.T.S.

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

LEGEND



NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

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

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

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

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

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

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

PLANT MATERIAL
ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S 'GRADES AND STANDARDS FOR NURSERY PLANTS', CURRENT EDITION AT THE TIME PLANS ARE ISSUED. CALL THE CITY URBAN FORESTRY INSPECTOR AT 352–334–5023 AND LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

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

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

IRRIGATION
LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI).

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

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
(352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LA0001663
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

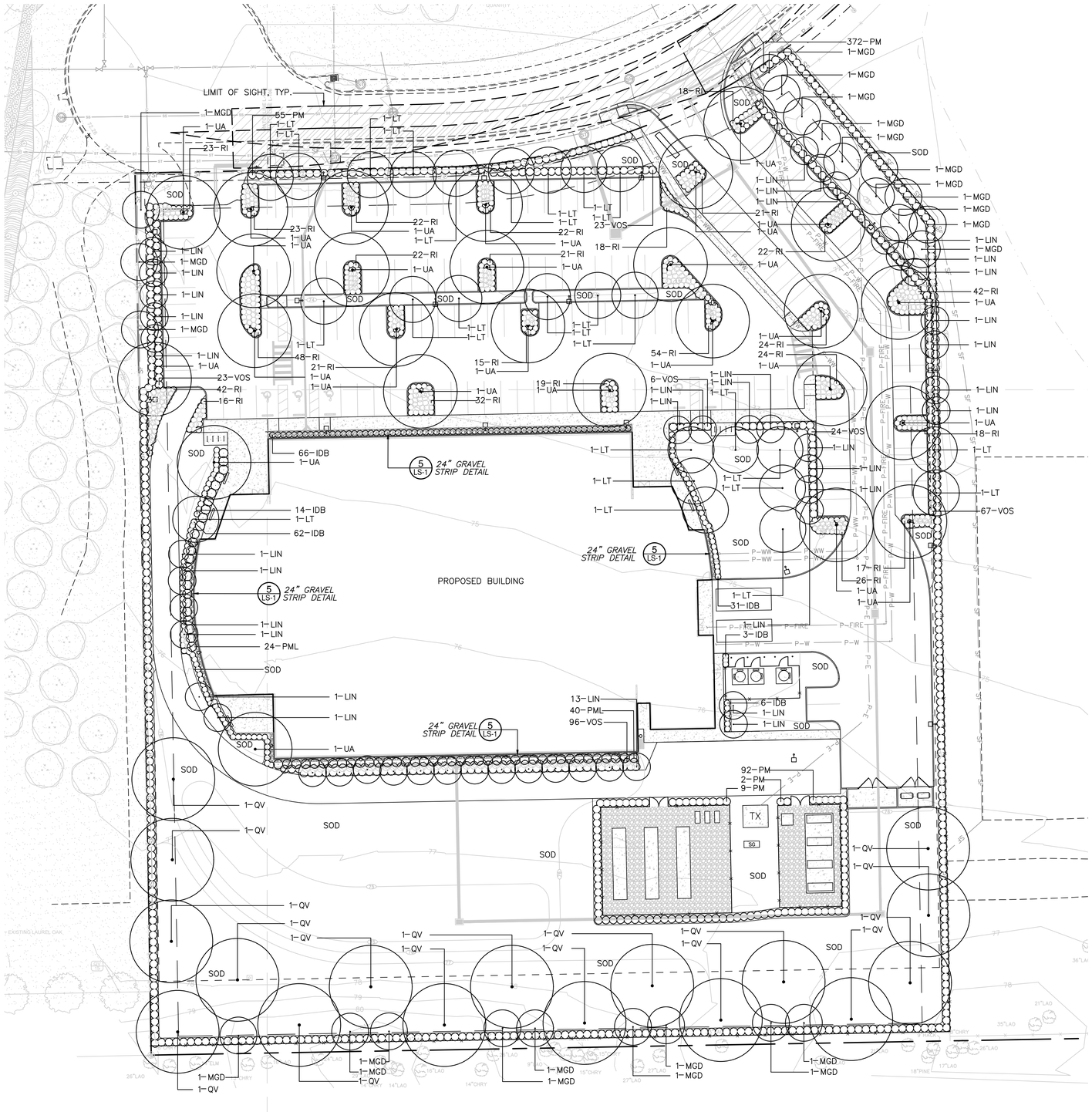
SUBMITTALS:
2009.29.SUBMITTAL TO COA
2010.13.SUBMITTAL TO COA
2011.16.SUBMITTAL TO COA

CLIENT: OLOGY/NANOTHERAPEUTICS
PROJECT: OLOGY PRODUCT DEVELOPMENT LAB
SHEET TITLE: LANDSCAPE NOTES, DETAILS, & SCHEDULE

TECHNICIAN: LR
DESIGNER: LR
QUALITY CONTROL: CT
PROJECT NUMBER: 20-0231

SHEET NO.: LS-1

Yacht Harbor Plat Date: Nov 16,2020 9:04am Filename: H:\2020\20-0231\Department\03_Design\03_CHWCK\01_Permitting\20-0231_Design Base.dwg



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SCALES ACCORDINGLY.
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2009 23. SUBMITTAL TO COA
2010 25. SUBMITTAL TO COA
2011 16. SUBMITTAL TO COA

CLIENT: OLOGY/NANOTHERAPEUTICS

PROJECT: OLOGY PRODUCT DEVELOPMENT LAB

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: LR
DESIGNER: LR
QUALITY CONTROL: CT
PROJECT NUMBER: 20-02311

SHEET NO.: LS-2

Tech: lenor Plot Date: Nov 16,2020 9:55am Filename: H:\2020\20-02311\Department\01_Design\02_DWGs\01_Permitting\20-02311_Design Base.dwg

CONCURRENCY IMPACT ANALYSIS

Copeland Park Product Development Laboratory

20-0231

Professional Consultants

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~September 30, 2020~~ October 29, 2020

RE: Copeland Park Product Development Laboratory – Concurrency Impact Analysis

This application is for the western portion of Alachua County Tax Parcel 03927-007-000. The parcel is located on Nano Court, close to the road's end point. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±42,466 square-foot product development laboratory facility with associated utility infrastructure and parking.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The Concurrency Impact Analysis for this application is based on an **increase of ±42,466 square feet of Research and Development Center space**, ITE Land Use Code 760.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua September 2020 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Trip Generation									
Land Use	ITE LU Code	Variable (GFA/1000)	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Research and Development Center	760	42.466	639	18	14	4	39	6	33

1. *Source: ITE Trip Generation 10th Edition*

Conclusion: Approval of this application may generate **639 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1 and 2 of this report.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating *less* than 1,000 external average daily trips (ADT) are those within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Table 2 calculates projected impacts on City of Alachua roadways.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

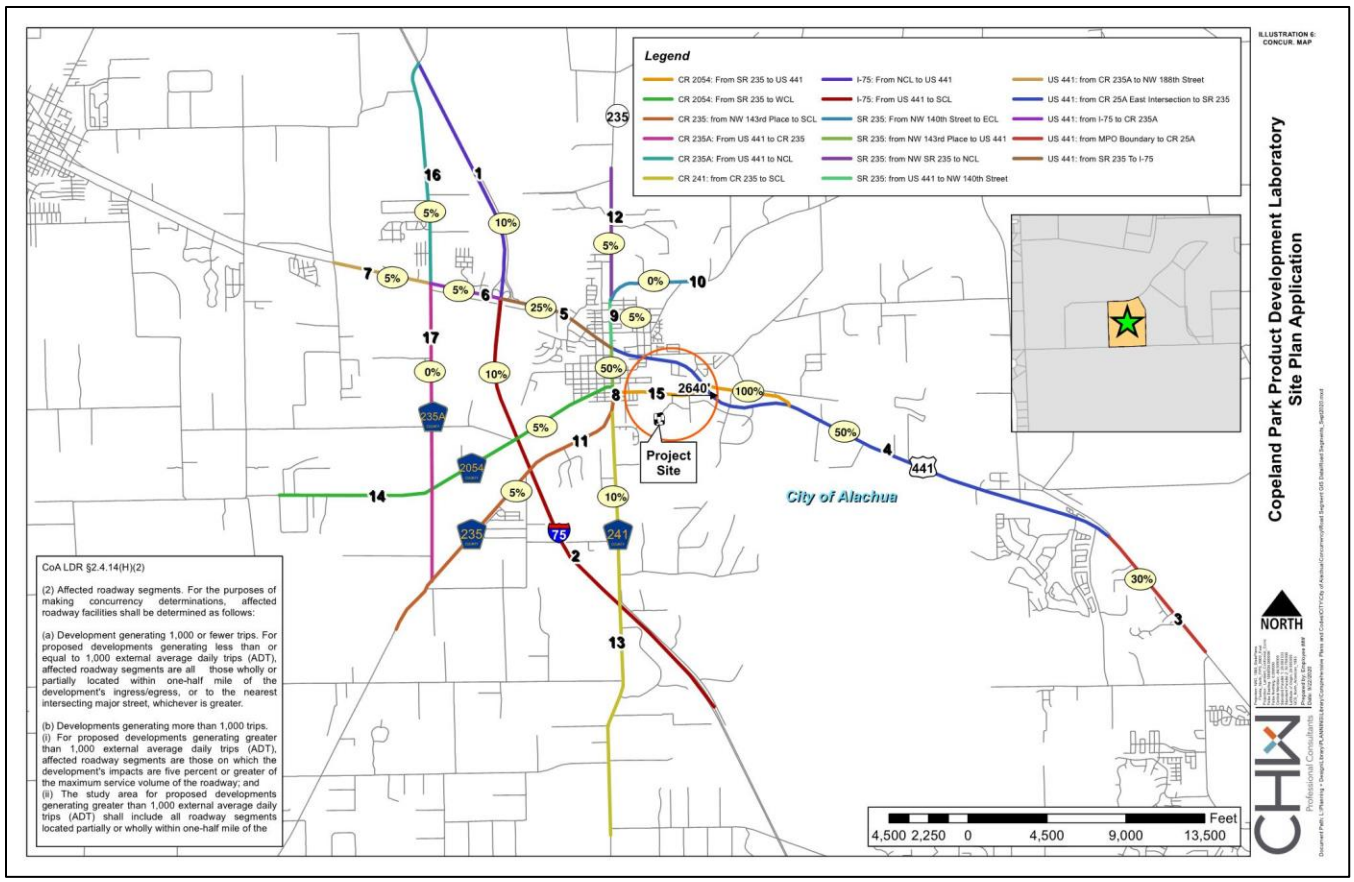


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is at the end of Nano Court. The center point used for the one-half mile radius measurement was the intersection of CR 2054 and NW 129th Way. Because of the need to use CR 2054 to access the project site, 100% of vehicles are anticipated to utilize this roadway. Trips are anticipated to be generated predominately by employees, who will likely live in the City of Alachua and surrounding communities.

Table 2: Projected Impacts on Roadways

	AADT	PM
Traffic System Category	**Segment 15: CR 2054**	
	From SR 235 and US 441	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,007	354
Reserved Trips[1]	701	73
Available Capacity	11,412	932
Projected Trip Generation[2]	639	39
Available Capacity w/ Application approval	**10,773**	**893**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 100% for Segment 15.*

Conclusion: CR 2054 from SR 235 to US 441 is an affected roadway segment. There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,295,000
Reserved Capacity[1]	120,859
Residual Capacity[1]	884,141
Percentage of Permitted Design Capacity Utilized[1]	61.56%
Projected Potable Water Demand from Proposed Project[2]	6,370
Residual Capacity after Proposed Project	**877,771**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 42,466 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	675,000
Reserved Capacity[1]	115,933
Residual Capacity[1]	709,067
Percentage of Permitted Design Capacity Utilized[1]	52.73%
Projected Potable Water Demand from Proposed Project[2]	6,370
Residual Capacity after Proposed Project	**702,697**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 42,466 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,192.00	7,517.54
Reserved Capacity[1]	8,251.19	1,505.84
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**93.00**

1. *Source: City of Alachua September 2020 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft^2/day x 42,466 sq. ft.) x 365)/2,000)*

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

COMPREHENSIVE PLAN ANALYSIS

Copeland Park Product Development Laboratory

20-0231

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~September 30, 2020~~ October 29, 2020

RE: Copeland Park Product Development Laboratory – Comprehensive Plan Consistency Analysis

This application is for the western portion of Alachua County Tax Parcel 03927-007-000. The parcel is located on Nano Court, close to the road's end point. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±42,466-square-foot product development laboratory facility with associated utility infrastructure and parking.

The following identifies how this application is consistent with the City's Comprehensive Plan. Language from the Comprehensive Plan is provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element (FLUE)

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

The proposed development includes a single ±42,466-square-foot product development laboratory facility. This use is consistent with the Industrial Future Land Use (FLU) category.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

Vehicular access to the site is provided via NW Nano Court. Currently, sidewalks are located along both sides of NW Nano Court. The site will include on-site pedestrian facilities, including sidewalks from NW Nano Court, through the parking lot, to multiple building entrances. A crosswalk will be located where pedestrians are required to cross vehicular traffic.

2. Buffering from adjacent existing/potential uses;

Adjacent parcels to the west, north, and east of the project site share the Industrial FLU and Industrial, Light and Warehouse (ILW) zoning designations. Land to the south of the project site has a Public FLU designation and Government Facilities (GF) zoning designation. Per City of Alachua Land Development Regulations Table 6.2-2, a 10' Type C buffer is required when industrial uses are adjacent to government facilities, and a 5' Type A buffer is required when industrial uses are adjacent to one another. Per §6.2.2(D)(2)(b), a 5' parking area buffer is also required. The proposed development will adhere to these requirements.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

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

City of Alachua LDR §6.7.3(A), Table 6.7-1. states that a minimum of 10% of the gross site area shall be designated as open space. The project proposes ±100,514 square feet of open space, or ±47.1% of the site, which exceeds the 10% minimum requirement.

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

The project will connect to an existing drainage system. An exhibit has been provided demonstrating conformance with the existing master stormwater permit conditions as well as capacity.

5. Placement of signage;

No signage is proposed as part of this application. All future on-site signage will be consistent with City of Alachua's LDR §6.5 signage requirements.

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

A photometric site plan is submitted as part of this application, demonstrating compliance with City of Alachua lighting requirements. Onsite lighting is limited to ensure safe navigation of the site, and to deter any unlawful activity after hours. Light placement will not adversely affect surrounding properties.

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

The on-site parking area was designed to minimize vehicle and pedestrian conflicts. A sidewalk connection allows pedestrians to safely travel from NW Nano Court to the building with only a single crosswalk, vehicular point of conflict. Deliveries are made along the side of the building, which does not conflict with the pedestrian circulation pattern or the main parking area. Trash pick-up is also located on the side of the building near the loading area.

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

Per Comprehensive Plan Future Land Use Element Policy 2.4.a, minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. The proposed Landscape Plan designates ±12% of the site as landscaped area, meeting the 10% requirement.

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

There are no wetlands in the development area, nor are there any of environmental features on-site that warrant protection. There are no known on-site occurrences of historic significance either.

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

There are no performance-based zoning requirements being proposed for this site.

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

This application proposes a ±42,466 square feet non-residential building on a 9.81-acre parcel, which yields a 0.109 Floor Area Ratio (FAR). Therefore, the proposed use does not exceed the permitted 0.50 FAR.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

The submitted landscaping plan includes ±12% of total site area designated as landscaped area, not inclusive of designated open space area, which demonstrates that the 10% minimum landscaping requirement is satisfied.

Transportation Element (TE)

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

The proposed Research and Development building will not result in a degradation of transportation Level of Service (LOS) standards. The proposed development will result in 639 AADT and 39 PM Peak trips. Per LDR section 2.4.14(H)(2)(a), affected roadway segments are those that fall within one-half (½) mile of the parcel's boundaries. CR 2054 is the only affected roadways within this ½ mile radius.

According to the September 2020 Development Monitoring Report made available by City staff, there is more than enough capacity on the affected roadway segment to handle the increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a surplus of available trips.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

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

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of ±6,370 gallons per day on the City's sanitary sewer system. Per the City of Alachua September 2020 Development Monitoring Report, there is a residual capacity of 709,067 gallons per day.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of 93.00 tons per year on the City's solid waste system. Per the City of Alachua September 2020 Development Monitoring Report, there is a 50-year build-out capacity for the solid waste disposal facility.

Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of ±6,370 gallons per day on the City's potable water system. Per the City of Alachua September 2020 Development Monitoring Report, there is a residual capacity of 884,141 gallons per day.

Site Plan Second Re-Submittal for The Harvest - Building C

12895 NW US Highway 441

PARCEL No. 05855-004-000 & 05855-004-001(County Property Appraiser)

Alachua, Florida

Zoning: Industrial General (IG)

PROPOSED BUILDING NARRATIVE

ADJACENT TO BLDG C	
NEW VESTIBULE	393 SF
NEW EELCTRICAL ADDITION	135 SF
ADJACENT TO BLDG L	
NEW BHO BUILDING	384 SF
TOTAL NEW BLDG SF	912 SF

OWNER

IIP-FL 3 LLC
11440 W BERNARDO CT, SUITE 100
SAN DIEGO, CALIFORNIA 92127

ARCHITECT

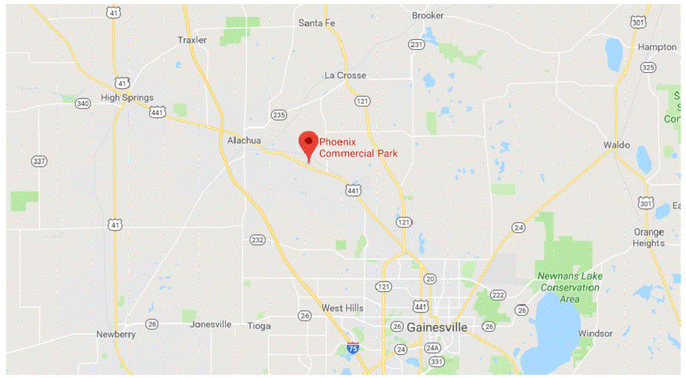
STUDIO 45 ARCHITECTS, PLLC
1648 SOUTHWEST BLVD
TULSA, OK 74107
(918) 392-4958

CIVIL

WOOD ENVIRONMENT &
INFRASTRUCTURE SOLUTIONS, INC.
404 SW 140TH TERRACE
NEWBERRY, FL 32669
(352) 332-3318

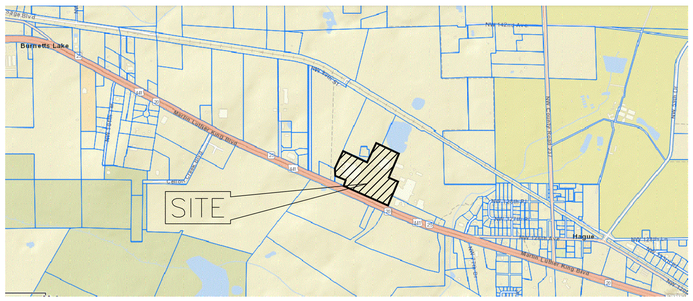
FIRE PROTECTION IS PROVIDED BY AN ONSITE SYSTEM SERVED BY A PRIVATELY OWNED WATER TOWER.

NO CHANGES TO THE FIRE PROTECTION SYSTEM ARE PROPOSED.



VICINITY MAP
NTS

NORTH



LOCATION MAP
NTS

NORTH

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SHEET	NAME
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C101	Demolition and Erosion Control Plan
C102	Parking Landscape Plan
C103	Landscape Plan
C201	Site Layout and Paving Plan - Parking
C202	Site Layout and Paving Plan - Roadway
C203	Site Layout and Paving Plan - North
C204	Site Layout and Paving Plan - Building C
C205	Fencing and Fire Hydrant Plan
C301	Site Grading and Drainage Plan - South
C401	Site Utility Plan - South
C501	Erosion Control Details and Notes
C502	Site Civil Details
C503	Site Utility Details
C504	Site Utility Details

CONTRACTOR NOTICE 2017 (AS REVISED JANUARY 2018)

THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH FLORIDA STATUTES 553.5041 (F.S.), AND THE *FLORIDA ADMINISTRATIVE CODE FOR BUILDING CONSTRUCTION* (FACBC), IS MANDATORY. IF INCORRECT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH F.S. AND FACBC. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS:

1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44" WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE. §208.1 AND §502.3, FACBC AND F.S. 553.5041.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H/C) PARKING TO AN ACCESSIBLE ENTRANCE. §208.3.1 FACBC AND F.S. 553.5041(5)(B).
3. ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINED WITH BLUE PAINT. §502.2 AND §502.6, FACBC
4. ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5' WIDE WITH DIAGONAL STRIPING. §502., FACBC
5. ACCESSIBLE PARKING AND ACCESS AISLES SHALL BE LEVEL(NOT TO EXCEED 1:48) ON A STABLE, FIRM & SLIP RESISTANT SURFACE. RE: §302.1, §502.3.FACBC
6. ACCESSIBLE PARKING SIGNS SHALL BE FDOT APPROVED AND SHALL READ 'PARKING BY DISABLED PERMIT ONLY' AND SHALL INDICATE A $250 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60" (INCHES) FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §502.6ANDF.S. 553.5041.
7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCROACH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES.THE COUNTER SLOPE OF ADJACENT ROAD SURFACES& GUTTERS SHALL NOT EXCEED 1:20.RE: § 405.2, §406., FACBC
8. CURB RAMPS SHALL HAVE A LANDING WITH A MINIMUM CLEAR LENGTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP, A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION: FOR ALTERATIONS,WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §406, FACBC
9. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 FACBC. RAMPS SHALL HAVE 60" MIN LEVEL LANDINGS AT THE TOP & BOTTOM. RE: §405.7. FACBC.
10. ALL RAMPSWITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP &BOTTOM OF THE RAMP. RE: §1010.9 FBC-B (FLORIDA BUILDING CODE – BUILDING) AND§505.10 FACBC.
11. ACCESSIBLE ROUTES TO "MAIN ENTRY"FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY", SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS, HANDRAILS WITH PROPER EXTENSIONS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206, §402 AND §403.FACBC.
12. *CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND AMAXIMUM CROSS SLOPE OF 1:48. RE: §206 FACBC.

*EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §206.2.2 FACBC

ERRORS AND OMISSIONS IN THESE DOCUMENTS, IF ANY, SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. GENERAL CONTRACTOR TO THOROUGHLY INSPECT EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS.

ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS SHALL BE NOTED AT ONCE AND CALLED TO THE ENGINEER'S ATTENTION 48 HOURS PRIOR TO SUBMITTING BIDS.

CORRESPONDENCE REGARDING THESE CONSTRUCTION DOCUMENTS SHALL BE DIRECTED TO ROBERT H DAVIS JR, P.E. AT WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS INC. 1441 MACLAY COMMERCE DR, SUITE 102, TALLAHASSEE, FL 32312 (850)298-7717

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

STUDIO 45 ARCHITECTS
1648 Southwest Boulevard,
Tulsa, Oklahoma 74107
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THE HARVEST
PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Studio 45 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Studio 45 Architects, PLLC.

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ROBERT H. DAVIS JR. LICENSE NO. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NO: 100-0811
ISSUE DATE: 8/26/2021

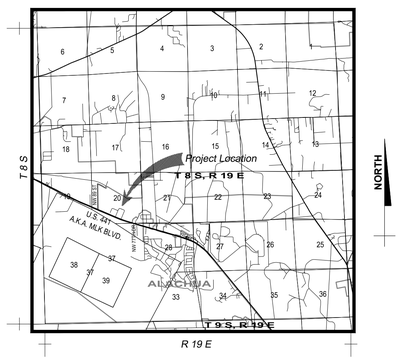
INDEX TO DRAWINGS

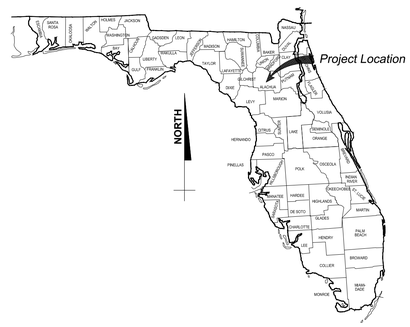
X-100

PERMITTING DOCUMENTS BLDG C

Map of Limited Topographic Survey
AT
PHOENIX COMMERCIAL PARK
Located in
Section 20, Township 8 South, Range 19 East
Alachua County, Florida

Location Map
(Not to Scale)





Surveyor's Notes:

1. *This map of Topographic Survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.*
2. *Additions or deletions to this Map of Topographic survey by other than the signing party or parties is prohibited without the written consent of the signing party or parties.*
3. *The purpose of this survey is to identify and map limited topographic features, namely drainage structures and spot elevations, within the survey limits shown hereon. Locations of fixed improvements shown hereon are based upon the following surveys provided by the client: 1) Boundary Survey by EDA, Inc. dated March 17, 2019; 2) ALTA/NSPS Survey by CHW, Inc. dated April 25, 2019.*
4. *Coordinates and Elevations shown hereon are relative to the North American Datum of 1983, 2011 Adjustment, projected in the Florida State Plane Coordinate System, Florida North Zone 903, US survey feet, and; the North American Vertical Datum of 1988 (NAVD 88) based on Global Positioning System (GPS) measurements to the National Geodetic Survey (NGS) Continuously Operating Reference Stations (CORS) network. The positions of the project control stations shown hereon have a calculated positional accuracy of 2 cm or better based upon the NGS OPUS adjustment report.*
5. *Bearings shown hereon are based on a value of South 66°00'17" East for the south line of the lands of the subject parcel. Said bearing is identical with the furnished description.*
6. *No underground installation of utilities or improvements have been located except as shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.*
7. *Fencing, symbols and utilities shown hereon may be exaggerated for pictorial purposes only and may not be shown to scale.*
8. *The surveyor has no knowledge of underground foundations which may encroach.*
9. *There is evidence of recent earth moving work, water and sewer utility installation along US highway 441.*

LEGEND:

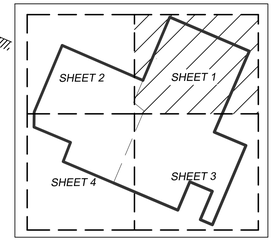
(D1) = DATA BASED ON PARENT PARCEL DESCRIPTION
(D2) = DATA BASED ON CEMETERY DESCRIPTION
(D3) = DATA BASED ON LASER DESCRIPTION
(D4) = DATA BASED ON HARVEST DESCRIPTION
(D5) = DATA BASED ON HAGUE DESCRIPTION
(D6) = DATA BASED ON TOGETHER WITH 50' EASEMENT DESCRIPTION
(D7) = DATA BASED ON TOGETHER WITH LAKE URSULA EASEMENT
(M) = DATA BASED ON FIELD MEASUREMENTS DESCRIPTION

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
ID. = IDENTIFICATION
EL = ELEVATION

= FOUND 3/4" IRON PIPE (MARKED AS NOTED)
= *FOUND 5/8" STEEL ROD AND CAP (MARKED AS NOTED)*
= GAS METER
= MAILBOX
= POST INDICATOR VALVE
= WATER VALVE
= WATER METER
= MONITORING WELL
= WOODEN POWER POLE
= METAL LIGHT POLE
= METAL SIGN
= OVERHEAD PIPES (STAND)
= GUY POLE
= TRANSFORMER
= POST INDICATOR VALVE
= FIRE HYDRANT
= BOLLARD
= ELECTRIC MANHOLE
= METAL LID (CONTENTS UNKNOWN)
= STORM SEWER MANHOLE
= SANITARY SEWER MANHOLE
= CATCH BASIN/STORM INLET
= MITERED END SECTION
= PAVEMENT MARKING (BIKE LANE)
= PAVEMENT MARKING (TURN ARROW)
OHW = OVERHEAD ELECTRIC WIRE
= GUY WIRE
+155.3' = Elevation
= CONCRETE SURFACE



Key Map



GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

NORTH

Last Day in Field: 06/03/2019

ROBERT M. JONES
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE No. LS 4201

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.
550 Northlake Boulevard, Suite 1000
Altamonte Springs, FL 32701 USA
Phone: (407) 522-7570
www.woodplc.com
Certificate of Authorization Number LB-0007932

Prepared for:

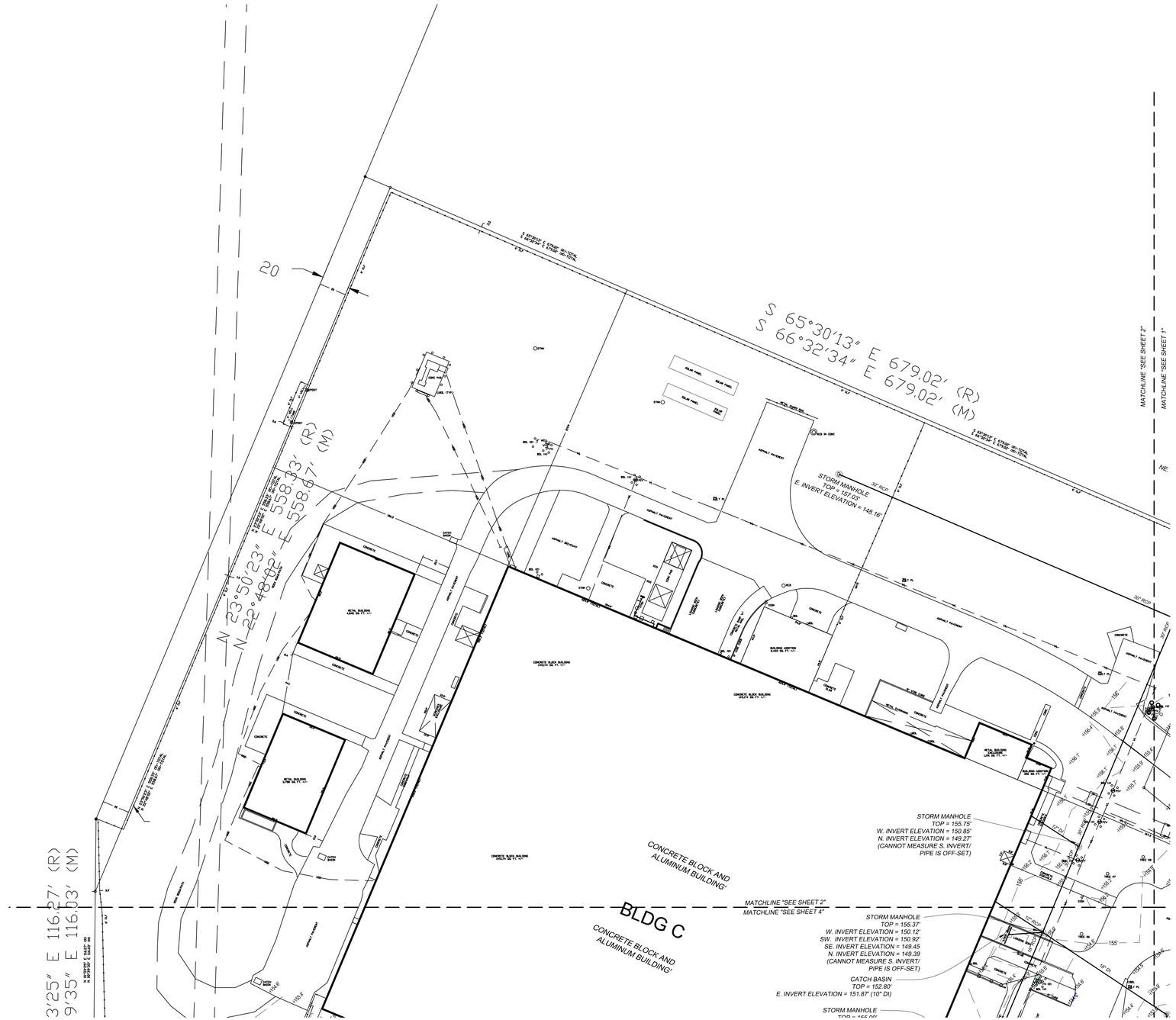
HARVEST ENTERPRISES

Revision	Date

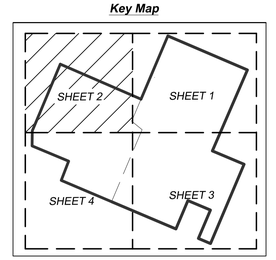
Dwg. Date:	06/04/2019
Photo Date:	N/A
Drawn by:	BJG
Checked by:	RMJ
County: Alachua County, Florida	
Field Books: 1347	
Office No.: 60901902024	
Dwg. Name: 60901902024 Topo	

Project Title:
Map of Limited Topographic Survey
AT
PHOENIX COMMERCIAL PARK
Located in
Section 20, Township 8 South, Range 19 East
Alachua County, Florida

Sheet No. 1 of 4



Key Map



GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

NORTH

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.
550 Northlake Boulevard, Suite 1000
Altamonte Springs, FL 32701 USA
Phone: (407) 522-7570
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Certificate of Authorization Number LB-0007932

Last Day in Field: 06/03/2019

Prepared for:

HARVEST ENTERPRISES

Revision	Date

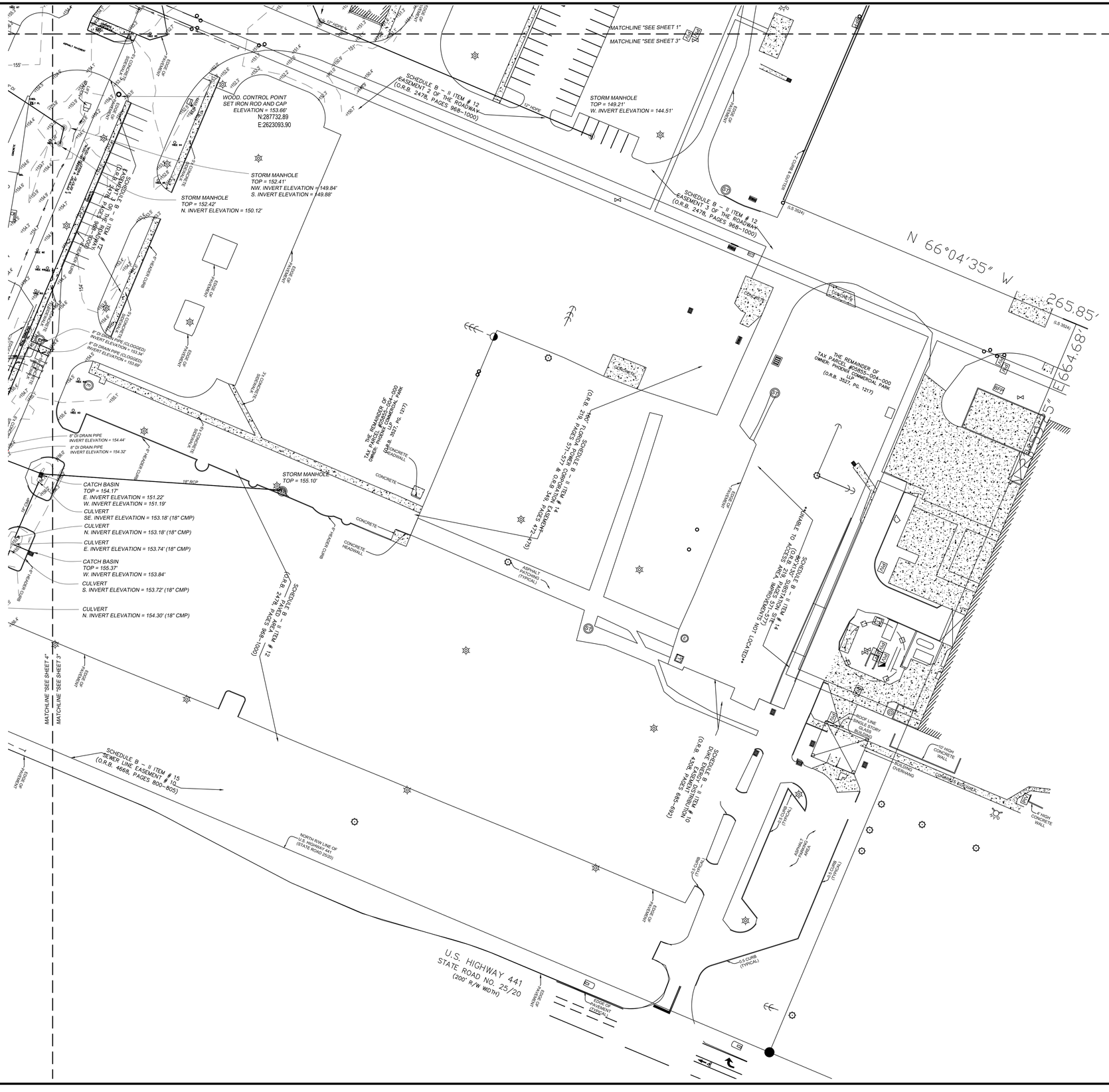
Revision	Date

County: Alachua County, Florida | Dwg. Date: 06/04/2019
Field Books: 1347 | Photo Date: N/A
Office No.: 6090190224 | Drawn by: BJG
Dwg. Name: 6090190224 Topo | Checked by: RMJ

Project Title:

Map of Limited Topographic Survey
of
PHOENIX COMMERCIAL PARK
Located in
Alachua County, Florida

Sheet No. 2 of 4


MATCHLINE "SEE SHEET 1"
MATCHLINE "SEE SHEET 3"
WOOD. CONTROL POINT
SET IRON ROD AND CAP
ELEVATION = 153.66'
N:287732.89
E:2623093.90
STORM MANHOLE
TOP = 149.21'
W. INVERT ELEVATION = 144.51'
SCHEDULE B – II ITEM # 12
EASEMENT 2 OF THE ROADWAY
(O.R.B. 2478, PAGES 968–1000)
SCHEDULE B – II ITEM # 12
EASEMENT 3 OF THE ROADWAY
(O.R.B. 2478, PAGES 968–1000)
N 66°04'35" W
265.85'
(L5,3824)
E664.68'
S 23°55'25" E
STORM MANHOLE
TOP = 152.41'
NW. INVERT ELEVATION = 149.84'
S. INVERT ELEVATION = 149.88'
STORM MANHOLE
TOP = 152.42'
N. INVERT ELEVATION = 150.12'
8" DI DRAIN PIPE (CLOGGED)
INVERT ELEVATION = 153.34'
8" DI DRAIN PIPE (CLOGGED)
INVERT ELEVATION = 153.69'
8" DI DRAIN PIPE
INVERT ELEVATION = 154.44'
8" DI DRAIN PIPE
INVERT ELEVATION = 154.32'
STORM MANHOLE
TOP = 155.10'
CATCH BASIN
TOP = 154.17'
E. INVERT ELEVATION = 151.22'
W. INVERT ELEVATION = 151.19'
CULVERT
SE. INVERT ELEVATION = 153.18' (18" CMP)
CULVERT
N. INVERT ELEVATION = 153.18' (18" CMP)
CULVERT
E. INVERT ELEVATION = 153.74' (18" CMP)
CATCH BASIN
TOP = 155.37'
W. INVERT ELEVATION = 153.84'
CULVERT
S. INVERT ELEVATION = 153.72' (18" CMP)
CULVERT
N. INVERT ELEVATION = 154.30' (18" CMP)
MATCHLINE "SEE SHEET 4"
MATCHLINE "SEE SHEET 3"
SCHEDULE B – II ITEM # 15
"SEWER LINE EASEMENT # 10
(O.R.B. 1668, PAGES 800–805)
SCHEDULE B – II ITEM # 12
(O.R.B. 2478, PAGES 968–1000)
SCHEDULE B – II ITEM # 14
(O.R.B. 510, PAGES 477–479)
SCHEDULE B – II ITEM # 14
(O.R.B. 510, PAGES 477–479)
SCHEDULE B – II ITEM # 10
PUBLIC UTILITY EASEMENT
(O.R.B. 4308, PAGES 686–692)
THE REMAINDER OF
TAX PARCEL #06855-004-000
OWNER: PHOENIX COMMERCIAL PARK, LLC
(O.R.B. 3527, Pg. 1217)
"MARKET TO ACCESS MONDERNERS NOT LOCATED"
(O.R.B. 510, PAGES 477–479)
(O.R.B. 2478, PAGES 968–1000)
NORTH R/W LINE OF
U.S. HIGHWAY 441
(STATE ROAD 25/20)
U.S. HIGHWAY 441
STATE ROAD NO. 25/20
(200' R/W WIDTH)
EDGE OF
PAVEMENT
(TYPICAL)
CONCRETE
SIDEWALK
ASPHALT
PATCHING
(TYPICAL)
CONCRETE
HEADWALL
CONCRETE
FLUME
ASPHALT
PAVING
AREA
2.5 CURB
(TYPICAL)
ROOF LINE
OF 1 STORY
BLOCK
BUILDING
(TYP.)
BUILDING
OVERHANG
6' HIGH
CONCRETE
WALL
CONCRETE
FLUME
CONCRETE
WALL
BFP
FH
WM
SS
CO
TP
HYDRANT
AT 30/03
CONCRETE
SIDEWALK
ASPHALT
PAVEMENT
CONCRETE
CURB
PK NAILS
CURB
CONCRETE
DRIVEWAY
CONCRETE
APRON
CONCRETE
SLAB
CONCRETE
PAD
CONCRETE
FLUME
CONCRETE
WALL
CONCRETE
WALL
CONCRETE
FLUME
CONCRETE
WALL
CONCRETE
WALL
CONCRETE
WALL



Key Map

GRAPHIC SCALE

0 20 40 80

(IN FEET)

1 inch = 40 ft.

NORTH

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.

550 Northlake Boulevard, Suite 1000
Altamonte Springs, FL 32701 USA
Phone: (407) 522-7570
www.woodplc.com
Certificate of Authorization Number LB-0007932

Last Day in Field: 06/03/2019

Prepared for:

HARVEST ENTERPRISES

Revision	Date
Revision	Date

County: Alachua County, Florida
Field Books: 1347
Office No.: 6090190224
Dwg. Name: 6090190224 Topo

Dwg. Date: 06/04/2019
Photo Date: N/A
Drawn by: BJG
Checked by: RMJ

Project Title:

Map of Limited Topographic Survey
of
PHOENIX COMMERCIAL PARK
Location
Alachua County, Florida

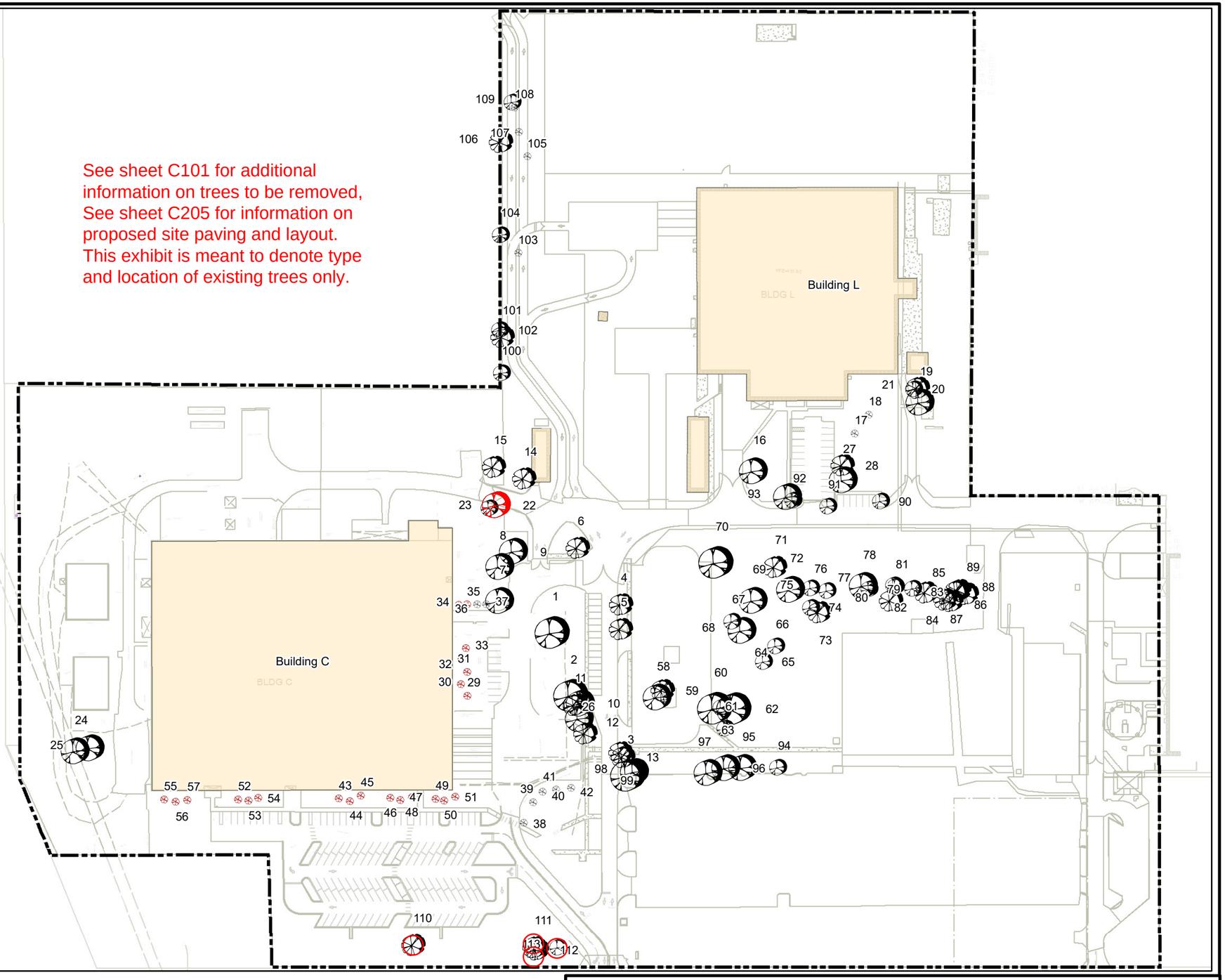
Sheet No. 4 of 4

Existing Trees within 200' of Buildings L & C

Number	Scientific Name	Common Name	DBH
1	Quercus laurifolia	Laurel oak	40"
2	Juniperus virginiana	Red cedar	36"
3	Quercus laurifolia	Laurel oak	36"
4	Quercus laurifolia	Laurel oak	18"
5	Quercus laurifolia	Laurel oak	18"
6	Platanus occidentalis	Sycamore	20"
7	Quercus laurifolia	Laurel oak	24"
8	Quercus laurifolia	Laurel oak	24"
9	Platanus occidentalis	Sycamore	24"
10	Quercus laurifolia	Laurel oak	30"
11	Magnolia grandiflora	Southern magnolia	20"
12	Quercus laurifolia	Laurel oak	30"
13	Quercus laurifolia	Laurel oak	20"
14	Quercus laurifolia	Laurel oak	18"
15	Quercus laurifolia	Laurel oak	16"
16	Quercus laurifolia	Laurel oak	30"
17	Taxodium ascendens	Pond cypress	4"
18	Magnolia grandiflora	Southern magnolia	4"
19	Quercus laurifolia	Laurel oak	30"
20	Sabal palmetto	Cabbage palm	12"
21	Quercus laurifolia	Laurel oak	16"
22	Quercus laurifolia	Laurel oak	24"
23	Quercus laurifolia	Laurel oak	12"
24	Quercus laurifolia	Laurel oak	24"
25	Quercus laurifolia	Laurel oak	24"
26	Quercus laurifolia	Laurel oak	18"
27	Pinus taeda	Loblolly pine	26"
28	Magnolia grandiflora	Southern magnolia	18"
29	Lagerstroemia	Crepe myrtle	2"
30	Lagerstroemia	Crepe myrtle	2"
31	Lagerstroemia	Crepe myrtle	2"
32	Lagerstroemia	Crepe myrtle	2"
33	Lagerstroemia	Crepe myrtle	2"
34	Lagerstroemia	Crepe myrtle	2"
35	Lagerstroemia	Crepe myrtle	2"
36	Lagerstroemia	Crepe myrtle	2"
37	Lagerstroemia	Crepe myrtle	2"
38	Lagerstroemia	Crepe myrtle	2"
39	Lagerstroemia	Crepe myrtle	2"
40	Lagerstroemia	Crepe myrtle	2"
41	Lagerstroemia	Crepe myrtle	2"
42	Lagerstroemia	Crepe myrtle	2"
43	Lagerstroemia	Crepe myrtle	2"
44	Lagerstroemia	Crepe myrtle	2"
45	Lagerstroemia	Crepe myrtle	2"
46	Lagerstroemia	Crepe myrtle	2"
47	Lagerstroemia	Crepe myrtle	2"
48	Lagerstroemia	Crepe myrtle	2"
49	Lagerstroemia	Crepe myrtle	2"
50	Lagerstroemia	Crepe myrtle	2"
51	Lagerstroemia	Crepe myrtle	2"
52	Lagerstroemia	Crepe myrtle	2"
53	Lagerstroemia	Crepe myrtle	2"
54	Lagerstroemia	Crepe myrtle	2"
55	Lagerstroemia	Crepe myrtle	2"
56	Lagerstroemia	Crepe myrtle	2"

Number	Scientific Name	Common Name	DBH
57	Lagerstroemia	Crepe myrtle	2"
58	Quercus laurifolia	Laurel oak	28"
59	Quercus laurifolia	Laurel oak	18"
60	Quercus laurifolia	Laurel oak	36"
61	Sabal palmetto	Cabbage palm	12"
62	Quercus laurifolia	Laurel oak	40"
63	Quercus nigra	Water oak	12"
64	Quercus laurifolia	Laurel oak	60"
65	Magnolia grandiflora	Southern magnolia	10"
66	Magnolia grandiflora	Southern magnolia	10"
67	Magnolia grandiflora	Southern magnolia	10"
68	Quercus laurifolia	Laurel oak	24"
69	Quercus laurifolia	Laurel oak	24"
70	Quercus laurifolia	Laurel oak	35"
71	Liquidambar styraciflua	Sweetgum	16"
72	Celtis laevigata	Sugarberry	24"
73	Celtis laevigata	Sugarberry	16"
74	Liquidambar styraciflua	Sweetgum	12"
75	Magnolia grandiflora	Southern magnolia	8"
76	Magnolia grandiflora	Southern magnolia	12"
77	Quercus laurifolia	Laurel oak	48"
78	Quercus laurifolia	Laurel oak	30"
79	Sabal palmetto	Cabbage palm	12"
80	Quercus laurifolia	Laurel oak	16"
81	Quercus laurifolia	Laurel oak	10"
82	Sabal palmetto	Cabbage palm	8"
83	Juniperus virginiana	Red cedar	12"
84	Quercus laurifolia	Laurel oak	16"
85	Quercus laurifolia	Laurel oak	18"
86	Quercus laurifolia	Laurel oak	18"
87	Quercus laurifolia	Laurel oak	16"
88	Quercus laurifolia	Laurel oak	14"
89	Quercus laurifolia	Laurel oak	20"
90	Quercus laurifolia	Laurel oak	8"
91	Quercus laurifolia	Laurel oak	8"
92	Quercus laurifolia	Laurel oak	8"
93	Quercus laurifolia	Laurel oak	30"
94	Magnolia grandiflora	Southern magnolia	12"
95	Quercus laurifolia	Laurel oak	24"
96	Quercus laurifolia	Laurel oak	30"
97	Quercus laurifolia	Laurel oak	30"
98	Quercus laurifolia	Laurel oak	28"
99	Quercus laurifolia	Laurel oak	18"
100	Quercus laurifolia	Laurel oak	8"
101	Sabal palmetto	Cabbage palm	16"
102	Quercus laurifolia	Laurel oak	8"
103	Pinus taeda	Loblolly pine	6"
104	Quercus laurifolia	Laurel oak	12"
105	Pinus taeda	Loblolly pine	6"
106	Pinus taeda	Loblolly pine	15"
107	Pinus taeda	Loblolly pine	4"
108	Pinus taeda	Loblolly pine	6"
109	Pinus taeda	Loblolly pine	10"
110	Quercus laurifolia	Laurel oak	20"
111	Quercus laurifolia	Laurel oak	20"
112	Quercus laurifolia	Laurel oak	16"
113	Quercus laurifolia	Laurel oak	12"

See sheet C101 for additional information on trees to be removed, See sheet C205 for information on proposed site paving and layout. This exhibit is meant to denote type and location of existing trees only.



Legend

- Harvest Site Boundary
- Existing Trees
- Trees To Be Removed

N

0 75 150 300 Ft

1 inch = 150 feet

Harvest Phoenix Facility

Existing Tree Survey Map

Drawn	Date
NAB	10/10/2019
Checked	Date
DLA	10/10/2019

Gainesville Florida Project No. 6063-19-0321

wood.

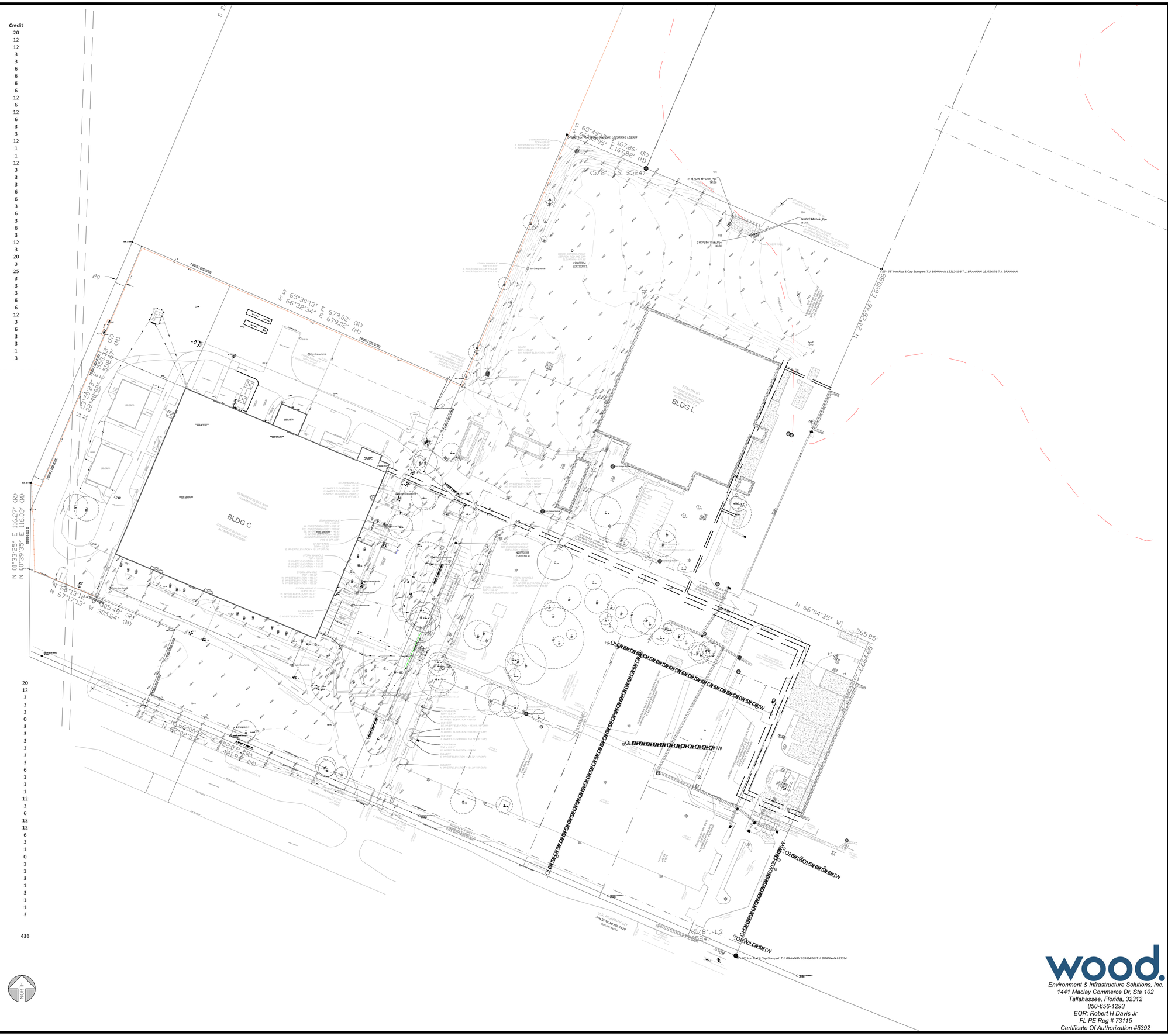
Figure 1

PRESERVED TREE TABLE

Number	Scientific Name	Common Name	DBH (in)	Credit
1	Quercus laurifolia	Laurel oak	40	20
2	Juniperus virginiana	Red cedar	36	12
3	Quercus laurifolia	Laurel oak	36	12
4	Quercus laurifolia	Laurel oak	18	3
5	Quercus laurifolia	Laurel oak	18	3
6	Platanus occidentalis	Sycamore	20	6
7	Quercus laurifolia	Laurel oak	24	6
8	Quercus laurifolia	Laurel oak	24	6
9	Platanus occidentalis	Sycamore	24	6
10	Quercus laurifolia	Laurel oak	30	12
11	Magnolia grandiflora	Southern magnolia	20	6
12	Quercus laurifolia	Laurel oak	30	12
13	Quercus laurifolia	Laurel oak	20	6
14	Quercus laurifolia	Laurel oak	18	3
15	Quercus laurifolia	Laurel oak	16	3
16	Quercus laurifolia	Laurel oak	30	12
17	Taxodium ascendens	Pond cypress	4	1
18	Magnolia grandiflora	Southern magnolia	4	1
19	Quercus laurifolia	Laurel oak	30	12
20	Sabal palmetto	Cabbage palm	12	3
21	Quercus laurifolia	Laurel oak	16	3
23	Quercus laurifolia	Laurel oak	12	3
24	Quercus laurifolia	Laurel oak	24	6
25	Quercus laurifolia	Laurel oak	24	6
26	Quercus laurifolia	Laurel oak	18	3
27	Pinus taeda	Loblolly pine	26	6
28	Magnolia grandiflora	Southern magnolia	18	3
58	Quercus laurifolia	Laurel oak	28	6
59	Quercus laurifolia	Laurel oak	18	3
60	Quercus laurifolia	Laurel oak	36	12
61	Sabal palmetto	Cabbage palm	12	3
62	Quercus laurifolia	Laurel oak	40	20
63	Quercus nigra	Water oak	12	3
64	Quercus laurifolia	Laurel oak	60	25
65	Magnolia grandiflora	Southern magnolia	10	3
66	Magnolia grandiflora	Southern magnolia	10	3
67	Magnolia grandiflora	Southern magnolia	10	3
68	Quercus laurifolia	Laurel oak	24	6
69	Quercus laurifolia	Laurel oak	24	6
70	Quercus laurifolia	Laurel oak	35	12
71	Liquidambar styraciflua	Sweetgum	16	3
72	Celtis laevigata	Sugarberry	24	6
73	Celtis laevigata	Sugarberry	16	3
74	Liquidambar styraciflua	Sweetgum	12	3
75	Magnolia grandiflora	Southern magnolia	8	1
76	Magnolia grandiflora	Southern magnolia	12	3

PRESERVED TREE TABLE, CONT.

77	Quercus laurifolia	Laurel oak	48	20
78	Quercus laurifolia	Laurel oak	30	12
79	Sabal palmetto	Cabbage palm	12	3
80	Quercus laurifolia	Laurel oak	16	3
81	Quercus laurifolia	Laurel oak	10	3
82	Sabal palmetto	Cabbage palm	8	0
83	Juniperus virginiana	Red cedar	12	3
84	Quercus laurifolia	Laurel oak	16	3
85	Quercus laurifolia	Laurel oak	18	3
86	Quercus laurifolia	Laurel oak	18	3
87	Quercus laurifolia	Laurel oak	16	3
88	Quercus laurifolia	Laurel oak	14	3
89	Quercus laurifolia	Laurel oak	20	6
90	Quercus laurifolia	Laurel oak	8	1
91	Quercus laurifolia	Laurel oak	8	1
92	Quercus laurifolia	Laurel oak	8	1
93	Quercus laurifolia	Laurel oak	30	12
94	Magnolia grandiflora	Southern magnolia	12	3
95	Quercus laurifolia	Laurel oak	24	6
96	Quercus laurifolia	Laurel oak	30	12
97	Quercus laurifolia	Laurel oak	30	12
98	Quercus laurifolia	Laurel oak	28	6
99	Quercus laurifolia	Laurel oak	18	3
100	Quercus laurifolia	Laurel oak	8	1
101	Sabal palmetto	Cabbage palm	16	0
102	Quercus laurifolia	Laurel oak	8	1
103	Pinus taeda	Loblolly pine	6	1
104	Quercus laurifolia	Laurel oak	12	3
105	Pinus taeda	Loblolly pine	6	1
106	Pinus taeda	Loblolly pine	15	3
107	Pinus taeda	Loblolly pine	4	1
108	Pinus taeda	Loblolly pine	6	1
109	Pinus taeda	Loblolly pine	10	3
		Total Trees Preserved	79	
		Total Tree Credits		436



EXISTING CONDITIONS

0 35' 70' 105' 140' 210' SCALE 1"=70'

NORTH

PERMITTING DOCUMENTS BLDG C

S45 DESIGN STUDIO
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THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

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ROBERT H. DAVIS JR. LICENSE No. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

wood.
Environment & Infrastructure Solutions, Inc.
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Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

PROJECT NO: 100-0811
ISSUE DATE: 8/25/2021

EXISTING CONDITIONS

C-001

CULTURAL RESOURCE PERMIT SPECIAL CONDITION:

PROJECT FILE: 2019-2773 CLEARANCE LETTER DATE: JUNE 5, 2019

NO SIGNIFICANT ARCHAEOLOGICAL OR HISTORICAL RESOURCES ARE RECORDED WITHIN THE PROJECT AREA. HOWEVER, SINCE THE PROJECT INCLUDES GROUND DISTURBANCE ACTIVITIES THE FOLLOWING SPECIAL CONDITION REGARDING UNEXPECTED DISCOVERIES SHALL BE INCLUDED DURING PROJECT ACTIVITIES:

IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, PROJECTILE POINTS, DUGOUT CANOES, METAL IMPLEMENTS, HISTORIC BUILDING MATERIALS OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN, EARLY EUROPEAN OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHALL CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE VICINITY OF THE DISCOVERY. PROJECT ACTIVITIES SHALL NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES AND CITY OF ALACHUA.

IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.

CONTACT: FLORIDA DEPARTMENT OF STATE
DIVISION OF HISTORICAL RESOURCES
COMPLIANCE REVIEW SECTION
850-245-6333
corey.lentz@dos.myflorida.com

SITE DEMOLITION NOTES

1. INSTALL PERIMETER EROSION CONTROL MEASURES AND
2. COORDINATE WITH CIVIL ENGINEER PRIOR TO DEMOLITION AND CLEARING.
2. NO CLEARING OR DEMOLITION IS ALLOWED IOUTSIDE THE ILIMITS SHOWN ON THIS PLAN
3. SITE MAY CONTAIN EXISTING FACILITIES NOT SHOWN OR LOCATED ON THIS PLAN.
4. REMOVE EXISTING VEGETATION AS SHOWN WITHIN LIMITS OF CONSTRUCTION. IF ADDITIONAL TREES, INDICATED TO REMAIN, CONFLICT WITH NEW CONSTRUCTION. OBTAIN ADDITIONAL DIRECTION FROM THE ENGINEER AND REMOVE AS DIRECTED AT NO ADDITIONAL COST. ADDITIONAL TREE REMOVAL WILL REQUIRE MITIGATION.
5. UTILITIES:
   A. CONTRACTOR SHALL VERIFY/DETERMINE THE LOCATIONS AND DEPTHS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THE SITE. NOTIFY ARCHITECT IF ANY EXISTING UTILITIES ARE IN CONFLICT WITH THE WORK OR DO NOT HAVE AT LEAST 12" OF COVER. ARCHITECT WILL PROVIDE DIRECTION TO RESOLVE ANY CONFLICTS.
   B. PROTECT ALL UTILITIES TO REMAIN FROM DISTURBANCE OR DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
   C. AVOID UNANNOUNCED INTERRUPTIONS OF SERVICE. IF AN INTERRUPTION IN SERVICE IS NECESSARY, NOTIFY AND COORDINATE WITH OWNER A MINIMUM OF 72 HOURS PRIOR TO SHUTING OFF SERVICE.
6. ALL EXISTING FEATURES NOT SPECIFICALLY IDENTIFIED FOR REMOVAL, BUT WHICH REQUIRE REMOVAL FOR CONSTRUCTION OF THE PROPOSED FEATURES, SHALL BE DEEMED APPURTENANCES TO THE FEATURES DESIGNATED FOR REMOVAL, AND SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
7. ALL FEATURES, INCLUDING UTILITIES, NOT TO BE PERMANENTLY REMOVED BUT REQUIRE TEMPORARY REMOVAL OR ARE DISTRUBED BY THE CONSTRUCTION SHALL BE RECONSTRUCTED OR REINSTALLED AT THE COMPLETION OF THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
8. COORDINATE WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL PLANS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
9. ALL EARTH MOVING TRUCKS SHALL HAVE DUST SCREENS COVERING LOADS WHEN IN TRANSIT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING THE OWNER ACCESS TO THE SITE DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL APPLY FOR A STOCKPILING PERMIT IF REQUIRED BY THE CITY OF ALACHUA
12. A SEPARATE DEMOLITION PERMIT WILL BE REQUIRED TO REMOVE EXISTING BUILDINGS AND REQUEST UTILITY DISCONNECTS FROM EXISTING BUILDING PROPERTY. PLEASE CONTACT CITY BUILDING INSPECTION STAFF PRIOR TO MOBILIZATION TO REQUEST VERIFICATION OF UTILITY DISCONNECTIONS.



LEGEND

- DENOTES ITEMS OR AREAS OF EXISTING FEATURES TO BE REMOVED
- 201 EXISTING CONTOURS
- 201 PROPOSED CONTOURS
- SILT FENCE
- HAY BALES
- TREE BARRICADE
- #412 EXISTING TREES TO REMAIN
- #412 EXISTING TREES TO BE REMOVED
- #412 DENOTED TREE BARRIER

DEMOLITION AND EROSION CONTROL PLAN

SCALE 0 35' 70' 105' 140' 210' 1"=70'

NORTH

TREE REMOVAL TABLE

Number	Scientific Name	Common Name	DBH (in)	Comment
22	Quercus laurifolia	Laurel Oak	24	Protected
29	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
30	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
31	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
33	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
43	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
44	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
45	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
46	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
47	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
48	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
49	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
50	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
51	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
52	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
53	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
54	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
55	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
56	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
57	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
110	Quercus laurifolia	Laurel Oak	20	Protected
111	Quercus laurifolia	Laurel Oak	20	Protected
112	Quercus laurifolia	Laurel Oak	16	Protected
113	Quercus laurifolia	Laurel Oak	12	Protected

Total Trees Removed (<30") 5

Total New Trees Required 5

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PERMITTING DOCUMENTS - BUILDING C

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PROJECT NO. 120-0811
ISSUE DATE: 8/25/2021

DEMOLITION AND EROSION CONTROL PLAN

C-101

PERMITTING DOCUMENTS BLDG C

PARKING AREA LANDSCAPE REQUIREMENTS

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER	PERIMETER = 375 LF	15 CANOPY TREES PROVIDED
SOUTH AND SOUTHEAST AREA		8 UNDERS. TREES PROVIDED
	4 CANOPY TREES / 100 LF	CONT. SHRUBS PROVIDED
	2 UNDERS. TREES / 100 LF	
	CONT. SHRUB ROW	
	15 CANOPY TREES REQD	
	8 UNDERS. TREES REQD	
INTERIOR PARKING AREA	PARKING AREA = 47,179 SF	15 CANOPY TREES PROVIDED
		16 UNDERS. TREES PROVIDED
	1 CANOPY OR UNDERSTORY	110 SHRUBS PROVIDED
	PER 1,800 SF	
	10 SHRUBS PER ISLAND	
TYPE D BUFFER - NORTH AND EAST OF	PERIMETER = 314 LF	13 CANOPY TREES PROVIDED
PARCEL #05962-001-000	4 CANOPY TREES / 100 LF	13 UNDERS. TREES PROVIDED
	4 UNDERS. TREES / 100 LF	CONT. SHRUBS PROVIDED
	CONT. SHRUB ROW	
	13 CANOPY TREES REQD	
	13 UNDERS. TREES REQD	

PLANTINGS FOR 47,179 SF OF PARKING LOT AREA

(15) MAGNOLIA – Magnolia grandiflora
CANOPY TREE @ 25' MIN.

(16) DURA HEAT RIVER BIRCH – Betula nigra
UNDERSTORY TREE @ 25' MIN.

(110) YAUPON HOLLY – Ilex vomitoria

TYPE 'D' SETBACK PLANTINGS – OPTION 2, TABLE 6.2-1
314 LF

(13) MAGNOLIA – Magnolia grandiflora
CANOPY TREE @ 25' MIN.

(13) DURA HEAT RIVER BIRCH – Betula nigra
UNDERSTORY TREE @ 25' MIN.

(63) YAUPON HOLLY – Ilex vomitoria
SHRUB @ 5' MIN.

PARKING LOT BUFFER – 375' LENGTH

(15) MAGNOLIA – Magnolia grandiflora
CANOPY TREE @ 25' MIN.

(8) DURA HEAT RIVER BIRCH – Betula nigra
UNDERSTORY TREE @ 50' MIN.

(75) YAUPON HOLLY – Ilex vomitoria
SHRUB @ 5' MIN.

LANDSCAPE NOTES

1. TREES SHALL HAVE A MINIMUM HEIGHT OF 8 FEET AND MINIMUM CALIPER OF 2 INCHES AT TIME OF PLANTING.
2. SHRUBS SHALL BE A MINIMUM HEIGHT OF 18 INCHES AND HAVE A MINIMUM SPREAD OF 15 INCHES AT THE TIME OF PLANTING AND SHALL BE CAPABLE OF ACHIEVING A MINIMUM HEIGHT OF 30 INCHES AT 3 YEAR MATURITY.
3. TREES AND SHRUBS SHALL NOT BE PLANTED CLOSER THAN 3 FEET FROM THE EDGE OF ANY IMPERVIOUS AREA.
4. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED. ROOT BARRIER SHALL CONSIST OF 6 MIL PLASTIC SHEETING.
5. ROOT BARRIER SHALL INCLUDE A COPPER SULFATE TREATMENT.
6. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
7. ELIMINATE EXISTING VEGETATION IN AREAS TO BE PLANTED. SPRAY WITH ROUNDUP AT MANUFACTURER'S RECOMMENDED RATE TWICE IN 14 DAYS.
8. PROVIDE 18" OF FRIABLE TOPSOIL IN PLANTING AREA. TOP DRESS ALL AREAS TO RECEIVE PLANTINGS WITH 2" FINISHED MUSHROOM COMPOST PRIOR TO PLANTING.
9. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER.
11. DECREASE PLANT SPACING AS REQUIRED TO ALLOW PLACEMENT OF THE DESIGNATED NUMBER OF PLANTS PER BUFFER LENGTH.
10. FERTILIZE ALL PLANTINGS WITH OSMOCOTE OR OTHER APPROVED SLOW RELEASE FERTILIZER AT MANUFACTURER'S RECOMMENDED RATE BEFORE MULCHING.
11. APPLY PREEN OR OTHER APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS BEFORE MULCHING.
12. MULCH ALL AREAS OF TREE, SHRUB AND GROUNDCOVER MASS PLANTINGS WITH 3" PINESTRAW MULCH.
13. CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE.
14. INSTALL CENTIPEDE SOD ON ALL DISTURBED AREAS AROUND BUILDING..

PARKING LANDSCAPE PLAN

SCALE 1"=20'

0 10' 20' 40' 60'

NORTH

PERMITTING DOCUMENTS BLDG C

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THE HARVEST

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PROJECT NO. 120-0841
ISSUE DATE: 8/26/2021

PARKING LANDSCAPE PLAN

C-102

PERIMETER BUFFER LANDSCAPE REQUIRMENTS

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQ'D	LANDSCAPE PROVIDED
WEST BOUNDARY #1	675 LF BUFFER TYPE D	1 CANOPY TREE @ 25' 1 UNDERSTORY @ 35'	27 PROP. CANOPY TREES 26 PROP. UNDERSTORY TREES
NORTH BOUNDARY #1	679 LF BUFFER TYPE A	1 CANOPY TREE @ 60' + 1 UNDERSTORY @ 60'	11 PROP. CANOPY TREES 11 PROP. UNDERSTORY TREES
WEST BOUNDARY #2	530 LF BUFFER TYPE A	1 CANOPY TREE @ 60' + 1 UNDERSTORY @ 60'	9 PROP. CANOPY TREES 9 PROP. UNDERSTORY TREES
NORTH BOUNDARY #2	668 LF BUFFER TYPE A	1 CANOPY TREE @ 60' + 1 UNDERSTORY @ 60'	3 PROP. CANOPY TREES 3 PROP. UNDERSTORY TREES
EAST BOUNDARY #1	682 LF BUFFER TYPE A	1 CANOPY TREE @ 60' + 1 UNDERSTORY @ 60'	12 PROP. CANOPY TREES 11 PROP. UNDERSTORY TREES
EAST BOUNDARY #2	268 LF BUFFER TYPE A	1 CANOPY TREE @ 60' + 1 UNDERSTORY @ 60'	2 PROP. CANOPY TREES 1 PROP. UNDERSTORY TREES

ARTERIAL FRONTAGE BUFFER

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
US 441 FROM EAST OF BLDG C DRIVEWAY TO FIRE DEPT CUTOUT	4 CANOPY TREES PER 100LF 24 CANOPY TREES REQ'D	32 CANOPY TREES PROVIDED @ 25' FENCE PROVIDED
473 LF INCLUDING POND PLANTINGS	3 UNDERS. TREES PER 100LF 15 UNDERS. TREES REQ'D	15 UNDERS. TREES PROVIDED @ 33' FENCE PROVIDED

TREE CREDIT ALLOCATION

CREDITS FROM PROTECTED	436
TOTAL TREE CREDITS	436
CREDITS NEEDED FOR EAST BND #2	7
CREDITS NEEDED FOR NORTH BND #2	16
CREDITS NEEDED FOR REMOVED	5
CREDITS NEEDED FOR SITE LANDSCAPING	131
TOTAL CREDITS NEEDED	159

SITE LANDSCAPE CALCULATIONS

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
SITE CANOPY TREES	2 TREES PER ACRE OVER 36.26 ACRES + 76 TREES REQUIRED	76 CREDITS USED
SITE UNDERS. TREES	6 TREES PER ACRE OVER 36.26 ACRES X 25% + 55 TREES REQUIRED	55 CREDITS USED

CONTRACTOR TREE TOTAL TABLE

MAGNOLIA	CANOPY	43 TREES
DURA HEAT	UNDERSTORY	37 TREES
LIVE OAK	CANOPY	92 TREES
CREPE MYRTLE	UNDERSTORY	69 TREES
TOTAL TREES		241
YAUPON HOLLY	SHRUBS	383

WEST BOUNDARY #1 – 675 LF
TYPE 'D' SETBACK PLANTINGS – OPTION 2, TABLE 6.2-1

(27) LIVE OAK – Quercus virginiana
CANOPY TREE @ 25' MIN.

(20) MUSKOGEE CREPE MYRTLE – Lagerstroemia
UNDERSTORY TREE @ 35' MIN.

(135) YAUPON HOLLY – Ilex vomitoria
SHRUB @ 5' MIN.

NORTH BOUNDARY #1 – 679 LF
TYPE 'A' SETBACK PLANTINGS – OPTION 1, TABLE 6.2-1

(11) LIVE OAK – Quercus virginiana
CANOPY TREE @ 60' MIN.

(11) MUSKOGEE CREPE MYRTLE – Lagerstroemia
UNDERSTORY TREE @ 60' MIN.

WEST BOUNDARY #2 – 530 LF
TYPE 'A' SETBACK PLANTINGS – OPTION 1, TABLE 6.2-1

(9) LIVE OAK – Quercus virginiana
CANOPY TREE @ 60' MIN.

(9) MUSKOGEE CREPE MYRTLE – Lagerstroemia
UNDERSTORY TREE @ 60' MIN.

NORTH BOUNDARY #2 – 168 LF (668 LF TOTAL)
TYPE 'A' SETBACK PLANTINGS – OPTION 1, TABLE 6.2-1

(3) LIVE OAK – Quercus virginiana
CANOPY TREE @ 60' MIN.

(3) MUSKOGEE CREPE MYRTLE – Lagerstroemia
CANOPY TREE @ 60' MIN.

REMAINDER OF 16 TREES REQD TAKEN FROM CREDITS

EAST BOUNDARY #1 – 682 LF
TYPE 'A' SETBACK PLANTINGS – OPTION 1, TABLE 6.2-1

(12) LIVE OAK – Quercus virginiana
CANOPY TREE @ 60' MIN.

(11) MUSKOGEE CREPE MYRTLE – Lagerstroemia
CANOPY TREE @ 60' MIN.

EAST BOUNDARY #2 – 268 LF
TYPE 'A' SETBACK PLANTINGS – OPTION 1, TABLE 6.2-1

(2) LIVE OAK – Quercus virginiana
CANOPY TREE @ 60' MIN.

(1) MUSKOGEE CREPE MYRTLE – Lagerstroemia
CANOPY TREE @ 60' MIN.

REMAINDER OF 7 TREES REQD TAKEN FROM CREDITS

ARTERIAL BOUNDARY – 473 LF

(24) LIVE OAK – Quercus virginiana
CANOPY TREE @ 20' MIN.

(15) MUSKOGEE CREPE MYRTLE – Lagerstroemia
UNDERSTORY TREE @ 32' MIN.

FLORIDA FRIENDLY LANDSCAPING PRACTICES

Per City of Alachua ULDR Article 6, Sec. 6.2.2.C.8 Florida Friendly Landscaping.

1. Right Plant Right Place. ***Proposed plants are native species or species that are well adapted to the site conditions. Plants are chosen and placed so as to avoid utility, vehicular and pedestrian conflicts. Preference has been given to species that are well-suited for the site microclimate and the commercial use of the site. Shrubs are varied to foster diversity, create visual interest and attract a variety of wildlife. Plants are a minimum of 2' from all building facades to reduce maintenance concerns.***
2. Water Efficiently. ***Irrigation Plan to be provided by others.***
3. Fertilize Appropriately. ***Fertilizer and application as required as per general landscape notes 12.***
4. Mulch. ***Mulch is to be provided in all planting areas as shown by the hatched bedlines.***
5. Attract Wildlife. ***All plants are well-adapted to the region.***
6. Manage Yard Pests Responsibly. ***Proposed pest management will be per best management practices.***
7. Recycle Yard Waste. ***Yard waste to be disposed of as required within Alachua County and the City of Alachua.***
8. Reduce Stormwater Runoff. ***Stormwater management meets regulating agency requirements. See civil plans.***
9. Protect the Waterfront. ***Wetland areas are protected as per Water Management Disctrict and City of Alachua requirements. See civil plans.***

LANDSCAPE NOTES

1. TREES SHALL HAVE A MINIMUM HEIGHT OF 8 FEET AND MINIMUM CALIPER OF 2 INCHES AT TIME OF PLANTING.
2. SHRUBS SHALL BE A MINIMUM HEIGHT OF 18 INCHES OR 3 GALLONS AND HAVE A MINIMUM SPREAD OF 15 INCHES AT THE TIME OF PLANTING AND SHALL BE CAPABLE OF ACHIEVING A MINIMUM HEIGHT OF 30 INCHES AT 3 YEAR MATURITY.
3. TREES AND SHRUBS SHALL NOT BE PLANTED CLOSER THAN 3 FEET FROM THE EDGE OF ANY IMPERVIOUS AREA.
4. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED. ROOT BARRIER SHALL CONSIST OF 6 MIL PLASTIC SHEETING.
5. ROOT BARRIER SHALL INCLUDE A COPPER SULFATE TREATMENT.
6. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
7. ELIMINATE EXISTING VEGETATION IN AREAS TO BE PLANTED. SPRAY WITH ROUNDUP AT MANUFACTURER'S RECOMMENDED RATE TWICE IN 14 DAYS.
8. PROVIDE 18" OF FRIABLE TOPSOIL IN PLANTING AREA. TOP DRESS ALL AREAS TO RECEIVE PLANTINGS WITH 2" FINISHED MUSHROOM COMPOST PRIOR TO PLANTING.
9. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER.
10. DECREASE PLANT SPACING AS REQUIRED TO ALLOW PLACEMENT OF THE DESIGNATED NUMBER OF PLANTS PER BUFFER LENGTH.
11. FERTILIZE ALL PLANTINGS WITH OSMOCOTE OR OTHER APPROVED SLOW RELEASE FERTILIZER AT MANUFACTURER'S RECOMMENDED RATE BEFORE MULCHING.
12. APPLY PREEN OR OTHER APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS BEFORE MULCHING.
13. MULCH ALL AREAS OF TREE, SHRUB AND GROUNDCOVER MASS PLANTINGS WITH 3" PINESTRAW MULCH.
14. CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE.
15. INSTALL CENTIPEDE SOD ON ALL DISTURBED AREAS AROUND BUILDING. CONTRACTOR TO BE RESPONSIBLE FOR TEMPORARY IRRIGATION TO ESTABLISH ALL LANDSCAPING.
16. ALL PLANTING AREAS SHALL BE STABILIZED BY GROUND COVERS, MULCHING OR OTHER APPROVED MATERIALS TO PREVENT SOIL EROSION AND ALLOW RAINWATER INFILTRATION, AND SHALL BE IRRIGATED OR UTILIZE A XERISCAPE IRRIGATION ALTERNATIVE.

LANDSCAPE PLAN

0 35' 70' 105' 140' 210' SCALE 1"=70'

NORTH

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PROJECT NO. 100-091

ISSUE DATE: 8/20/2021

LANDSCAPE PLAN

C-103

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PROJECT NO. 120-0811
ISSUE DATE: 8/26/2021

SITE LAYOUT AND PAVING PLAN - PARKING LOT

C-201

PERMITTING DOCUMENTS BLDG C

LEGEND

- NEW ASPHALT PAVEMENT SEE SHEET C502
- NEW CONCRETE PAVEMENT SEE DETAIL A/502 OR 'S' PLANS
- NEW 6" LIMEROCK BASE LBR 100 / MODIFIED PROCTOR 98%
- EXISTING 6' CHAIN LINK FENCE
- NEW 6' OR 8' CHAIN LINK FENCE FENCE ALONG US 441 ROW SHALL BE 6' IMPASSE II, GUANTLET STYLE, BLACK PER AMERISTAR MFGR RECOMMENDATIONS

PARKING SPACE QUANTITIES

SOUTH OF BLDG C
128 REGULAR
6 ADA

EAST OF BLDG C
26 REGULAR
1 T-LOADING

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL STAKE BUILDING CORNERS AND NOTIFY THE ARCHITECT PRIOR TO POURING CONCRETE OR ASPHALT PAVEMENT.
2. ALL DIMESIONS ARE TO FACE OF CURB. SETBACK DIMENSIONS ARE FROM EDGE OF IMPERVIOUS AREA OR PROPERTY LINES.
2. CITY OF ALACHUA AND SUWANEE RIVER WATER MANAGEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED.
3. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICE FL ACCESSIBILITY CODES.
5. ALL PAVEMENT MARKINGS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD MANUAL.

SITE LAYOUT AND PAVING PLAN - PARKING LOT

SCALE
0 10' 20' 40' 60' 1"=20'

NORTH

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wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H/Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

ROBERT H. DAVIS JR. — LICENSE — NO. 73115 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

PROJECT NO: 100-2841
ISSUE DATE: 8/25/2021

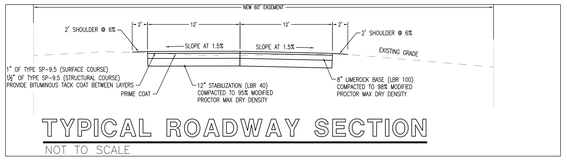
SITE LAYOUT AND PAVING PLAN - ROADWAY

C-202

PERMITTING DOCUMENTS BLDG C

TYPICAL ROADWAY SECTION

NOT TO SCALE



BLDG C

LEGEND

- NEW ASPHALT PAVEMENT SEE SHEET C502
- RESURFACED ASPHALT PAVEMENT 1.5" SP12.5 ASPHALT
- NEW CONCRETE PAVEMENT
- NEW 6" LIMEROCK BASE

PARKING SPACE QUANTITIES

SOUTH OF BLDG C
128 REGULAR
6 ADA

EAST OF BLDG C
26 REGULAR
11 LOADING

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL STAKE BUILDING CORNERS AND NOTIFY THE ARCHITECT PRIOR TO POURING CONCRETE OR ASPHALT PAVEMENT.
2. ALL DIMESIONS ARE TO FACE OF CURB. SETBACK DIMENSIONS ARE FROM EDGE OF IMPERVIOUS AREA OR PROPERTY LINES.
2. CITY OF ALACHUA AND SUWANEE RIVER WATER MANAGEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED.
3. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICE FL ACCESSIBILITY CODES.
5. ALL PAVEMENT MARKINGS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD MANUAL.

SITE LAYOUT AND PAVING PLAN - ROADWAY

SCALE 1"=30'
0 10' 20' 30' 60' 90'
NORTH

SITE LAYOUT AND PAVING PLAN - NORTH

SCALE
0 10' 20' 30' 60' 90' 1"=30'

NORTH

LEGEND

NEW ASPHALT PAVEMENT
SEE SHEET C502

NEW CONCRETE PAVEMENT

54 - 58" Iron Rod & Cap Stamped: LB2389/5/8 LB2389

S 65°49'13" E 167.86' (R)
S 66°03'05" E 167.82' (M)
(5/8", LS 3524)

STORM MANHOLE
TOP = 151.85'
S. INVERT ELEVATION = 142.49'
E. INVERT ELEVATION = 142.48'

Storm Drainage Manhole

24" HDPE

101
24 IN HDPE INV Drain_Pipe
141.06

HDPE DRAIN PIPE
W. INVERT ELEVATION = 141.06'

24" HDPE DRAIN PIPE
W. INVERT ELEVATION = 129.09'

110
24 HDPE INV Drain_Pipe
141.14

DRAINAGE STRUCTURE
W. INVERT ELEVATION = 141.14' (24" HDPE)
W. INVERT ELEVATION = 140.30' (24" HDPE)
BOTTOM OF STRUCTURE = 135.73'

111
2 HDPE INV Drain_Pipe
140.30

8" WEIR WALL

55 - 58

N 24°28'46" E 680.88'

WOOD. CONTROL POINT
SET IRON ROD AND CAP
ELEVATION = 151.33'
N:288303.54
E:2623320.83

STORM MANHOLE
TOP = 151.91'
S. INVERT ELEVATION = 143.38'
N. INVERT ELEVATION = 143.38'

FLOOD ZONE A
FLOOD ZONE X
FLOOD ZONE LINE AS INTERPOLATED FROM FIRM PANEL NO. 12001C0160E EFFECTIVE DATE 6/16/2006

BHO BUILDING
384 NEW SF
FFE = 152.50

NEW BUILDING PAD
(SEE A PLANS)

157.65'

FFE=151.60
CONCRETE BLOCK AND ALUMINUM BUILDING
60,536.00 SQ FT ±
BLDG L

EXISTING 6' FENCE

STORM MANHOLE
TOP = 155.60'
NE. INVERT ELEVATION = 147.91'
(CANNOT MEASURE WEST AND SOUTH INVERTS/ PIPES ARE OFF-SET)

GRATE
TOP = 152.08'
SW. INVERT ELEVATION = 147.07'

DID NOT FIND MANHOLE

Storm Drainage Manhole

STORM MANHOLE
TOP = 157.00'
ELEVATION = 148.16'

30" RCP

6" DOUBLE YELLOW
6" WHITE
SPEED LIMIT 25 MPG SIGN
NEW 60' EASEMENT

60' CENTERLINE

R263'
R263'

RELOCATE METAL SUPPORT TRUSS 6' CLEAR OF ROAD

VERTICAL CLEARANCE FROM OVERHEAD TRUSS 21 FEET ±6 INCHES

STORM MANHOLE
TOP = 151.73'
ELEVATION = 145.00'

STORM MANHOLE
TOP = 155.75'
W. INVERT ELEVATION = 150.85'
N. INVERT ELEVATION = 149.27'
(CANNOT MEASURE S. INVERT/ PIPE IS OFF-SET)

STORM MANHOLE
TOP = 155.37'
W. INVERT ELEVATION = 150.12'
SW. INVERT ELEVATION = 150.92'
SE. INVERT ELEVATION = 149.45
N. INVERT ELEVATION = 149.39
(CANNOT MEASURE S. INVERT/ PIPE IS OFF-SET)

CATCH BASIN
TOP = 152.60'

PROPOSED SWINGING GATE

PROPOSED SWINGING GATE

PROPOSED RISING BAR GATE

58.41' EXISTING EASEMENT
60' PROP. EASEMENT

SCHEDULE B - II ITEM # 12
EASEMENT 2 OF THE ROADWAY
(O.R.B. 2478, PAGES 80)

WOOD. CONTROL POINT
SET IRON ROD AND CAP

STORM MANHOLE

PERMITTING DOCUMENTS BLDG C

STUDIO 45 ARCHITECT
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THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

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Certificate Of Authorization #5392

PROJECT NO: 120-0841
ISSUE DATE: 8/26/2021

SITE LAYOUT AND PAVING PLAN - NORTH

C-203

SITE LAYOUT AND PAVING PLAN - BLDG C

SCALE 1"=30'

NORTH

LEGEND

- NEW ASPHALT PAVEMENT SEE SHEET C502
- NEW CONCRETE PAVEMENT
- NEW 6" LIMEROCK BASE

PARKING SPACE QUANTITIES

SOUTH OF BLDG C
128 REGULAR
6 ADA

EAST OF BLDG C
26 REGULAR
11 LOADING

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL STAKE BUILDING CORNERS AND NOTIFY THE ARCHITECT PRIOR TO POURING CONCRETE OR ASPHALT PAVEMENT.
2. ALL DIMESIONS ARE TO FACE OF CURB. SETBACK DIMENSIONS ARE FROM EDGE OF IMPERVIOUS AREA OR PROPERTY LINES.
2. CITY OF ALACHUA AND SUWANEE RIVER WATER MANAGEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED.
3. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICE FL ACCESSIBILITY CODES.
5. ALL PAVEMENT MARKINGS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD MANUAL.

EXISTING 6' FENCE

S 65°30'13" E 679.02' (R)
S 66°32'34" E 679.02' (M)

N 23°50'23" E 558.83' (R)
N 22°48'02" E 558.67' (M)

N 01°33'25" E 116.27' (R)
N 00°39'35" E 116.03' (M)

N 66°13'12" W 305.43' (R)
N 67°17'13" W 305.84' (M)

6" LIMEROCK BASE FIRE TRUCK PATH

BLDG C

CONCRETE BLOCK BUILDING 24'X274' SQ. FT. +/-

METAL BUILDING 4,992 SQ. FT. +/-

METAL BUILDING 3,789 SQ. FT. +/-

BUILDING ADDITION (CASE) 56 FT. +/-

METAL BUILDING CANOPY 1,600 SQ. FT. +/-

BUILDING ADDITION (CASE) 2,440 SQ. FT. +/-

SOLAR PANEL

ADA SIGN

R5-OR SIGN

R5-1 SIGN

R1-1 AND R5- SIGN

6 SPACES @ 9'=54'

6 SPACES @ 9'=72'

9 SPACES @ 9'=81'

10 SPACES @ 10'x10'

6 SPACES=45'

10 SPACES @ 9'=90'

CR 22 PER FDOT STD PLANS

CR 20 PER FDOT STD PLANS

24" WHITE, 7' LONG @ 5' SPACING, TYP.

6" DOUBLE YELLOW

6" WHITE

SPEED LIMIT 25 MPH SIGN

NEW 60' EASEMENT

RELOCATE METAL SUPPORT TRUSS 6' CLEAR OF ROAD

VERTICAL CLEARANCE FROM OVERHEAD TRUSS 21 FEET ±6 INCHES

PROPOSED SWINGING GATE

58.41' EXISTING EASEMENT

60' PROP. EASEMENT

DEMOLISH 2440 SF ASPHALT PARKING AREA AND REPLACE WITH SEED AND MULCH

SCHEDULE B ITEM # 12 (ORB 2418 PAGES 385-388)

SANITARY SEWER MANHOLE

20' TYPE D SETBACK

PERMITTING DOCUMENTS BLDG C

S A R C H I T E C T S
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ALACHUA, FLORIDA
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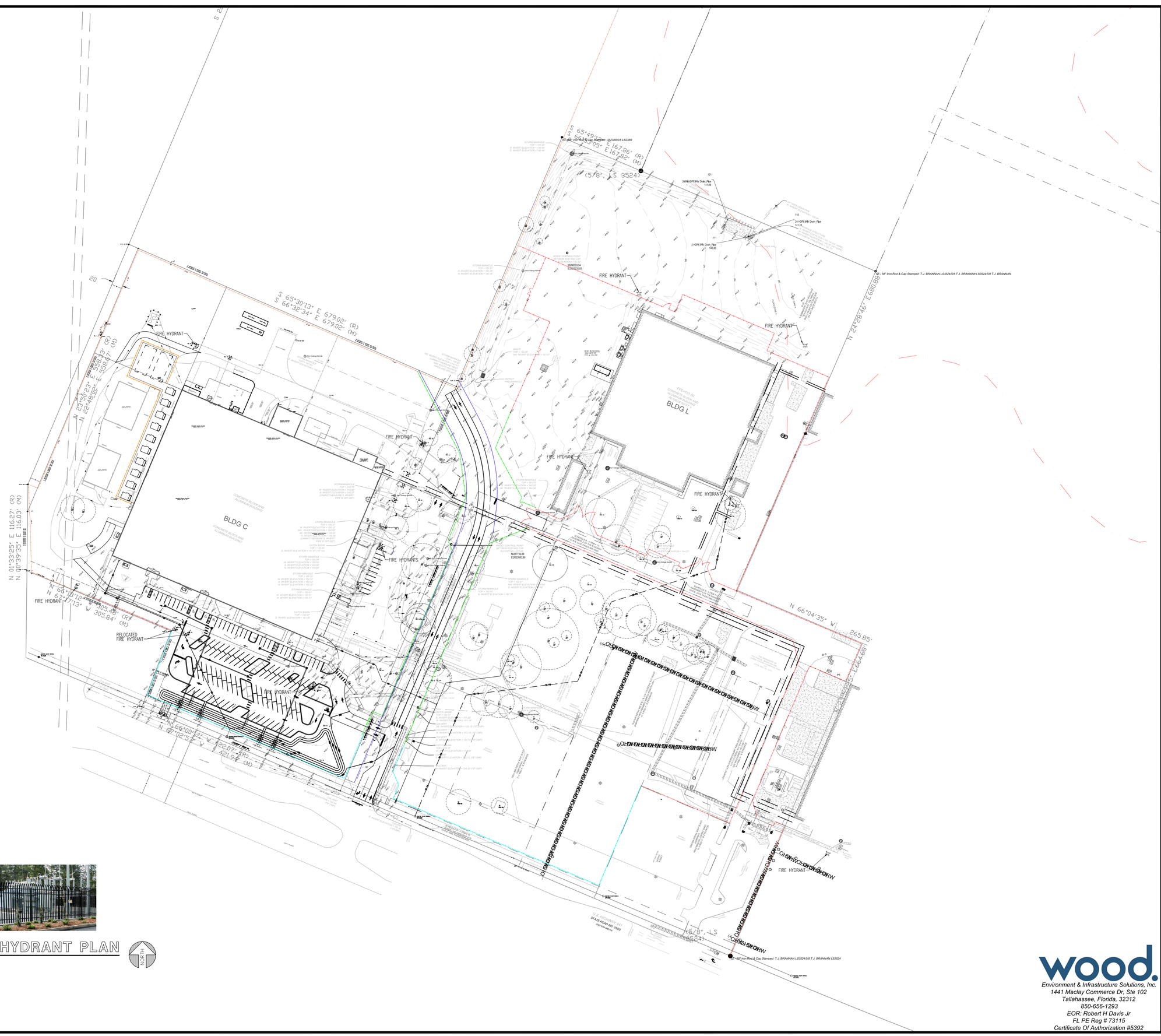
ROBERT H. DAVIS JR. LICENSED No. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

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FL PE Reg # 73115
Certificate Of Authorization #5392

PROJECT No. 100-0811
ISSUE DATE: 8/25/2021

SITE LAYOUT AND PAVING PLAN - BLDG C

C-204


BLDG C
BLDG L
FIRE HYDRANT
FIRE HYDRANTS
RELOCATED FIRE HYDRANT
S 65°30'13" E 679.02' (R)
S 66°32'34" E 679.02' (M)
N 23°30'23" E 558.13' (R)
N 22°46'02" E 558.87' (M)
N 01°33'25" E 116.27' (R)
N 00°39'35" E 116.03' (M)
N 68°15'12" W 305.46' (R)
N 67°17'13" W 305.84' (M)
N 66°08'57" W 422.27' (R)
N 67°02'52" W 421.94' (M)
N 24°28'45" E 680.88'
N 66°04'35" W 265.85'
S 65°49'12" E 167.86' (R)
S 66°05' E 167.82' (M)
(S78°, LS 3524)
24 IN HDPE INV Drain_Pipe
24 IN HDPE INV Drain_Pipe
2 HDPE INV Drain_Pipe
5/8" iron Rod & Cap Stamped: T.J. BRANNAN LB2389/SB LB2389
5/8" iron Rod & Cap Stamped: T.J. BRANNAN LS3524/SB T.J. BRANNAN LS3524
5/8" iron Rod & Cap Stamped: T.J. BRANNAN LS3524/SB T.J. BRANNAN
OH-OH-OH-

S45 DESIGN STUDIO
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THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

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PROJECT NO: 102-0811
ISSUE DATE: 8/25/2021

SITE GRADING AND DRAINAGE PLAN - SOUTH

C-301

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FL PE Reg # 73115
Certificate Of Authorization #5392

PERMITTING DOCUMENTS BLDG C

SITE GRADING AND DRAINAGE PLAN - SOUTH

SCALE
0 10' 20' 30' 60' 90' 1"=30'

NORTH

DRAINAGE INLET SCHEDULE

DI #1 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(15" IN)=152.48
IE(15" OUT)=152.48

DI #2 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" IN)=152.78
IE(15" OUT)=152.78

DI #3 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" OUT)=153.19

DI #4 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(12" OUT)=152.98

F.E.S. #1 FLARED END SECTION
PER FDOT STD PLANS
INDEX 430-020
IE(15")=152.00

DI #5 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(15" IN)=152.48
IE(15" OUT)=152.48

DI #6 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" IN)=152.78
IE(15" OUT)=152.78

DI #7 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" OUT)=153.19

F.E.S. #2 FLARED END SECTION
PER FDOT STD PLANS
INDEX 430-020
IE(15")=152.00

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- FLOW ARROW

BLDG C

CONCRETE BLOCK AND ALUMINUM BUILDING

STORM MANHOLE
TOP = 155.75'
W. INVERT ELEVATION = 150.85'
N. INVERT ELEVATION = 149.27'
(CANNOT MEASURE S. INVERT/
PIPE IS OFF-SET)

STORM MANHOLE
TOP = 155.37'
W. INVERT ELEVATION = 150.12'
SW. INVERT ELEVATION = 150.92'
SE. INVERT ELEVATION = 149.45
N. INVERT ELEVATION = 149.39
(CANNOT MEASURE S. INVERT/
PIPE IS OFF-SET)

CATCH BASIN
TOP = 152.80'
E. INVERT ELEVATION = 151.87' (10" DI)

STORM MANHOLE
TOP = 155.09'
W. INVERT ELEVATION = 150.54'
S. INVERT ELEVATION = 149.90'
N. INVERT ELEVATION = 149.85'

STORM MANHOLE
TOP = 155.32'
W. INVERT ELEVATION = 150.74'
S. INVERT ELEVATION = 150.32'
N. INVERT ELEVATION = 150.32'

STORM MANHOLE
TOP = 153.51'
W. INVERT ELEVATION = 150.51'
N. INVERT ELEVATION = 150.31'

CATCH BASIN
TOP = 152.67'
E. INVERT ELEVATION = 151.36

STORM MANHOLE
TOP = 151.73'
E. INVERT ELEVATION = 145.00'
NE. INVERT ELEVATION = 144.94'

DID NOT FIND MANHOLE

WOOD. CONTROL POINT
SET IRON ROD AND CAP
ELEVATION = 153.69'
N:287732.89
E:2623093.90

STORM MANHOLE
TOP = 152.41'
NW. INVERT ELEVATION = 149.84'
S. INVERT ELEVATION = 149.88'

STORM MANHOLE
TOP = 152.42'
N. INVERT ELEVATION = 150.12'

CATCH BASIN
TOP = 154.17'
E. INVERT ELEVATION = 151.22'
W. INVERT ELEVATION = 151.19'

CULVERT
SE. INVERT ELEVATION = 153.18' (18" CMP)

CULVERT
N. INVERT ELEVATION = 153.18' (18" CMP)

CULVERT
E. INVERT ELEVATION = 153.74' (18" CMP)

CATCH BASIN
TOP = 155.37'
W. INVERT ELEVATION = 153.84'

CULVERT
S. INVERT ELEVATION = 153.72' (18" CMP)

CULVERT
N. INVERT ELEVATION = 154.30' (18" CMP)

CULVERT
W. INVERT ELEVATION = 153.88
(18" CMP)

CULVERT
INVERT ELEVATION = 151.76
(18" CMP)

CATCH BASIN
BOTTOM OF STRUCTURE: 151.46'

STORM MANHOLE
TOP = 154.10'

8' CONCRETE SPILLWAY
2:1 SIDESLOPES
IE=154.10

RIP RAP APRON (STONE SIZE 6"-9")
PLACE FILTER FABRIC BETWEEN
RIP RAP AND SOIL FOUNDATION
EMBED FABRIC 12" ON ALL SIDES
(5) LOCATIONS THIS SWMF

NEW SWMF, HIGH WATER
ELEV = 154.44 FOR 100YR06H

MATCH EX. GRADE

MATCH EX. GRADE W/ WALKWAY

MATCH EX. GRADE AT ROW

95 LF OF 15"ø HDPE @ 0.51%

100 LF OF 12"ø HDPE @ 0.41%

102 LF OF 12"ø PVC @ 0.80%

100 LF OF 12"ø PVC @ 0.41%

20" RCP

N 23°50'23" E 116.27' (R)
N 22°48'02" E 116.03' (M)

N 01°33'25" E 116.27' (R)
N 00°39'35" E 116.03' (M)

N 66°13'12" W 305.45' (R)
N 67°17'13" W 305.84' (M)

N 66°00'47" W 422.87' (R)
N 67°02'58" W 421.92' (M)

ON-GOING CONSTRUCTION IN THE AREA

SCHEDULE B-II ITEM # 7 (ORB 2478 PAGES 1661-1669)

SCHEDULE B-II ITEM # 1 (ORB 2478 PAGES 1661-1669)

SANITARY SEWER MANHOLE

SANITARY SEWER EASEMENT

SANITARY SEWER FORCE MAIN

CONCRETE HEADWALL

ASPHALT PAVEMENT

CONCRETE

TREE #1 – TREE #49

BLDG C

CONNECT 8" SS TO BLDG AT ELEV = 149.00 REDUCE TO 6" INSIDE BLDG

EXIST 8" SS PVC TO BE REMOVED

EXIST 8" SS MH TO BE REMOVED

74 LF OF 8" PVC SDR 26 SS @ 1.25%

SSMH #2
RIM ELEV = 155.50
IE(8") IN = 148.08
IE(8") OUT = 147.88

159 LF OF 8" PVC SDR 26 SS @ 1.25%

EXIST 8" SS MH TO BE REMOVED

SSMH #1
RIM ELEV = 155.59
IE(8") IN = 145.89
IE(8") OUT = 145.69

RELOCATE EXIST. FIRE HYDRANT TO BUFFER AREA

EXIST 8" SS PVC TO BE REMOVED

CONNECT 8"ø C900 PVC WATER MAIN TO BLDG (SEE P PLANS) REDUCE TO 6" INSIDE BLDG

PROVIDE TRANSITION FROM PVC TO ABOVE GRADE DIP

8" C900 PVC WATER MAIN

12" STORM PIPE IE=152.91

EXIST 8" SS PVC TO BE REMOVED

EXIST 8" SS MH TO BE REMOVED

229 LF OF 8" SDR 26 PVC SS @ 1.39%

RELOCATE LGT POLE TO ISLAND

45° DMJ

8" C900 PVC WATER MAIN

45° DMJ

RELOCATE LGT POLE TO TOP OF BANK

EXISTING 8" SEWER MAIN

RELOCATE LGT POLE TO TOP OF BANK

RELOCATE LGT POLE TO TOP OF BANK

EXISTING 8" WATER MAIN

CONNECT TO EXIST. 8" PVC SEWER STUBOUT @ IE=142.51 PROVIDE CLEANOUT AT CONNECTION. THIS POINT DENOTES END OF CITY OF ALACHUA MAINTENANCE

N 66°00'17" W 422.07' (R)
N 67°02'57" W 421.94' (M)

W 305.43' (R)
W 305.84' (M)

EXISTING 4" WATER METER AND 8" BACKFLOW PREVENTER

EXISTING 8" DMJ GATE VALVE

EXISTING 8" C900 PVC DW

EXISTING 258 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

EXISTING 4"ø BUTTERFLY VALVE

SCHEDULE B - II ITEM # 15
SEWER LINE EASEMENT # 10
(O.R.B. 4668, PAGES 800-805)

SCHEDULE B - II ITEM # 12
EASEMENT 2 OF THE ROADWAY
(O.R.B. 2478, PAGES 968-1000)

CONNECT 8" DW WATER MAIN TO EXISTING ELEVATED 4" SERVICE
PROVIDE 8"X4" REDUCER
8" DMJ GATE VALVE

RAISE OR LOWER 4" SS FORCE MAIN PER DETAIL A/C401

8" C900 PVC DW

214 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

8" DMJ GATE VALVE

EXISTING 169 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

EXISTING 220 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

60° DMJ

EXIST. 8" DMJ GATE VALVE

EXISTING 8" C900 PVC DW

EXISTING SWALE

EXISTING SWALE

EXISTING 8" C900 PVC DW

EXISTING 8" DMJ GATE VALVE

EXISTING 258 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

EXISTING 8" C900 PVC DW

SCHEDULE B - II ITEM # 12
EASEMENT 2 OF THE ROADWAY
(O.R.B. 2478, PAGES 968-1000)

SCHEDULE B - II ITEM # 11
EASEMENT
(O.R.B. 2719, PAGES 817-827 & O.R.B. 2478, PAGES 968-1000)

EXISTING 8" WATER MAIN

EXISTING 8" SEWER MAIN

LESS & EXCEPT

U.S. HIGHWAY 441
STATE ROAD NO. 25
(200' R/W WIDTH)

WATER CONNECTION DETAIL LEGEND

① 8" WET TAP TO EXISTING 8" WATER MAIN
PROVIDE TAPPING VALVE AND SLEEVE

② 8" DW REDUCED PRESSURE ZONE ASSEMBLY (RPZ) SERIES LF909OSY NY WATTS W/ENCLOSURE.
MAX WORKING PRESSURE=175 PSI.
PRESSURE LOSS AT 1200 GPM IS 12.0 PSI

PROPOSED UTILITY LEGEND

C.O. – CLEAN OUT
DIP – DUCTILE IRON PIPE
G – GAS LINE
T – TELECOM LINE
E – ELECTRIC LINE
FW – FIRE WATER LINE
DW – DOMESTIC WATER LINE
FW-FDC – FIRE DEPARTMENT CONNECTION LINE
SS – SANITARY SEWER LINE
SS-FM – SANITARY SEWER FORCE MAIN
PVC – POLYVINYL CHLORIDE
DMJ – DUCTILE IRON MECHANICAL JOINT
MH – MANHOLE
FH – FIRE HYDRANT
PIV – POST-INDICATOR VALVE
FDC – FIRE DEPARTMENT CONNECTION
RPZ – REDUCED PRESSURE ZONE ASSEMBLY
DCVA – DOUBLE CHECK VALVE ASSEMBLY
DDCVA – DOUBLE DETECTOR CHECK VALVE ASSEMBLY
HB – HOSE BIBB

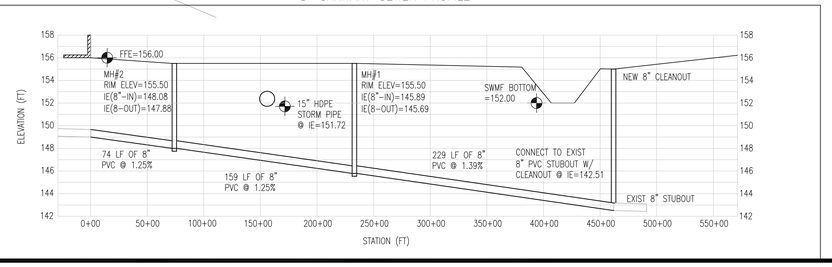
SITE UTILITY NOTES

1. WATER AND WASTEWATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL", LATEST EDITION.
2. ALL BACKFLOW PREVENTERS SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA "MANUAL FOR CROSS-CONNECTION CONTROL", LATEST EDITION.
3. UTILITIES:
   A. CONTRACTOR SHALL VERIFY/DETERMINE THE LOCATIONS AND DEPTHS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THE SITE. NOTIFY ARCHITECT IF ANY EXISTING UTILITIES ARE IN CONFLICT WITH THE WORK OR DO NOT HAVE AT LEAST 12" OF COVER. ARCHITECT WILL PROVIDE DIRECTION TO RESOLVE ANY CONFLICTS.
   B. PROTECT ALL UTILITIES TO REMAIN FROM DISTURBANCE OR DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
   C. AVOID UNANNOUNCED INTERRUPTIONS OF SERVICE. IF AN INTERRUPTION IN SERVICE IS NECESSARY, NOTIFY AND COORDINATE WITH OWNER A MINIMUM OF 72 HOURS PRIOR TO SHUTTING OFF SERVICE.
4. DEPTH OF FIRE MAIN PIPING (TO TOP OF PIPE):
   36" MINIMUM UNDER DRIVING SURFACES
   30" MINIMUM UNDER NON-DRIVING SURFACES
5. FIRE HYDRANTS SHALL BE A MINIMUM OF 18" ABOVE GRADE MEASURED TO THE STEAMER NOZZLE.
6. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
7. WET TAP SHALL BE PERFORMED BY A SPECIALTY CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.
8. CONTRACTOR SHALL COORDINATE WITH MECHANICAL, PLUMBING, ELECTRICAL AND ARCHITECTURAL PLANS FOR ADDITIONAL UTILITY INFORMATION.
9. TRAFFIC RATED BRASS COUNTERSUNK CLEANOUTS SHALL BE USED IN IMPERVIOUS AREAS.
10. A MINIMUM OF 36 IN. OF CLEAR SPACE FROM LANDSCAPING SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
11. A CLEAR SPACE OF NOT LESS THAN 60 IN. FROM LANDSCAPING SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 ½ IN.

NOTES:

1. WATER MAINS SHALL BE SEPARATED FROM STORM SEWER, SANITARY SEWER, NON-POTABLE IRRIGATION MAINS, AND FORCE MAINS BY A MINIMUM CLEAR VERTICAL DISTANCE OF 18" MEASURED BETWEEN THE BOTTOM OF THE UPPER PIPE AND THE TOP OF THE LOWER PIPE. ALSO, WATER MAINS SHALL BE SEPARATED FROM STORM SEWER, SANITARY SEWER AND FORCE MAINS BY 10 FEET AND FROM IRRIGATION MAINS BY 5 FEET MEASURED HORIZONTALLY BETWEEN OUTSIDE OF PIPES.
2. ALL CROSSINGS WITH VERTICAL CLEARANCE LESS THAN 18 INCHES SHALL BE MADE USING THICKNESS CLASS 200 AWWA C-900 DR14, PVC (CLASS 235 AWWA C-905, DR 18 PVC FOR PIPES GREATER THAN 12" IN DIAMETER) OR DUCTILE IRON, PRESSURE CLASS 250 PIPE FOR A HORIZONTAL DISTANCE OF 10 FEET EACH SIDE OF THE CROSSING, AND WATER MAIN SHALL BE CONCRETE ENCASED.
3. 18 INCHES CLEAR DISTANCE SHALL NOT BE REDUCED IN CASES WHERE WATER MAIN CROSSES UNDER SEWER LINE.
4. VERTICAL CLEARANCE LESS THAN 12 INCHES SHALL NOT BE ALLOWED.
5. WATER MAINS, SANITARY SEWER, STORM SEWER, AND NON-POTABLE IRRIGATION MAINS SHALL BE IN SEPARATE TRENCHES.
6. WATER MAINS CROSSING ANY TYPE OF SANITARY SEWER, INCLUDING FORCE MAIN OR STORM SEWER SHALL HAVE THE ONE FULL LENGTH OF WATER MAIN CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THAT THE WATER JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FROM ALL JOINTS IN GRAVITY OR WASTEWATER FORCE MAINS, OR IRRIGATION MAINS.

8" SANITARY SEWER PROFILE



SITE UTILITY PLAN - SOUTH

SCALE: 1"=30'

NORTH

PERMITTING DOCUMENTS BLDG C

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SARCHITECTS
1648 Southwest Boulevard,
Suite 107
Jupiter, FL 33458
www.s45architects.com

THE HARVEST

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ALACHUA, FLORIDA

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Environment & Infrastructure Solutions, Inc.
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Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
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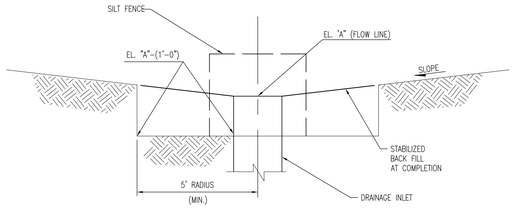
PROJECT NO. 120-0841
ISSUE DATE: 8/26/2021

SITE UTILITY PLAN SOUTH

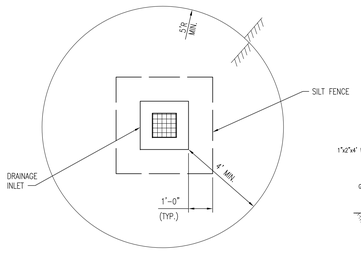
C-401

EROSION CONTROL NOTES

1. SILT FENCE AND HAY BALES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND BRIDGE STANDARD SPECIFICATIONS (LATEST EDITION).
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED DAILY AND ANY DEFICIENCES NOTED SHALL BE CORRECTED BY THE END OF THE DAY.
4. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION TO CONTROL SEDIMENT RUNOFF FROM THE PROJECT SITE.
5. IMMEDIATELY AFTER THE ESTABLISHMENT OF TIRE WASH AREA, ALL PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES. THE LOCATION OF CERTAIN EROSION CONTROL MEASURES MAY REQUIRE ALTERING FROM THE LOCATIONS SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION DIFFER FROM FINAL GRADING PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR DRAINAGE PATTERNS CREATED DURING CONSTRUCTION.
6. ALL EROSION CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION.
7. ALL DISTURBED AREAS TO BE LEFT IDLE LONGER THEN 14 DAYS MUST BE STABILIZED WITH QUICK GROW GRASS SEED AND MULCH.
8. THE CONTRACTOR SHALL ENSURE THAT A FOREMAN OR SUPERVISOR WHO HAS BEEN CERTIFIED UNDER FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM IS AVAILABLE IN PERSON OR BY PHONE AT ALL TIMES DURING THE CONSTRUCTION ACTIVITIES.
9. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED, DURING ANY PHASE OF DEVELOPMENT, AT THE DISCRETION OF THE CITY OF ALACHUA'S ENVIRONMENTAL INSPECTOR.
10. WHEELS MUST BE CLEANED TO REMOVE SEDIMENTS PRIOR TO EXITING THE PROJECT SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE.
11. THE TIRE WASH AREA SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENTS OUTSIDE THE PROJECT SITE. THIS MAY REQUIRE PERIODIC TOPPING WITH ADDITIONAL 1.5-3.5 INCH STONE. AS CONDITIONS DEMAND, REPAIR OR CLEANOUT ANY STRUCTURES WHICH MAY HAVE CAPTURED SEDIMENTS. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO OFFSITE ROADWAYS SHALL BE REMOVED IMMEDIATELY.



SECTION



PLAN

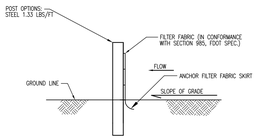
INLET SEDIMENT TRAP
NO SCALE

DEVELOPMENT SCHEDULE

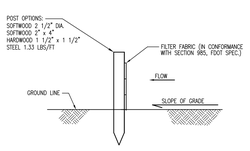
1. CONTRACTOR SHALL COORDINATE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF ALACHUA ENVIRONMENTAL INSPECTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. POST ALL APPLICABLE PERMIT PLACARDS WITHOUT NAILING TO TREES.
3. CLEARLY FLAG OR STAKE THE LIMITS OF CONSTRUCTION.
4. INSTALL TIRE WASH AREA.
5. CONSTRUCT ALL TREE BARRICADES AND SEDIMENT BARRIERS.
6. CLEAR AND GRUB ALL AREAS FOR CONSTRUCTION OF SWMF.
7. CONSTRUCT SWMF INCLUDING OUTFALL PIPES AND STRUCTURES.
8. STABILIZE POND SIDE SLOPES WITH SOD.
9. CLEAR AND GRUB REMAINING LIMITS OF CONSTRUCTION.
10. PREPARE SITE FOR ASPHALT CONSTRUCTION, INCLUDING COMPACTION AND STAKING.
11. CONSTRUCT ALL UNDERGROUND UTILITIES, SUCH AS WATER AND SEWER.
12. CONSTRUCT CONCRETE WALKS.
13. FINAL GRADING, GRASSING AND LANDSCAPING.
14. REMOVE SEDIMENTS AND FINAL CLEANUP AND PUNCHLIST.
15. REMOVE SEDIMENT BARRIERS.
16. REQUEST FINAL ENVIRONMENTAL INSPECTION.

PRIOR TO REQUESTING THE FINAL ENVIRONMENTAL INSPECTION, THE FOLLOWING DOCUMENTS MUST BE SUBMITTED TO THE CITY OF ALACHUA ENVIRONMENTAL INSPECTOR FOR REVIEW: RECORD DRAWINGS AND THE ENGINEERS COMPLIANCE REPORT PREPARED IN ACCORDANCE WITH THE CITY OF ALACHUA LAND DEVELOPMENT CODE.

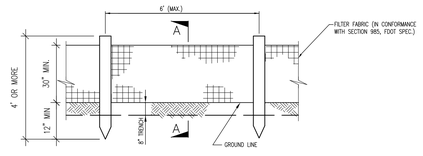
NOTES: STARTING AND COMPLETION DATES ARE APPROXIMATE AND ARE NOT INTENDED TO BE CONTRACTUAL.
CONSTRUCTION IS INTENDED TO START SEPT 2021 AND LAST FOR 10 MONTHS.



SECTION A-A IN PAVEMENT AREA

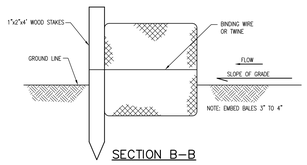


SECTION A-A

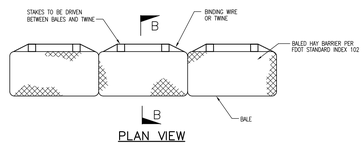


TYPE III

SILT FENCE DETAIL (TYPE III MODIFIED)
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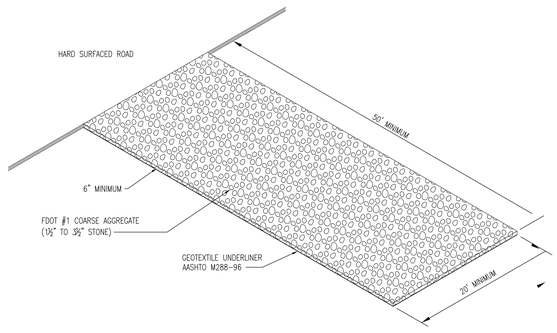


SECTION B-B

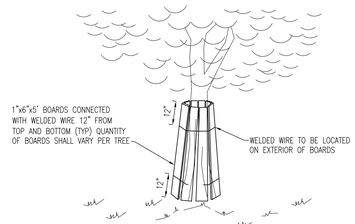


PLAN VIEW

TYPE I BALED HAY BARRIER
NO SCALE

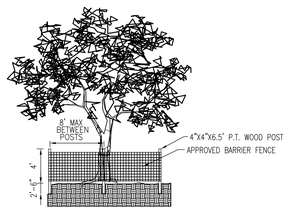


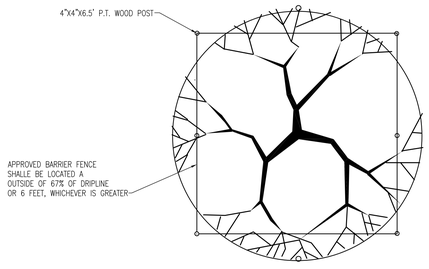
TIRE WASH AREA DETAIL
NO SCALE



NOTE:
INSTALL WOOD BARRICADE PRIOR TO DEMOLITION AND CLEARING AROUND THE TRUNK IN A MANNER AS TO NOT DAMAGE TREE.

TREE BARRRIER





TREE BARRICADE

TREE PROTECTION DETAILS
NO SCALE

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

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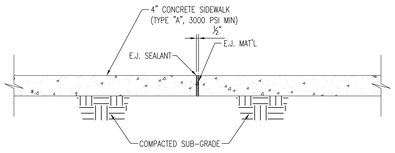
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PROJECT NO: 120-0841
ISSUE DATE: 9/20/2021

EROSION CONTROL DETAILS

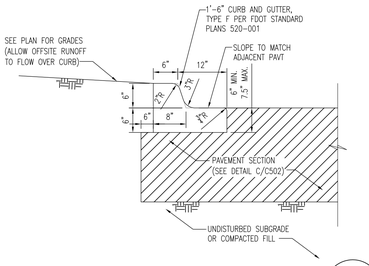
C-501

PERMITTING DOCUMENTS BLDG C



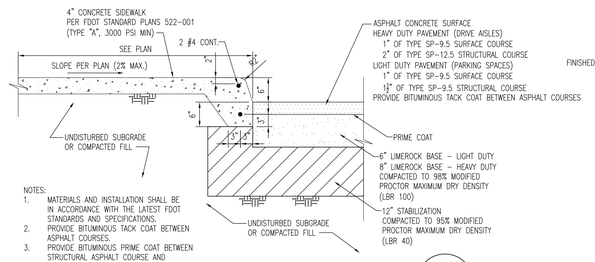
TYPICAL CONCRETE SIDEWALK DETAIL — A / C502

NO SCALE



CURB & GUTTER PAVEMENT SECTION — B / C502

NO SCALE

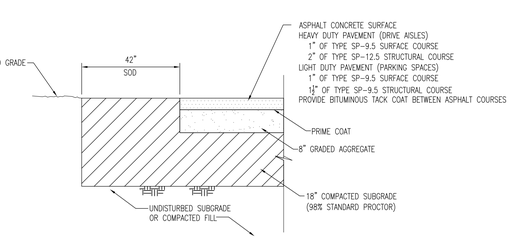


NOTES:

1. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST FDOT STANDARDS AND SPECIFICATIONS.
2. PROVIDE BITUMINOUS TACK COAT BETWEEN ASPHALT COURSES.
3. PROVIDE BITUMINOUS PRIME COAT BETWEEN STRUCTURAL ASPHALT COURSE AND LIMEROCK BASE.
4. SURFACE COURSE SHALL NOT BE CONSTRUCTED UNTIL HEAVY EQUIPMENT HAS BEEN REMOVED FROM SITE.
5. 1'-6" CURB AND GUTTER, TYPE F PER FDOT STANDARD PLANS 520-001.
6. PROVIDE ½" EXPANSION JOINT (E.J.) BETWEEN CURB AND GUTTER AND CONCRETE SIDEWALK.

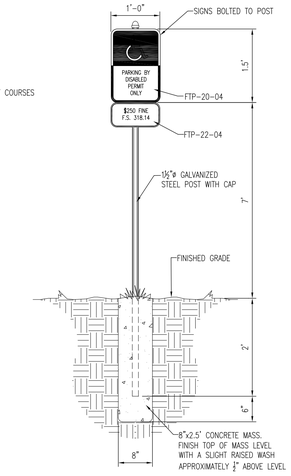
RAISED SIDEWALK PAVEMENT SECTION — C / C502

NO SCALE



SHOULDER PAVEMENT SECTION — D / C502

NO SCALE



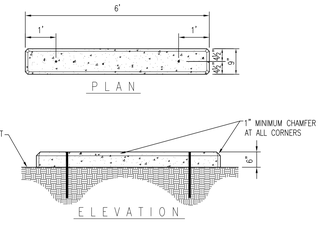
NOTE: SIGNS SHALL BE IN ACCORDANCE WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, STANDARD INDEX 17355, AND THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITIONS.

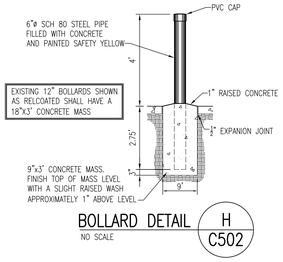
HANDICAP SIGN DETAIL — E / C502

NO SCALE

NOTES FOR HANDICAP ACCESSIBLE ROUTES AND ENTRIES

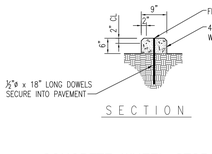
1. ALL WALKS SHALL BE 4" THICK.
2. CONCRETE SHALL BE REINFORCED WITH POLYPROPYLENE FIBERS AS SPECIFIED.
3. CONTROL JOINTS SHALL BE EQUALLY SPACED AS INDICATED. IF NOT INDICATED, EQUALLY SPACED JOINTS AT MAX. INTERVALS OF 4'-0" FOR 2' & 4' SIDEWALKS AND 6'-0" FOR 6' & WIDER SIDEWALKS.
4. CONTROL JOINTS SHALL BE 1" DEEP.
5. WHERE WALK IS PARALLEL AND ABUTS CONC. CURB, SEPARATE WITH 1/2" EXPANSION JOINT.
6. WHERE WALK ABUTS STRUCTURE, SEPARATE WITH 1/2" EXP. JOINT.
7. ALL SIDEWALKS GREATER THAN 8'-0" IN WIDTH SHALL HAVE A LONGITUDINAL CONTROL JOINT IN THE CENTERLINE OF THE SIDEWALK. LONGITUDINAL CONTROL JOINTS SHALL NOT BE SPACED GREATER THAN 8'-0".
8. PROVIDE 1/2" EXPANSION JOINTS AT 50' INTERVALS FOR LONG RUNS OF SIDEWALK.
9. SLOPE THE SIDEWALKS 3/16" PER FOOT (ABSOLUTE MAXIMUM) TRANSVERSELY UNLESS OTHERWISE NOTED.
10. SEE NOTES FOR HANDICAP ACCESSIBLE ROUTES AND ENTRIES ON SHEET C102.





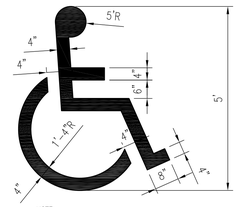
BOLLARD DETAIL — H / C502

NO SCALE

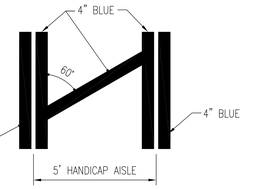


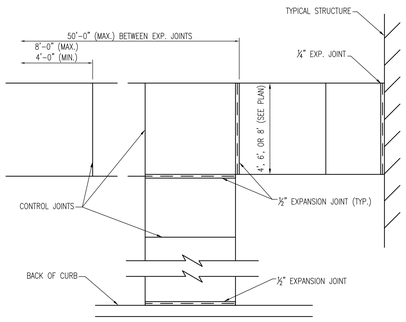
CONCRETE WHEEL STOP — G / C502

NO SCALE



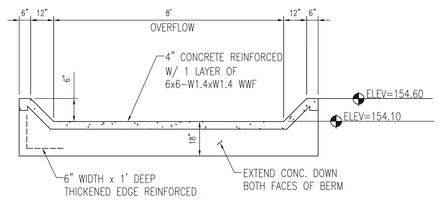
NOTE:
"UNIVERSAL SYMBOL OF ACCESSIBILITY" SHALL BE IN ACCORDANCE WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, STANDARD INDEX 17346 AND THE MANUAL UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITIONS.





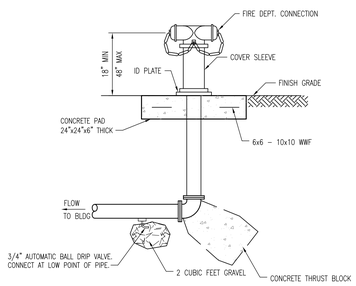
TYPICAL CONCRETE WALK JOINT LAYOUT — F / C502

NO SCALE



SPILLWAY ELEVATION — J / C502

NO SCALE

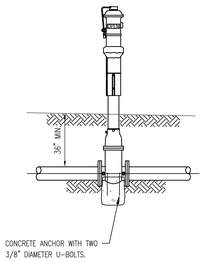


FIRE DEPARTMENT CONNECTION (FDC) — I / C502

NO SCALE

NOTES

1. NO SHUTOFF VALVES SHALL BE LOCATED BETWEEN THE FDC AND THE BUILDING.



POST INDICATOR VALVE — J / C502

NO SCALE

INDICATOR POST SHALL BE 4", ADJUSTABLE HEIGHT, "MODEL A-20806" MANUFACTURED BY MUELLER COMPANY, " MODEL IP-71" MANUFACTURED BY AMERICAN FLOW CONTROL, OR "MODEL PIVA FM-8", MANUFACTURED BY PRATT. PROVIDE CONCRETE ANCHOR BLOCKS AS REQUIRED.

HANDICAP PAVEMENT MARKINGS — K / C502

NO SCALE

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www.s4Sarchitects.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

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wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
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850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

PROJECT NO. 120-0811
ISSUE DATE: 8/26/2021

SITE CIVIL DETAILS

C-502

DIMENSION			
METER SIZE	① AA	② BB	CC
4"	24"	12"	14'
6"	36"	18"	18'
8"	48"	24"	22'
10"	60"	30"	27'

KEYED NOTE(S):

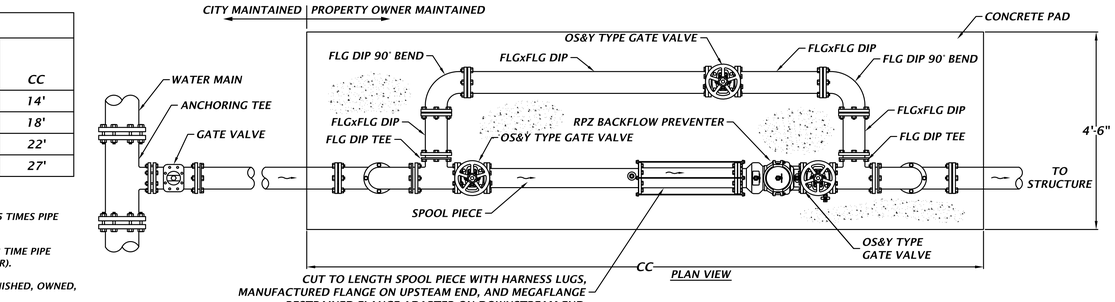
① DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).

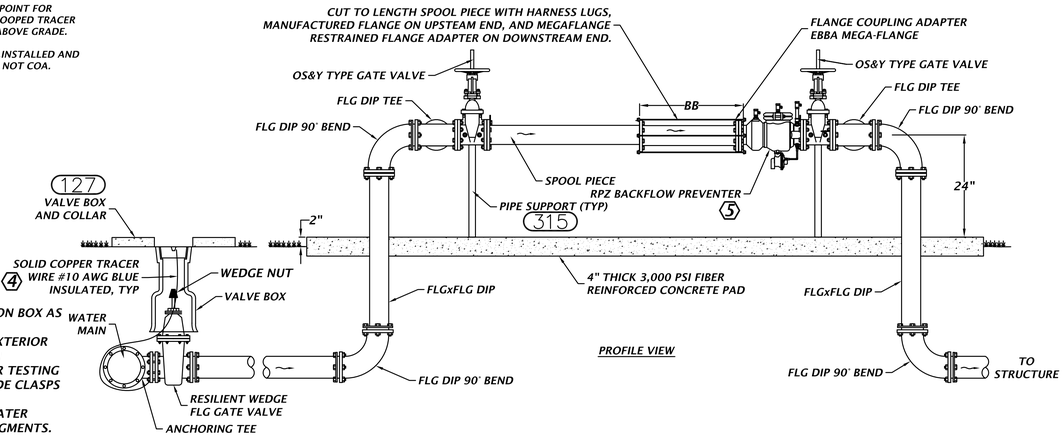
② DIMENSION BB MUST BE MINIMUM 3 TIME PIPE DIAMETER (DOWNSTREAM OF METER).

③ WATER METER AND STRAINER FURNISHED, OWNED, AND MAINTAINED BY COA.

④ VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

⑤ BACKFLOW PREVENTER FURNISHED,INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.





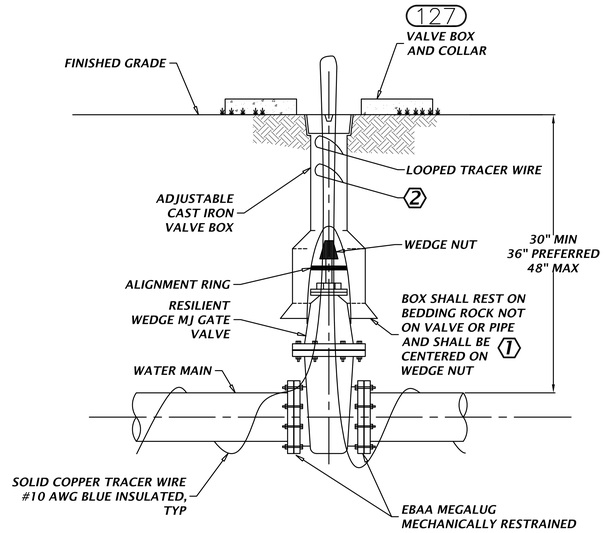
GENERAL NOTE(S):

1. PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:
   - CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION
   - EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.
   - BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.

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POTABLE WATER 4" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLY

NTS



GENERAL NOTE(S):

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

KEYED NOTE(S):

① WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.

② VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

145

GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER

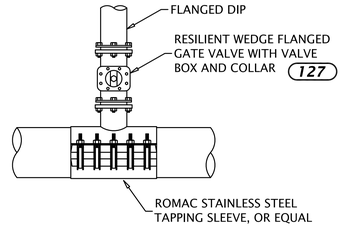
NTS

GENERAL NOTE(S)

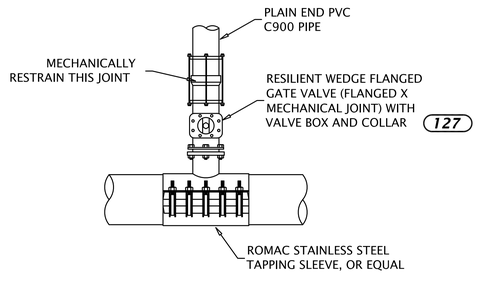
1. MINIMUM RESTRAINED LENGTHS ARE BASED ON 309 AND ARE SUFFICIENT FOR BOTH DIP AND PVC PIPE.
2. THIS DETAIL APPLIES TO BOTH NEW SERVICE CONNECTIONS INSTALLED ON NEW PIPE AND NEW SERVICE CONNECTIONS INSTALLED ON EXISTING PIPE.

KEYED NOTE(S):

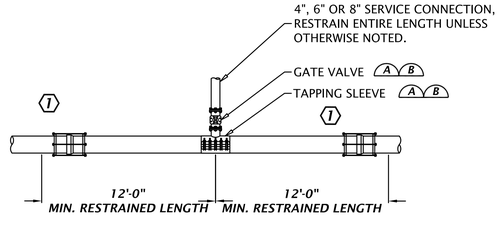
① RESTRAIN WITH EBAA IRON RESTRAINT HARNESSES OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERRATED RESTRAINT RINGS.



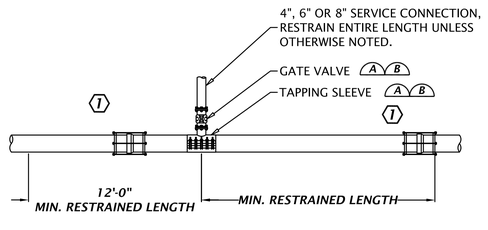
A FLANGED DIP SERVICE CONNECTION



B PLAIN END PVC C900 SERVICE CONNECTION



TAPPING SLEEVE IN MIDDLE OF PIPE SEGMENT



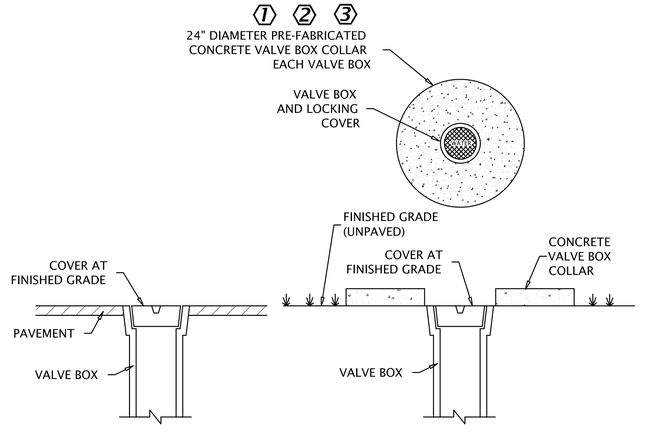
TAPPING SLEEVE NOT IN MIDDLE OF PIPE SEGMENT

149

WATER SERVICE CONNECTION FOR NEW AND EXISTING MAINS – 4", 6" AND 8"

NTS

① ② ③



PAVED AREA

UNPAVED AREA

KEYED NOTE(S):

① VALVE BOX COLLAR FEATURES:
- 24" DIAMETER, 11" INNER OPENING
- 4" THICK
- TWO RINGS OF #3 REBAR
- 4000 PSI TEST CONCRETE

② SUPPLIER AND PRODUCT:
- MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
- ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
- PART: MSVB-24 OR EQUAL

③ PAINT VALVE BOX COVER AND COLLAR AS PER 307

127

VALVE BOX COVER

NTS

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

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THE HARVEST
PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

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ROBERT H. DAVIS JR. LICENSED PROFESSIONAL ENGINEER NO. 73115 STATE OF FLORIDA

PROJECT NO. 120-0811
ISSUE DATE: 8/25/2021

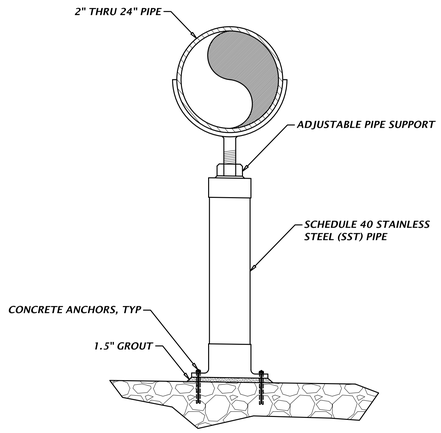
SITE UTILITY DETAILS

C-503

PERMITTING DOCUMENTS BLDG C

PAINT SYSTEM NO. 5
SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED
OPTIMAL APPLICATION CONDITIONS
AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.
HUMIDITY BELOW 60 PERCENT
IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER
APPLY (SPRAY) FIRST COAT
APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.
PRODUCT
KRYLON SPAY PAINT
FUSION ALL-IN-ONE
PAINT PLUS PRIMER
COLORS
POTABLE WATER - GLOSS PATRIOTIC BLUE
WASTEWATER - GLOSSY SPRING GRASS
RECLAIMED - GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5
NTS



GENERAL NOTE(S):

1. ALL PIPE SUPPORT PARTS SHALL BE 304L SST.
2. MANUFACTURER AND PRODUCT:
   - STANDON PIPE SUPPORTS, FOREST GROVE, OREGON OR EQUAL
   - MODEL S92

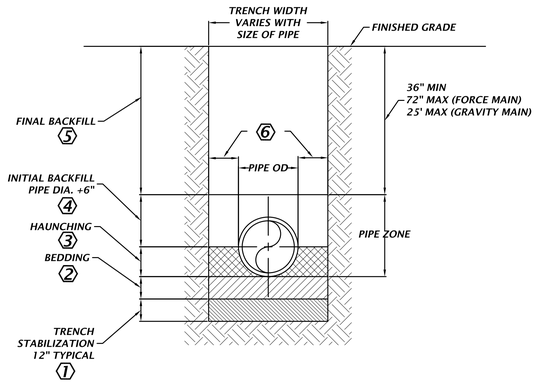
315 PIPE SUPPORT
NTS

GENERAL NOTE(S):

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

KEYED NOTE(S):

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



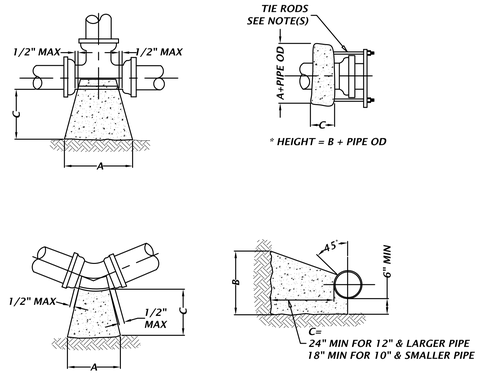
303 BEDDING AND TRENCHING DETAIL
NTS

GENERAL NOTE(S):

1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZES FOR THRUST BLOCKS IN GOOD SOIL (A-1 THRU A-3, CLEAN SANDS AND GRAVELS) WITH MINIMUM BEARING CAPACITY OF 2000 psi.
3. POOR SOILS A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT WILL REQUIRE LARGER THRUST BLOCKING.
4. BOTH CONCRETE THRUST BLOCKS AND TIE RODS MUST BE USED WHEN, IN THE JUDGEMENT OF THE ENGINEER, THE NATURE AND CRITICALITY OF AN INSTALLATION IS SUCH AS TO REQUIRE POSITIVE ASSURANCE OF STABILITY.
5. THE USE OF THRUST BLOCKS SHALL BE LIMITED TO SITUATIONS SUCH AS POINT REPAIR WHERE EXPOSING SEVERAL JOINTS OF PIPE IS NOT FEASIBLE DUE TO EXISTING GROUND CONDITIONS.
6. CONCRETE COLLARS WITH TIE RODS MAY BE USED ON DEAD END LINES AT THE CONTRACTOR'S DISCRETION. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:

3" - 8"	DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (5/8" ROD)
10" - 12"	DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (5/8" ROD)
14" - 16"	DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (5/8" ROD)

7. TIE RODS AND NUTS SHALL CONFORM TO AWWA/ANSI CIII/A21.11
8. TIE RODS AND NUTS SHALL PROVIDE MIN YIELD AND TENSILE STRENGTH OF 45,000 PSI AND 60,000 PSI, RESPECTIVELY.
9. MAXIMUM TEST PRESSURE TO BE 150 PSI.
10. SAFETY FACTOR = 1.5



THRUST BLOCK FOR BENDS

	90° BEND			SF BEARING	45° BEND			SF BEARING	22-1/2° BEND			SF BEARING	11-1/4° BEND			SF BEARING
SIZE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE
4"	16"	16"	18"	1.78	14"	16"	18"	1.56	14"	16"	18"	1.56	14"	16"	18"	1.56
6"	22"	32"	18"	4.89	16"	18"	18"	2.00	14"	16"	18"	1.56	14"	16"	18"	1.56
8"	32"	36"	18"	8.00	24"	28"	18"	4.67	16"	18"	18"	2.00	14"	16"	18"	1.56
10"	36"	46"	18"	11.50	26"	36"	18"	6.50	20"	24"	18"	3.33	14"	18"	18"	1.75
12"	44"	56"	24"	17.11	32"	40"	24"	8.89	24"	30"	24"	5.00	16"	20"	24"	2.22
14"	52"	62"	24"	22.39	36"	48"	24"	12.00	26"	36"	24"	6.50	20"	24"	24"	3.33
16"	58"	72"	24"	29.00	40"	54"	24"	15.00	32"	38"	24"	8.44	22"	26"	24"	3.97

THRUST BLOCK FOR TEES AND PLUGS

	90° BEND			SF BEARING
SIZE	A	B	C	SURFACE
4"	16"	16"	18"	1.78
6"	20"	24"	18"	3.33
8"	26"	32"	18"	5.78
10"	32"	40"	18"	8.89
12"	36"	48"	24"	12.00
14"	40"	56"	24"	15.56
16"	48"	60"	24"	20.00

306 THRUST BLOCK AND TIE ROD DETAILS
NTS

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850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

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ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

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ROBERT H. DAVIS JR. LICENSE NO. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NO. 100-0811
ISSUE DATE: 8/25/2021

SITE UTILITY DETAILS

C-504

PERMITTING DOCUMENTS BLDG C

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Site Plan Application

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

A. PROJECT

1. Project Name: Harvest Phoenix Site
2. Pre-Application Conference Date: March 15, 2021
3. Neighborhood Meeting Date: April 5, 2021
4. Address of Subject Property: 12895 NW US Highway 441
5. Parcel ID Number(s): Alachua County Property Appraiser Parcel ID 05855-004-000 & 05855-004-001
6. Existing Use of Property: Light Manufacturing
7. Future Land Use Map Designation: Industrial
8. Zoning Designation: Industrial General
9. Acreage: 36.26
10. Total Existing Building Square Footage, if applicable: 243,500
11. Total Existing Impervious Area (not including existing building area), if applicable: 521,849
12. Total Building Square Footage Proposed: ~~384~~ 912 - rhd
13. Total New Impervious Area Proposed (not including building area): 55757

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Rob Davis, PE Title: Project Manager
   Company (if applicable): Wood Environment & Infrastructure Solutions, Inc
   Mailing address: 1441 Maclay Commerce Drive
   City: Tallahassee State: Florida ZIP: 32312
   Telephone: 904-382-2286 FAX: _____ e-mail: robert.davis4@woodplc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): IIP-FL 3 LLC
   Mailing Address: 11440 W BERNARDO CT STE 100
   City: San Diego State: California ZIP: 92127

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

Site Plan shall include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. Proof of payment of taxes.

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

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

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

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

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

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

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

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

Signature of Applicant

Signature of Co-applicant

Rob Davis - Project Manager

Typed or printed name *and title* of applicant

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

STATE OF FLORIDA

COUNTY OF ~~ALACHUA~~ Leon

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this

day of 17 June, 2021, by Robert H Davis who executed the same

and has X produced Driver License as identification or [X] is personally known to me.

Signature of Notary

Print Name: Yumi P Miller

Notary Public, State of Florida

My Commission Expires: Oct 17, 2022

YUMI P. MILLER
MY COMMISSION # GG 268469
EXPIRES: Oct. 17, 2022

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 12895 NW US Highway 441

Parcel ID Number(s): Alachua County Property Appraiser Parcel ID 05855-004-000 & 05855-004-001

Acreage: 36.26

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Brian Wolfe, on behalf of IIP-FL 3 LLC Title: VP, General Counsel and Secretary

Company (if applicable): IIP-FL 3 LLC

Mailing Address: 11440 West Bernardo Court, Suite 100

City: San Diego State: California ZIP: 92127

Telephone: (858) 997-3332 FAX: _____ e-mail: c/o kelly.spicher@iipreit.com

C. AUTHORIZED AGENT

Name: Rob Davis, PE Title: Project Manager

Company (if applicable): Wood Environment & Infrastructure Solutions, Inc.

Mailing address: 1441 Maclay Commerce Drive

City: Tallahassee State: Florida ZIP: 32312

Telephone: 904-382-2286 FAX: _____ e-mail: robert.davis4@woodplc.com

D. REQUESTED ACTION:

Authorized to submit Site Plan application and respond to comments, attend meetings, etc.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

_____

Signature of Applicant

Brian Wolfe

VP, GC and Secretary on behalf of IIP-FL 3 LLC

Typed or printed name and title of applicant

_____

Signature of Co-applicant

_____

Typed or printed name of co-applicant

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

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

NOTARY SEAL

_____

Signature of Notary Public, State of _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Diego

On June 17th, 2021 before me, Pearl A. Lai (here insert name and title of the officer), personally appeared Brian Wolfe who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

August 25, 2021

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Via email: jtabor@cityofalachua.org

Re: Comprehensive Plan Consistency – Harvest Phoenix Development
(Tax Parcel Numbers 05855-004-000 and 05855-004-001)

Mr. Tabor:

Statement of Proposed Uses

The proposed development at Harvest Phoenix is designed to renovate existing warehouse space to create a new employment center along the NW US Hwy 441 corridor.

Comprehensive Plan Consistency

Future Land Use Element:

Objective 1.5: Industrial

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

Consistency: The proposed Harvest Phoenix development will serve the intent of the Industrial future land use designation, as it will provide agricultural warehousing and clean industry for the citizens of Alachua. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.5.a, 1.5.b and 1.5.d as indicated below:

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

Consistency: The proposed Harvest Phoenix development meets the maximum building size and building area coverage of this section.

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.
Consistency: The proposed development will serve the intent of the Industrial future land use category. The site will include industrial service uses with supporting light industrial space along the US Hwy 441 "corporate corridor."

Policy 1.5.d: The City shall develop performance standards for uses in the Industrial land use category in order to address the following:

1. *Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*

Consistency: The development will include sidewalks for non-vehicular access to the site and along the new internal public roadway. The drive aisles and parking are located around the exterior perimeter of the buildings.

2. Buffering from adjacent existing/potential uses;
Consistency: All required buffers and setbacks are shown on plans.

3. Open space provisions and balance of proportion between gross floor area and site size;
Consistency: The proposed site plan exceeds the required open space and has less than the maximum floor area ratio.

4. Adequacy of pervious surface area in terms of drainage requirements;
Consistency: Plans include a detailed stormwater management plan and design details for on-site basin areas.

5. Placement of signage;
Consistency: Although no signs are proposed at this time, the permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.

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

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking, layout, drive aisles, and points of conflict;
Consistency: Loading docks and dumpsters are located at the rear and sides of the buildings to avoid conflicts with pedestrians and vehicles. Fencing is provided to prevent public access to the industrial buildings. A circular path is provided for fire truck access.

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
Consistency: The site plans include a landscape plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
Consistency: There are wetland areas and Zone A flood plain at the back of the property that will be avoided at this time and are not part of the project area.
If a regulated plant or animal species is identified
during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.
An cultural resource assessment was performed through the Department of State Division of Historical Resources and found no pertinent features within the proposed project area.

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

11.Industrial uses shall be limited to an intensity of less than or equal to 0 .50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
Consistency: The industrial use on site has less than a 0.50 floor area ratio.

Policy 2.4.c Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individua l residential lots, and existing and proposed developments.
Consistency: The majority of trees have been preserved on the project site. Five (5) trees will be removed and over 200 trees are proposed to be planted to meet landscape buffer requirements.

If you have any questions or comments, please give me a call at 904.382.2286.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



Rob Davis, P.E.
Project Manager

August 25, 2021

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Via email: jtabor@cityofalachua.org

Re: Concurrency Impact Analysis – Harvest Phoenix Development
(Tax Parcel Numbers 05855-004-000 and 05855-004-001)

Mr. Tabor:

The renovated building C will provide 30,720 SF of light manufacturing/warehouse space with a future capacity of 74,542 SF. Renovated building L will provide 10,658 SF of light manufacturing/warehouse space with a future capacity of 13,200 SF.

Stormwater:
A detailed stormwater management plan is included with this submittal. The proposed stormwater system shall be designed in compliance with City of Alachua and Suwannee River Water Management District requirements.

Potable Water:
Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact: For the proposed development, it is estimated that approximately 37.2 G.P.D. will be used per 100 square feet of building area, based on current water utility bills for Building L. It should be noted that the warehouse space in Buildings L and C have identical uses.

The 30,720 square feet of warehouse space in Building C will generate approximately 11,431 G.P.D., based on this calculation (30,720 SF / 100 SF x 37.2 G.P.D. = 11,431 G.P.D.).

The 10,658 square feet of warehouse space in Building L currently generates approximately 3,965 G.P.D., based on this calculation (10,658 SF / 100 SF x 37.2 G.P.D. = 3,965 G.P.D.).

Therefore, the existing use in Building L and proposed use in Building C result in a potable water usage of 15,396 G.P.D.

Sanitary Sewer:
Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.
Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

The 30,720 square feet of warehouse space in Building C will generate approximately 11,431 G.P.D., based on this calculation (30,720 SF / 100 SF x 37.2 G.P.D. = 11,431 G.P.D.).

The 10,658 square feet of warehouse space in Building L currently generates approximately 3,965 G.P.D., based on this calculation (10,658 SF / 100 SF x 37.2 G.P.D. = 3,965 G.P.D.).

Therefore, the existing use in Building L and proposed use in Building C result in a potable water usage of 15,396 G.P.D.

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

Project Impact: Industrial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed improvements in Building C and existing usage of Building L will generate approximately 497 pounds of solid waste will be generated per day (41,378 SF / 1,000 SF x 12 = 496.5 pounds per day).

Traffic:
The proposed use of the project site as an industrial agricultural and warehouse use will not exceed the traffic impact from past conditions. Therefore, the traffic impact will not exceed the approved level of service standards for the impacted roadway (US Highway 441).

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



Rob Davis, P.E.
Project Manager

NEIGHBORHOOD MEETING

For a commercial development located at 12895 NW US HWY 441, Alachua, FL 32615.

Date: Monday April 5, 2021

Time: 6:00 PM

Place: Meeting link is https://tinyurl.com/yg9rmgvr.

Contact: Rob Davis at (904)-382-2286 or robert.davis4@woodplc.com
Mailing address: 1441 Maclay Commerce Drive, Tallahassee, FL 32312

Mr. Davis will be holding a meeting to discuss his request for a non-residential development on a 36 acre parcel. The proposed work consists of renovating existing buildings and construction of asphalt parking (125± spaces), water & sewer utilities, stormwater management. The parcel is zoned IG (Industrial General) and the proposed improvements are consistent with the current zoning.

The purpose of this meeting is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you online.

If you are unable to attend, please contact us by the information above. We can provide printed materials post meeting. Comments may be submitted in writing to the address or email/phone above. Printed materials discussed at the meeting are available upon request.

MEETING MINUTES

Attendees:
Harlod Theus – Alachua County Fire Chief
Carl Smart – Assistant County Manager
Serge Reyes – Engineer for development to North (EDA)
Mitch Glaeser – Developer
Mark Glaeser – Developer

- Review of existing conditions and proposed improvements
- Fire station to be constructed offsite north of Bldg C and west of Bldg L
- Would like direct access for Fire personnel from Phoenix site westernmost driveway connection off US441, through Phoenix site and connect to northern parcel off northeast corner of Bldg C
- Onsite temporary fire station to be removed after construction of new fire station
- Can sell temp fire station property back to Harvest if desired
- EDA will share CAD file of proposed interconnection point
- Important to get traffic securely from US441 through Phoenix site to northern parcel
- Most traffic to northern parcel will come from an existing driveway connection located to west of Phoenix site with potential for red light at this location

05844-004-001
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05855-000-000
LITHIUM NICKEL ASSET HOLDING
12705 NW US HIGHWAY 441
ALACHUA, FL 32615

05855-002-000
TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

05855-004-000
IIP-FL 3 LLC
11440 W BERNARDO CT STE 100
SAN DIEGO, CA 92127

05855-004-001
IIP-FL 3 LLC
11440 W BERNARDO CT STE 100
SAN DIEGO, CA 92127

05855-004-002
ALACHUA COUNTY FLORIDA
12 SE 1st ST
GAINESVILLE, FL 32601

05855-005-000
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05949-001-000
DUKE ENERGY FLORIDA INC
% DUKE ENERGY CENTER
550 S TRYON ST TAX DEPT - DEC44P
CHARLOTTE, NC 28202

05949-005-000
PINKOSON & PINKOSON & UPSHAW
5550 SW STATE ROAD 45
NEWBERRY, FL 32669

05949-005-001
PINKOSON & PINKOSON & UPSHAW
5550 SW STATE ROAD 45
NEWBERRY, FL 32669

05949-005-002
HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 32615

05962-001-000
RUSH ROBERT A
11 SE 2ND AVE
GAINESVILLE, FL 32601

05962-002-000
LASER INVESTMENT GROUP LLC (THE)
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05963-000-000
SCHNEIDER & WERSHOW TRUSTEES
1 SE 1ST AVE
GAINESVILLE, FL 32601

Wood, Inc
1441 Maclay Commerce Dr
Tally, FL 32312

Robert A Rush
11 SE 2nd Ave
Gainesville, FL 32601

Higg Investments LLC
14610 NW 129th Terrace
Alachua, FL 32615

Wood E&I Solutions, Inc.
1441 Maclay Commerce Drive
Suite 102
Tallahassee FL 32312

Pinkoson & Pinkoson & Upshaw
5550 SW State Road 45
Newberry, FL 32669

Duke Energy Florida, Inc
Duke Energy Center
550 S. Tryon St. Tax Dept - DEC 44P
Charlotte, NC 28202

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

Lithium Nickel Asset Holding
12705 NW US Highway 441
Alachua, FL 32615

Tom R & Associates LLC
11 SE 2nd Avenue
Gainesville, FL 32601

IIP - FL 3 LLC
11440 W. Bernardo Ct
Suite 100
San Diego, CA 92127

Schneider and Wareham Trustees
1 SE 1st Ave
Gainesville, FL 32601

The Lasso Investment Group LLC
13900 Tech City Cir
Suite 100
Alachua, FL 32615

Name	Company	Street Address	City	State	Zip
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Dan Rhine		288 Turkey Creek	Alachua	FL	32615
Tom Gorman		9210 NW 59th Street	Alachua	FL	32653
Richard Gorman		5716 NW 93rd Avenue	Alachua	FL	32653
Peggy Arnold		410 Turkey Creek	Alachua	FL	32615
David Forest		23 Turkey Creek	Alachua	FL	32615
President	TCMOA	1000 Turkey Creek	Alachua	FL	32615
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Craig Parenteau	FL Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Bonnie Flynn		16801 NW 166th Drive	Alachua	FL	32615
Hugh & Jean Calderwood		P.O. Box 2307	Alachua	FL	32616
Lisia Jenkins		P.O. Box 1071	Alachua	FL	32616


Wood Lee
1498 Stanley Commerce Dr.
Tully, FL 32312
High & Dean Calderwood
PO Box 2307
Alachua, FL 32616
Wood Lee
1498 Stanley Commerce Dr.
Tully, FL 32312
Lisa Seabaus
PO Box 1071
Alachua, FL 32616
Linda Dixon, AICP
Assistant Director, Planning
PO Box 115050
Gainesville, FL 32611
Bonnie Flynn
16801 NW 166th Dr.
Alachua, FL 32615
President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601
David Forest
23 Turkey Creek
Alachua, FL 32615
Tully, FL 32312
Tamara Robbins
PO Box 2317
Alachua, FL 32616
Peggy Arnold
410 Turkey Creek
Alachua, FL 32615
Tully, FL 32312
Lynda Coon
7216 NW 126th Ave
Alachua, FL 32615
Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653
Lynn Collins
7406 NW 126th Ave
Alachua, FL 32615
Tom Gorman
9210 NW 59th St
Alachua, FL 32653
Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616
Antoinette Endelicato
5562 NW 93rd Ave
Gainesville, FL 32653
Don Rhine
288 Turkey Creek
Alachua, FL 32615
Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

COVID-19 PANDEMIC

Alachua County breaks 60,000-vaccination mark

Emily Mavrakis
Gainesville Sun
USA TODAY NETWORK

The state's vaccine report shows that 643 people received a dose of a COVID-19 vaccine locally Wednesday as the county surpassed 60,000 total inoculations.

So far, 45,171 local residents have received both doses needed for maximum immunity and another 15,606 have gotten a first dose.

About 22.6% of the local population has received a vaccine dose, with 16.6% fully vaccinated.

Groups eligible for COVID-19 vaccinations now include:

- Long-term care facility residents and staff;
- Persons 60 years of age and older;
- Health care personnel with direct patient contact;
- Persons under 65 deemed medically vulnerable by a physician (form required)
- K-12 school employees;
- Sworn law enforcement officers 50 years of age and older; and
- Firefighters 50 years of age and older.

Eligible individuals may register for a vaccine by calling 334-8810 or online at alachua.floridahealth.gov. Residents are asked not to register with the state's vaccination site, myvaccine.fl.gov.

The county health department will be reaching registrants by texting or calling from 352-334-7900.

Those who have already been vaccinated are asked to opt-out of their registration to assist the health department in expediting appointments.

The North Florida/South Georgia Veterans Health System is now scheduling COVID-19 vaccine appointments to all veterans, regardless of age. Veterans can call 548-6000 Ext. 103755 to schedule an appointment. If there is no vaccine availability at your preferred site, you may be offered an appointment at another location.

Retailers including Publix, Walmart, Sam's Club and Winn-Dixie also are scheduling vaccine appointments in Alachua County, which can be made online.

Alachua County reported another COVID-19-related fatality Thursday, a person affiliated with long-term care.

The county's COVID-19 fatality is now 252, including 75 affiliated with long-term care.

The residents include at least 71 men and 73 women.

The county also reported 31 new coronavirus cases in Thursday's report from the state health department.

The county's total case count is 22,911 cases, with 540 reported so far this month.

Statewide, Florida reported 5,093 new cases, for a total of 1,994,117.

Thursday afternoon, 35 patients at Alachua County hospitals had a primary diagnosis of COVID-19, according to data from Florida's Agency for Health Care Administration. Hospitals had about 29.12% available capacity.

Alachua County public schools have reported 297 staff and 651 student cases since Aug. 17. Weekly cases have declined since peaking in early January, and there are seven active cases. Another 39 students or staff are quarantined for possible virus exposure.

The University of Florida's coronavirus testing and case dashboard includes positive case totals dating back to March 2020.

Seventeen students or staff tested positive Wednesday, and 136 cases have been reported so far in March.

The total number of positives so far since March 2020 is 1,425 for staff, 6,457 for students and 1,295 for employees of a UF-affiliated organization. Another 382 people affiliated with UF are in isolation or quarantine, according to the dashboard.

About 3% of student dorms set aside for isolation and quarantine are occupied. Occupancy levels have increased slightly in the past two weeks.

Hurricanes

Continued from Page 1A

"To avoid that we just said let's start May 15," Graham said. "It's a better service. This keeps it more consistent."

Graham, who is also chairman of the World Meteorological Organization's hurricane committee, met this week virtually with the group to discuss the 2020 hurricane season.

He said a special team is being assembled to look at whether the early storms, which are generally weak but can form close to shore, are an anomaly or a trend that could be driven by technological advances being able to better gauge the atmosphere.

A WMO agenda item introducing the discussion about date changes says premature storms can carry the "misguided perception that they are early, uncommon or not significant."

"Most National Weather Service messaging says for the public to get ready by the start of hurricane season, and the current season timing is not the most beneficial to preparedness efforts since these early storms can be hazardous," the agenda item notes.

Since the late 1960s when satellites began identifying tropical cyclones in the Atlantic, 19 named storms have formed before June 1, according to Colorado State University researcher Phil Klotzbach.

Those early-stirring storms have included 2019's Subtropical Storm Andrea, 2018's Tropical Storm Alberto, 2017's Tropical Storm Arlene, 2016's Hurricane Alex and Tropical Storm Bonnie and 2015's Tropical Storm Ana.

"At least 20 direct deaths have occurred from late May storms since 2012 with about 200 million dollars in total damage, and one of these systems was a 60-knot (70 mph) tropical storm at landfall," according to the agenda item.

But Graham noted a pitfall to an earlier start date for hurricane season could be preparation fatigue before the strongest and most damaging storms begin in late August.

"How do you keep people engaged," Klotzbach said. "If we say May 15 is the start date, then we are waiting three months for the hurricane season to really ramp up."

Kmiller@gbpost.com
@Kmillerweather

TODAY IN HISTORY

Today is Friday, March 19, the 78th day of 2021. There are 287 days left in the year.

On this date in:

1931: Nevada Gov. Fred B. Balzar signed a measure legalizing casino gambling.

1942: During World War II, President Franklin D. Roosevelt ordered men between the ages of 45 and 64, inclusive, to register for non-military duty.

1945: During World War II, 724 people were killed when a Japanese dive bomber attacked the carrier USS Franklin off Japan (the ship was saved). Adolf Hitler ordered the destruction of German facilities that could fall into Allied hands in his so-called "Nero Decree," which was largely disregarded.

1962: Bob Dylan's first album, titled "Bob Dylan," was released by Columbia Records.

1966: The Texas Western Miners defeated the heavily favored Kentucky Wildcats, 72-65, to win the NCAA Championship played in College Park, Maryland; making the contest especially noteworthy was that Texas Western became the first basketball team to start five Black players in a national title game as it faced an all-white Kentucky squad.

1977: The series finale of "Mary Tyler Moore" aired on CBS-TV, ending the situation comedy's seven-season run.

1979: The U.S. House of Representatives began televising its floor proceedings; the live feed was carried by C-SPAN (Cable-Satellite Public Affairs Network), which was making its debut.

1987: Televangelist Jim Bakker resigned as chairman of his PTL ministry organization amid a sex and money scandal involving Jessica Hahn, a former church secretary.

1993: Supreme Court Justice Byron R. White announced plans to retire. (White's departure paved the way for Ruth Bader Ginsburg to become the court's second female justice.)

2003: President George W. Bush ordered the start of war against Iraq. (Because of the time difference, it was early March 20 in Iraq.)

2014: Toyota agreed to pay $1.2 billion to settle an investigation by the U.S. government, admitting that it had hidden information about defects that caused Toyota and Lexus vehicles to accelerate unexpectedly, resulting in injuries and deaths.

FLORIDA LOTTERY RESULTS: VISIT FLALOTTERY.COM OR CALL 850-921-7529.

Florida Lottery
Results are for tickets sold only in Florida

FLORIDA LOTTO

WEDNESDAY, MARCH 17 7-10-17-39-52-54

DOUBLE PLAY

WEDNESDAY, MARCH 17 19-21-37-38-39-47
To see payouts on games above, visit flalottery.com.

POWERBALL

WEDNESDAY, MARCH 17 ..... 34-38-42-61-62 PB: 19 (x2)
5+PB: $184 million (0). Next jackpot $260M
5 of 5: $1 million (0).
4+PB: $50,000 (9). 4 of 5: $100 (27).
3+PB: $100 (53). 3 of 5: $7 (1,530).

MEGA MILLIONS

TUESDAY, MARCH 16 ..... 10-41-46-62-69 MB: 6 (x2)
5+MB: $79 million (0). Next jackpot $160M.
5 of 5: $1 million (0). 4+MB: $10,000 (1).
4 of 5: $500 (12). 3+MB: $200 (41).
3 of 5: $10 (1,063). 2+MB: $10 (906).
1+MB: $5 (7,648). MB: $2 (19,506).

JACKPOT TRIPLE PLAY

TUESDAY, MARCH 16 3-11-12-26-28-39
6 of 6: $800,000 (0). 5 of 6: $302 (23).
4 of 6: $21 (1,907). 3 of 6: $1 (29,572).
Combo10: $10,000 (1). Combo9: $500 (15).
Combo8: $50 (84). Combo7: $20 (503).
Combo6: $10 (2,013). Combo5: $5 (11,371).
Combo4: Free ticket (30,621).

FANTASY 5

WEDNESDAY, MARCH 17 1-2-3-22-28
5 of 5: $107,893 (2). 4 of 5: $119.50 (298).
3 of 5: $9 (10,452). 2 of 5: Free ticket (94,983).

PICK 2, 3, 4, 5

THURSDAY, MARCH 18, MIDDAY
9-4 ..... 3-4-9 ..... 6-2-3-5 ..... 1-1-9-5-0 Fireball: 6

WEDNESDAY, MARCH 17, EVENING
3-7 ..... 4-9-8 ..... 4-2-9-4 ..... 7-6-6-1-8 Fireball: 6

CASH4LIFE

WEDNESDAY, MARCH 17 ..... 2-26-27-34-36 CB: 4
No winners of $1,000 a day or week for life.
4 of 5+CB: $2,500 (1). 4 of 5: $509 (5).
3 of 5+CB: $100 (60). 3 of 5: $25 (240).
2 of 5+CB: $10 (1,250). 2 of 5: $4 (4,011).
1 of 5+CB: Free ticket (8,066).

BIRTHDAYS

Actor **Renee Taylor** ("The Nanny") is 88. Actor **Ursula Andress** ("Dr. No," "Casino Royale") is 85. Singer **Clarence "Frogman" Henry** is 84. Singer **Ruth Pointer** of the Pointer Sisters is 75. Actor **Glenn Close** is 74. Film producer **Harvey Weinstein** is 69. Actor **Bruce Willis** is 66. Actor **Mary Scheer** ("iCarly," "MadTV") is 58. Actor **Connor Trinneer** ("Star Trek: Enterprise") is 52. Guitarist-keyboardist **Gert Bettens** of K's Choice is 51. Rapper **Bun B** of UGK is 48. Drummer



Zach Lind of Jimmy Eat World is 45. Actor **Virginia Williams** ("Fuller House") is 43. Actor **Abby Brammell** ("The Unit") is 42. Actor **Craig Lamar Traylor** ("Malcolm in the Middle") is 32. Actor **Philip Bolden** ("Are We There Yet?") is 26.

The "Tulip" ... a Gainesville "Cult Classic" ... thousands sold@ Pinner's Now 28 colors!!



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PUBLIC NOTICE

A neighborhood meeting will be held to discuss a development on a 36 acre parcel located at 12895 NW US HWY 441. 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 comments. The proposed work consists of renovating existing buildings and construction of asphalt parking (125± spaces), water & sewer utilities, stormwater management.
The meeting will be held Monday, April 5, 2021 at 6 PM electronically due to the COVID pandemic.
Meeting link is https://tinyurl.com/yg9rmgvr.
Contact person: Rob Davis, robert.davis4@wsupllc.com or (904) 262-2286. Mailing address: 1441 Maclay Commerce Drive, Tallahassee, FL 32312.
If you are unable to attend, please contact us by the information above. We can provide printed materials post meeting. Comments may be submitted in writing to the address or email/phone above. Printed materials discussed at the meeting are available upon request.

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FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Robert H. Davis, Jr., P.E.
Wood Environment & Infrastructure Solutions, Inc.
2533 Greer Rd., Suite 6
Tallahassee, Florida 32308

June 5, 2019

RE: DHR Project File No.: 2019-2773, Received by DHR: May 17, 2019
Project: *Cultural Resource Assessment - City of Alachua Land Development Code: Harvest Phoenix, 12895 NW US Highway 441, Alachua, Florida*
County: Alachua

Mr. Davis:

In accordance with the City of Alachua Land Development Code, we reviewed the referenced property for possible impact to cultural resources (any prehistoric or historic district, site, building, structure, or object) listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, archaeological, or architectural value.

Based on the information provided, it is the opinion of this office that the proposed project will have no effect on historic properties listed, or eligible for listing, in the *National Register of Historic Places*. However, since the project includes ground disturbance activities the following special condition regarding unexpected discoveries should be included during project activities:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.

If you have any questions, please contact Corey Lentz, Historic Sites Specialist, by email at *Corey.Lentz@dos.myflorida.com*, or by telephone at 850.245.6339.

Sincerely,

Timothy A. Parsons, Ph.D.
Director, Division of Historical Resources
& State Historic Preservation Officer

LEGAL DESCRIPTION:

SUBJECT PROPERTY LEGAL DESCRIPTION (PREPARED BY THIS FIRM):

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF PARCEL A AS RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST A DISTANCE OF 1313.40 FEET TO A POINT; THENCE NORTH A DISTANCE OF 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT-OF-WAY); THENCE NORTH 72 DEGREES 51 MINUTES 47 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06 DEGREES 52 MINUTES 05 SECONDS, A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69 DEGREES 24 MINUTES 13 SECONDS WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST, A DISTANCE OF 58.98 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF A LINE OFFSET 10 FEET FROM THE FACE OF AN EXISTING MOLTECH MANUFACTURING BUILDING WITH SAID RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING OF SAID PARCEL A; THENCE ON THE BOUNDARY OF SAID PARCEL A THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) CONTINUE NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 828.95 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;
2) THENCE CONTINUE NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 422.07 FEET;
3) THENCE NORTH 22 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 158.74 FEET;
4) THENCE NORTH 66 DEGREES 13 MINUTES 12 SECONDS WEST, A DISTANCE OF 305.43 FEET;
5) THENCE NORTH 01 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 116.27 FEET;

THENCE NORTH 23 DEGREES 50 MINUTES 23 SECONDS EAST ON A LINE 20 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 558.33 FEET TO A POINT ON THE SOUTHERLY MOST SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4637, PAGE 2216 OF SAID PUBLIC RECORDS; THENCE SOUTH 65 DEGREES 30 MINUTES 13 SECONDS EAST ON SAID SOUTH LINE, A DISTANCE OF 679.02 FEET TO THE SOUTHERLY MOST SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 24 DEGREES 02 MINUTES 31 SECONDS WEST, A DISTANCE OF 184.54 FEET; THENCE SOUTH 49 DEGREES 29 MINUTES 39 SECONDS EAST, A DISTANCE OF 103.97 FEET; THENCE SOUTH 23 DEGREES 59 MINUTES 52 SECONDS WEST, A DISTANCE OF 603.28 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

PARENT TRACT LEGAL DESCRIPTION (PREPARED BY OTHERS):

PARCEL A: A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST A DISTANCE OF 1313.40 FEET TO A POINT; THENCE NORTH A DISTANCE OF 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT-OF-WAY); THENCE NORTH 72 DEGREES 51 MINUTES 47 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06 DEGREES 52 MINUTES 05 SECONDS, A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69 DEGREES 24 MINUTES 13 SECONDS WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST, A DISTANCE OF 58.98 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF A LINE OFFSET 10 FEET FROM THE FACE OF AN EXISTING MOLTECH MANUFACTURING BUILDING WITH SAID RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 23 DEGREES 59 MINUTES 25 SECONDS EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 664.68 FEET TO A SET REBAR & CAP (#3524); THENCE NORTH 66 DEGREES 04 MINUTES 35 SECONDS WEST, A DISTANCE OF 265.85 FEET TO A SET NAIL & DISK (#3524); THENCE NORTH 24 DEGREES 28 MINUTES 46 SECONDS EAST, A DISTANCE OF 680.88 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 65 DEGREES 49 MINUTES 12 SECONDS WEST, A DISTANCE OF 500.01 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 24 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 870.43 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTH LINE OF THE SEABOARD COAST LINE RAILROAD (200' RIGHT-OF-WAY); THENCE NORTH 58 DEGREES 45 MINUTES 42 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 881.26 FEET TO A FOUND 5/8" REBAR & CAP (#3524); THENCE SOUTH 23 DEGREES 50 MINUTES 23 SECONDS WEST, A DISTANCE OF 2014.63 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE SOUTH 01 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 169.02 FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE SOUTH 66 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 305.43 FEET TO A FOUND 1" OPEN PIPE; THENCE SOUTH 22 DEGREES 09 MINUTES 10 SECONDS WEST, A DISTANCE OF 158.74 FEET TO A FOUND 1" OPEN PIPE MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE SOUTH 66 DEGREES 00 MINUTES 17 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1251.02 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL (CEMETERY LOT): A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST A DISTANCE OF 1313.40 FEET TO A POINT; THENCE NORTH A DISTANCE OF 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT-OF-WAY); THENCE NORTH 72 DEGREES 51 MINUTES 47 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06 DEGREES 52 MINUTES 05 SECONDS, A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69 DEGREES 24 MINUTES 13 SECONDS WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65 DEGREES 56 MINUTES 44 SECONDS WEST A DISTANCE OF 867.12 FEET TO A FOUND 5/8" REBAR & CAP (#3524); THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 15 DEGREES 03 MINUTES 32 SECONDS WEST A DISTANCE OF 187.96 FEET TO A FOUND 5/8" REBAR & CAP (#3524); THENCE NORTH 24 DEGREES 10 MINUTES 22 SECONDS EAST A DISTANCE OF 626.55 FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE NORTH 24 DEGREES 10 MINUTES 34 SECONDS EAST A DISTANCE OF 41.51 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 16 DEGREES 37 MINUTES 33 SECONDS EAST A DISTANCE OF 129.54 FEET TO A FOUND 5/8" REBAR & CAP (#3524) AND THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 02 MINUTES 12 SECONDS EAST A DISTANCE OF 200.81 FEET TO A POINT; THENCE NORTH 79 DEGREES 51 MINUTES 54 SECONDS WEST A DISTANCE OF 58.29 FEET TO A POINT; THENCE NORTH 02 DEGREES 52 MINUTES 48 SECONDS EAST A DISTANCE OF 66.89 FEET TO A POINT; THENCE SOUTH 86 DEGREES 13 MINUTES 09 SECONDS WEST A DISTANCE OF 165.25 FEET TO A POINT; THENCE SOUTH 10 DEGREES 05 MINUTES 22 SECONDS WEST A DISTANCE OF 240.68 FEET TO A POINT; THENCE SOUTH 83 DEGREES 17 MINUTES 12 SECONDS EAST A DISTANCE OF 255.69 FEET TO THE POINT OF BEGINNING.

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J.K. JESS IRBY, ESQ.
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Doc Stamp-Deed: $166,600.00
Intang. Tax: $0.00

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IIP-FL 3 LLC
11440 West Bernardo Court
Suite 100
San Diego, CA 92127
Attn: General Counsel

PERMANENT PARCEL NUMBERS:
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SPECIAL WARRANTY DEED

This DEED is made and entered into as of the 22 day of January, 2021, by Harvest DCP of Florida, LLC, a Florida limited liability company, having an address of 1155 West Rio Salado Parkway, Suite 201, Tempe, Arizona 85281 Attention: Assistant General Counsel, Real Estate ("Grantor"), to for the benefit of IIP-FL 3 LLC, a Delaware limited liability company, having an address of 11440 West Bernardo Court, Suite 100, San Diego, California 92127 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL unto the Grantee the following described real estate, situated in the County of Alachua and the State of Florida, (the "Property") more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof.

Subject however, to any real estate taxes or assessments for the year 2020 and all subsequent years, applicable zoning, laws and governmental regulations and the conditions, restrictions, reservations, covenants, easements, rights of way, and other agreements of record affecting title to the Property set forth on Exhibit B attached hereto, however this provisions shall not reimpose any of the same (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to its successors and assigns forever. The Grantor hereby specially warrants the title to the Property, subject to the Permitted Exceptions, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day and year first above written.

Witness Signatures:

Name: William M. Koslow

Name: Robert Dennis

GRANTOR:

HARVEST DCP OF FLORIDA, LLC,
a Florida limited liability company

By: _____
Name: Steve White
Title: CEO

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

I, The undersigned, a Notary Public for said County and state, do hereby certify that Steve White, the CEO of Harvest DCP of Florida, LLC, a Florida limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such CEO of Harvest DCP of Florida, LLC, a Florida limited liability company, he signed and delivered the said instrument as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

WITNESS my hand and notarial seal or stamp, this 19 day of January, 2021.

_____
Notary Public

My commission expires:
1/18/2022

ALLISON MCBRIDE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
January 18, 2022

EXHIBIT A
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF REAL PROPERTY

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet: thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap (#3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing Moltech Manufacturing building with said right-of-way line and the Point of Beginning; thence, leaving said right-of-way line, North 23 degrees 59 minutes 25 seconds East, along said projected line, a distance of 664.68 feet to a set rebar and cap (#3524): thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet to a set nail and disk (#3524); thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet to a set 5/8 inch rebar and cap (#3524); thence North 65 degrees 49 minutes 12 seconds West, a distance of 500.01 feet to a set 5/8 inch rebar and cap (#3524); thence North 24 degrees 11 minutes 00 seconds East, a distance of 870.43 feet to a set 5/8 inch rebar and cap (#3524) marking the intersection with the South line of the Seaboard Coast Line Railroad (200 foot right-of-way); thence North 58 degrees 45 minutes 42 seconds West, along said right-of-way, a distance of 881.26 feet to a found 5/8 inch rebar and cap (#3524); thence South 23 degrees 50 minutes 23 seconds West, a distance of 2014.63 feet to a found 4 inch x 4 inch concrete monument; thence South 01 degrees 33 minutes 25 seconds West, a distance of 169.02 feet to a found 5/8 inch rebar and cap (#3524); thence South 66 degrees 13 minutes 12 seconds East, a distance of 305.43 feet to a found 1 inch open pipe; thence South 22 degrees 09 minutes 10 seconds West, a distance of 158.74 feet to a found 1 inch open pipe marking a point on the North right-of-way line of U.S. Highway 441; thence South 66 degrees 00 minutes 17 seconds East, along said right-of-way line, a distance of 1251.02 feet to the Point of Beginning, more or less.

Less the following-described Parcel (Cemetery Lot):

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West 1368.62 feet: thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 65 degrees 56 minutes 44 seconds West a distance of 867.12 feet to a found 5/8 inch rebar and cap (#3524); thence leaving said right-of-way line North 15 degrees 03 minutes 32 seconds West a distance of 187.96 feet to a found 5/8 inch rebar and cap (#3524); thence North 24 degrees 10 minutes 22 seconds East a distance of 626.55 feet to a found 5/8 inch rebar and cap (#3524); thence North 24 degrees 10 minutes 34 seconds East a distance of 41.51 feet to a set 5/8 inch rebar and cap (#3524); thence North 16 degrees 37 minutes 33 seconds East a distance of 129.54 feet to a found 5/8 inch rebar and cap (#3524) and the Point of Beginning; thence North 02 degrees 02 minutes 12 seconds East a distance of 200.81 feet to a point; thence North 79 degrees 51 minutes 54 seconds West a distance of 58.29 feet to a point; thence North 02 degrees 52 minutes 48 seconds East a distance of 66.89 feet to a point; thence South 86 degrees 13 minutes 09 seconds West a distance of 165.25 feet to a point; thence South 10 degrees 05 minutes 22 seconds West a

distance of 240.68 feet to a point; thence South 83 degrees 17 minutes 12 seconds East a distance of 255.69 feet to the Point of Beginning.

AND LESS AND EXCEPT: (Laser Parcel)

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West on said North right-of-way line a distance of 171.11 feet to the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing and distance of North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to the Southeast corner of said Parcel A; thence on the boundary of said Parcel A the following Seven (7) courses and distances: 1) leaving said North right-of-way line, North 23 degrees 59 minutes 25 seconds East, a distance of 664.68 feet; 2) thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet; 3) thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet; 4) thence North 65 degrees 49 minutes 12 seconds West, a distance of 500.01 feet to the Point of Beginning of the following described Parcel of land; 5) thence North 24 degrees 11 minutes 00 seconds East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200 foot right-of-way); 6) thence North 58 degrees 45 minutes 42 seconds West, on said South right-of-way line, a distance of 881.26 feet; 7) thence South 23 degrees 50 minutes 23 seconds West, a distance of 1504.88 feet; thence leaving said boundary South 65 degrees 30 minutes 13 seconds East, a distance of 699.02 feet; thence North 24 degrees 02 minutes 31 seconds East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65 degrees 49 minutes 12. seconds East on said Northwesterly projection, a distance of 167.86 feet to the Point of Beginning.

AND LESS AND EXCEPT: (Harvest Parcel)

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being a portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida and more particularly described as follows:

Commence at a found iron pin marking the Southeast Corner of Section 20, Township 8 South Range 19 East, Alachua, County, Florida; thence West a distance of 1313.40 feet to a Point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a Point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the Point of Curvature of a curve Concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a Radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida D.O. T.); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap. (#3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing Moltech Manufacturing Building with said right-of-way line and the Point of Beginning of said Parcel A; thence on the boundary of said Parcel A the following Five (5) courses and distances: 1) continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 828.95 feet to the Point of Beginning of the following described Parcel of land; 2) thence continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 422.07 feet; 3) thence North 22 degrees 09 minutes 10 seconds East, a distance of 158.74 feet; 4) thence North 66 degrees 13 minutes 12 seconds West, a distance of 305.43 feet; 5) thence North 01 degrees 33 minutes 25 seconds East, a distance of 116.27 feet; thence North 23 degrees 50 minutes 23 seconds East on a line 20 feet Easterly of and parallel with the Westerly line of said Parcel A, a distance of 558.33 feet to a Point on the Southerly most South line of the lands described in Official Records Book 4637, Page 2216 of said Public Records; thence South 65 degrees 30 minutes 13 seconds East on said South line, a distance of 679.02 feet to the Southerly most Southeast corner of said lands; thence South 24 degrees 02 minutes 31 seconds West, a distance of 184.54 feet; thence South 49 degrees 29 minutes 39 seconds East, a distance of 103.97 feet; thence South 23 degrees 59 minutes 52 seconds West, a distance of 603.28 feet to a Point on said North right-of-way line and the Point of Beginning.

AND LESS AND EXCEPT: (Parcel for Hague Fire Station Contract)

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of lands as described and recorded in Official Records Book 3527, at Page 1217, of the Public Records of Alachua County, Florida, said corner being on the North right of way line of U.S. Highway 441, (State Road number 25/20, 200 foot wide right of way); thence run North 66 degrees 00 minutes 17 seconds West, along said right of way line a distance of 101.41 feet to the Point of Beginning; thence run North 66 degrees 00 minutes 17 seconds West, along said right of way line, a distance of 188.59 feet to the Easterly easement line of a Duke Energy 160 foot wide right of way, (formerly Florida Power Corporation) as described and recorded in Official Records Book 219, at Page 571, Public Records of Alachua County, Florida; thence run North 23 degrees: 58 minutes 26 seconds East, departing from said right of way line and along said easement line, a distance of 237.92 feet; thence run South 66 degrees 00 minutes 17 seconds East, departing said easement line, a distance of 188. 71 feet; thence run South 24 degrees 00 minutes 13 seconds West, a distance of 237.92 feet to the Point of Beginning.

AND LESS AND EXCEPT: (20 FOOT WIDE STRIP)

A 20 foot wide strip of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being a portion of Parcel A as recorded in Official Records Book 3527, Page 1217, of the Public Records of Alachua County, Florida, and more particularly described as follows:

Commence at the Southeast corner of said Parcel A, being on the North right-of-way line of U.S. Highway 441; thence on the boundary of said Parcel A the following five (5) courses and distances: 1) North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 1,251.02 feet; 2) thence North 22 degrees 09 minutes 10 seconds East, a distance of 158.74 feet; 3) thence North 66 degrees 13 minutes 12 seconds West, a distance of 305.43 feet; 4) thence North 01 degrees 33 minutes 25 seconds East, a distance of 116.27 feet to the Point of Beginning; 5) thence continue North 01 degrees 33 minutes 25 seconds East, a distance of 52.75 feet to a point on the Westerly line of said Parcel A; thence North 23 degrees 50 minutes 23 seconds East on said Westerly line, a distance of 509.75 feet to a point on the Southerly most South line of the lands described in Official Records Book 4637, Page 2216, of said public records; thence South 65 degrees 30 minutes 13 seconds East on said South line, a distance of 20.00 feet; thence South 23 degrees 50 minutes 23 seconds West on a line 20 feet East of and parallel with said Westerly line, a distance of 558.33 feet to the Point of Beginning.

TOGETHER WITH:

A 50 feet wide outfall storm drainage easement located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch re bar and cap #3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing moltech manufacturing building with said right-of-way line; thence, leaving said right-of-way line, North 23 degrees 59 minutes 25 seconds East, along said projected line, a distance of 664.68 feet to a set rebar and cap (#3524); thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet to a set nail and disk #3524); thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet to a set 5/8 inch rebar and cap (#3524); thence continue North 24 degrees 28 minutes 46 seconds East, a distance of 292.58 feet to a point marking the Point of Beginning; thence South 65 degrees 21 minutes 28 seconds East, a distance of 700.27 feet to a point; thence South 23 degrees 19 minutes 09 seconds East, a distance of 245.10 feet to a point; thence South 18 degrees 09 minutes 39 seconds East, a distance of 132.02 feet to a point; thence South 15 degrees 32 minutes 29 seconds West, a distance of 265.88 feet to a point; thence South 74 degrees

27 minutes 31 seconds East, a distance of 50.00 feet to a point; thence North 15 degrees 32 minutes 29 seconds East, a distance of 281.02 feet to a point; thence North 18 degrees 09 minutes 39 seconds West, a distance of 149.41 feet to a point; thence North 23 degrees 19 minutes 09 seconds West, a distance of 266.56 feet to a point; thence North 65 degrees 21 minutes 28 seconds West, a distance of 734.70 feet to a point marking the intersection with the waters edge of Lake Ursula; thence along the said waters edge of Lake Ursula, a distance of 50.00 feet to a point; thence, leaving said waters edge, South 65 degrees 21 minutes 28 seconds East, a distance of 15.22 feet to the Point of Beginning.

AND TOGETHER WITH:

Lake Ursula storm drainage easement located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department. of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap #3524) marking the intersection wing the Southerly projection of a line offset 10 feet from the face of an existing moltech manufacturing building with said right-of-way line; thence leaving said right-of-way line, North 23 degrees 59 minutes 25 seconds East, along said projected line, a distance of 664.68 feet to a set rebar and cap (#3524); thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet to a set nail and disk #3524); thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet to a set 5/8 inch rebar and cap (#3524) and the Point of Beginning; thence North 65 degrees 49 minutes 12. seconds West, a distance of 500.01 feet to a set 5/8 inch rebar and cap (#3524); thence North 24 degrees 11 minutes 00 seconds East, a distance of 870.43 feet to a set 5/8 inch rebar and cap #3524) marking the intersection with the South line of the seaboard coast line railroad (200 foot right-of-way); thence South 58 degrees 45 minutes 42 seconds East, a distance of 508.03 feet to a point; thence South 24 degrees 28 minutes 46 seconds West, a distance of 808.02 feet to the Point of Beginning.

AND TOGETHER WITH:

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being a portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida and more particularly described as follows:

Commence at a found iron pin marking the Southeast Corner of Section 20, Township 8 South Range 19 East, Alachua, County, Florida; thence West a distance of 1313.40 feet to a Point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a Point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the Point of Curvature of a curve Concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a Radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida D.O. T.); thence North 66 degrees 00 minutes 17 seconds West, a· distance of 58.98 feet to a set 5/8 inch rebar and cap. (#3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing Moltech Manufacturing Building with said right-of-way line and the Point of Beginning of said Parcel A; thence on the boundary of said Parcel A the following Five (5) courses and distances: 1) continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 828.95 feet to the Point of Beginning of the following described Parcel of land; 2) thence continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 422.07 feet; 3) thence North 22 degrees 09 minutes 10 seconds East, a distance of 158.74 feet; 4) thence North 66 degrees 13 minutes 12 seconds West, a distance of 305.43 feet; 5) thence North 01 degrees 33 minutes 25 seconds East, a distance of 116.27 feet; thence North 23 degrees 50 minutes 23 seconds East on a line 20 feet Easterly of and parallel with the Westerly line of said Parcel A, a distance of 558.33 feet to a Point on the Southerly most South line of the lands described in Official Records Book 4637, Page 2216 of said Public Records; thence South 65 degrees 30 minutes 13 seconds East on said South line, a distance of 679.02 feet

to the Southerly most Southeast corner of said lands; thence South 24 degrees 02 minutes 31 seconds West, a distance of 184.54 feet; thence South 49 degrees 29 minutes 39 seconds East, a distance of 103.97 feet; thence South 23 degrees 59 minutes 52 seconds West, a distance of 603.28 feet to a Point on said North right-of-way line and the Point of Beginning.

Tax Parcel No: A portion of 05855-004-000

ADDRESS: 12895 NW US Highway 441
Alachua, Florida

EXHIBIT B
TO SPECIAL WARRANTY DEED

PERMITTED TITLE EXCEPTIONS

1. Taxes for the year 2021 and subsequent years, which are not yet due and payable.

2. Easement granted to Florida Power Corporation as set forth in document recorded in Official Records Book 219, Page 571, of the Public Records of Alachua County, Florida; Supplement to Easement recorded in Official Records Book 349, Page 472, of the Public Records of Alachua County, Florida.

3. Ordinance No. 0-90-21 of the City of Alachua extending corporate limits recorded in Official Records Book 1786, Page 815, of the Public Records of Alachua County, Florida.

4. Right of way of the "community road" as referenced in Official Records Book 1923, Page 140, Public Records of Alachua County, Florida. (As to Parcel 1)

5. Notice recorded in Official Records Book 2138, Page 2461, of the Public Records of Alachua County, Florida. (As to Parcel 2)

6. Terms and conditions contained in Drainage Easement between Lithium Nickel Asset Holding Company I, Inc., a Delaware corporation, and Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership, recorded in Official Records Book 3527, Page 1206, of the Public Records of Alachua County, Florida.

7. Distribution Easement granted to Duke Energy Florida, Inc., d/b/a Duke Energy, recorded in Official Records Book 4308, Page 685, of the Public Records of Alachua County, Florida.

8. Ordinance 18-14 of the City of Alachua, Florida, extending corporate limits to encompass subject property recorded in Official Records Book 4617, Page 1019, of the Public Records of Alachua County, Florida.

9. Easement granted to the City of Alachua, recorded in Official Records Book 4668, Page 800, of the Public Records of Alachua County, Florida.

10. Terms and conditions contained in Easement granted to Harvest DCP of Florida, LLC, recorded in Official Records Book 4682, Page 646, of the Public Records of Alachua County, Florida.

11. Easement granted to Duke Energy of Florida, LLC d/b/a Duke Energy recorded in Official Records Book 4746, Page 1719, of the Public Records of Alachua County, Florida.

12. Easement for ingress and egress over and across subject property for access to any burial lots or cemetery located on adjacent lands.

13. Terms, covenants, conditions and provisions of that certain unrecorded lease by and between IIP-FL 3 LLC, as landlord, and San Felasco Nurseries, Inc., a Florida corporation.

John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #05855 004 000

Owner:
HARVEST DCP OF FLORIDA LLC

Situs:
12871 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/30/2020** for **$73,468.76**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE
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)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
2012 Annual Bill ⓘ	$0.00 Print (PDF)
2011 Annual Bill ⓘ	$0.00 Print (PDF)
2010 Annual Bill ⓘ	$0.00 Print (PDF)
2009 Annual Bill ⓘ	$0.00 Print (PDF)
2008 Annual Bill ⓘ	$0.00 Print (PDF)
2007 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

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FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Interim Secretary

SELF-CERTIFICATION FOR A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND LESS THAN 2 ACRES OF IMPERVIOUS SURFACES

Owner(s)/Permittee(s):	Harvest, Inc.
File No:	0408808001EG
File Name:	BUILDING C SWMF
Site Address:	12895 NW US Highway 441 Alachua FL - 32615 8518
County:	Alachua
Latitude:	29° 46' 27.5471"
Longitude:	-82° 26' 17.1403"
Total Project Area:	9.77
Total Impervious Surface Area:	1.42
Approximate Date of Commencement of Construction:	09/30/2021
Registered Florida Professional:	Robert Davis
License No.:	73115
Company:	Wood Environment & Infrastructure Solutions, Inc.

Date: August 25, 2021

Robert Davis certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

(a)The total project area involves less than 10 acres and less than 2 acres of impervious surface;
(b)Activities will not impact wetlands or other surface waters;
(c)Activities are not conducted in, on, or over wetlands or other surface waters;
(d)Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
(e)The project is not part of a larger common plan, development, or sale; and
(f)The project does not:
1.Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

2.Cause adverse impacts to existing surface water storage and conveyance capabilities;
3.Cause a violation of state water quality standards; or
4.Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards.Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer.This notice can be submitted to:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256

This certification was submitted along with the following electronic documents:

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Robert Davis, License No. 73115, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at DEP_NED@dep.state.fl.us, or as a hardcopy, at the postal address below:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256



Evolve®

Compact Low Wattage Area Light

EACL

GE current
a Daintree company

Product Features

Current's EAL Series of Area Light Luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

The new Compact Low Wattage Area Light (EACL) expands the range of lumen packages down to 3,000 Lumens to meet the needs of applications requiring lower lumens. The EACL is an ideal cost effective solution for smaller Commercial and Retail exterior applications requiring between 3,000 and 20,000 Lumens.

The EACL features our innovative highly flexible Universal Mounting Arm option, which provides installers the ability to mount EAL fixtures on both round and square poles of multiple sizes. In addition, it features both in-line and offset bolt patterns allowing it to easily be affixed to the majority of bolt patterns one would find in the field.

Applications

- Site and area light applications such as parking lots, retail exteriors, commercial exteriors, and other general spaces.

Housing

- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, and long LED life.
- Die cast aluminum housing
- 3G vibration per ANSI C136.31-2018

LED & Optical Assembly

- LM-79 tests and reports in accordance with IESNA standards
- Upward Light Output Ratio (ULOR) = 0 (horizontal orientation)
- 70 CRI at 3000K, 4000K and 5000K
- Distributions: II, III, IV

Lumen Maintenance

- Projected Lxx per IES TM-21 at 25 °C for reference:

EACL01 OPTICAL CODE	LXX(10K)@HOURS 25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4 D2, D3, D4, E2, E3, E4, F2, F3, F4	L94	L90	L88
H2,H3, H4	L97	L96	L96

NOTES: Projected Lxx based on LM80 (10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temp (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98

Ratings

- IP66 optical enclosure per ANSI C136.25-2013
- Operating Temperature –40°C to +50°C
- c UL cUL Listed
- UL UL 1598 Listed Suitable for Wet Locations

Mounting

Option C1 (Standard)

- Integral Slipfitter for 1.25"-2" Pipe (1.66in. OD-2.378in. OD) supplied with leads. +/- 5 deg adjustment for leveling.

Option D1

- Universal Mounting Arm, fitted for round or square pole mounting supplied with 16/3 3ft cable.

Option K1

- Knuckle Slipfitter for 1.9 in. -2.3 in. OD Tenon with leads. Restricted aiming angle 0° to +45°.

Option S1

- Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon with leads. Restricted aiming angle 0° to +45°.

Option V1

- Knuckle Wall Mount with leads. Restricted aiming angle 0° to +45°.

Finish

- Corrosion resistant polyester powder paint, minimum thickness 2.0 mil.
- Standard colors: Black, Dark Bronze, Gray & White.
- RAL & custom colors available.
- Optional coastal finish available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is ≥90% and THD ≤20%.*
- ANSI C136.41 7-pin dimming receptacle, optional.
- ANSI photo electric sensors (PE) for all voltages, optional.
- Dimming/Occupancy:
  - Externally wired 0-10V dimming, optional.
  - Standalone dimming occupancy sensor available
  - Daintree occupancy sensor available.
- Surge Protection per ANSI C136.2-2015.
  - 6kV/3kA "Basic" surge protection, standard.
  - 10kV/5kA "Enhanced" surge protection optional.

** System PF and THD specified at rated watts*

Warranty

- 5 Year Standard

Accessories

- See Page 7 for PE Controls and Light Shield Information

Ordering Number Logic

Evolve® Compact Low Wattage Area Light (EACL)



Project name _____

Date _____

Type _____

EACL 01 _ __ __ 7 _ __ _ _ C1 ____ ___

PROD. ID	GENERATION	VOLTAGE	OPTICAL CODE	DISTRIBUTION	CRI	CCT	DIMMING	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve **AC**= Compact Area Light **L** = Low Wattage	**01** = 1st Generation	**0** = 120-277* **H** = 347-480* **1** = 120 **2** = 208 **3** = 240 **4** = 277 **5** = 480 **D** = 347 * Not available with Fusing. Must choose a discrete voltage with F Option.	**AF** = Asymmetric Forward **AW** = Asymmetric Wide **AN** = Asymmetric Narrow/Auto	**7** = 70 (min)	**30** = 3000K **40** = 4000K **50** = 5000K	**N** = Dimming thru PE receptacle **D** = External Dimming 18/2-3ft cable **X** = Non-Dimmable **Note:** Standard dimming 0-10V	**1** = None **A** = ANSI 7-pin PE receptacle (no control) **D** = ANSI 7-pin PE receptacle with shorting cap provided	**C1** = Integral Slip-fitter for 1.25"- 2" Pipe (1.66in. OD - 2.378 in. OD)* **Note:** C1 Comes Standard **D1** = Universal Mounting Arm, fitted for round or square pole mounting** **K1** = Knuckle Slipfitter for 1.9 in - 2.3in. OD Tenon* ++ **S1** = Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon* ++ **V1** = Knuckle Wall Mount* ++ * Supplied with 3ft leads ** Supplied with 16/3 3ft cable ++ Restricted Aiming Angle 0° to +45°	**GRAY** = Gray **BLCK** = Black **DKBZ** = Dark Bronze **WHTE** = White	**F** = Fusing **H** = Motion Sensor (Sensor Switch) **H1** = Motion Sensor w/LightGrid **H2** = Motion Sensor (Daintree) **J** = cUL/Canada **L** = Tool-Less Entry **R** = Enhanced Surge Protection (10kV/5kA) **U** = DALI dimming+^ **V** = 3-Position Terminal Block **Y** = Coastal Finish **XXX** = Special Options +Compatible with LightGrid Wireless Control System Nodes ^Not compatible with motion sensor control

	OPTICAL CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS 3000K	TYPICAL INITIAL LUMENS 4000K & 5000K	TYPICAL SYSTEM WATTAGE 120-277V	TYPICAL SYSTEM WATTAGE 347-480V	BUG RATING 3000K B-U-G	BUG RATING 4000K & 5000K B-U-G	IES FILE NUMBER 3000K	IES FILE NUMBER 4000K	IES FILE NUMBER 5000K
TYPE IV	A4	Asymmetric Forward (AF)	2900	3000	21	23	B1-U0-G1	B1-U0-G1	EACL01_A4AF730_-120-277V.IES / EACL01_A4AF730_-347-480V.IES	EACL01_A4AF740_-120-277V.IES / EACL01_A4AF740_-347-480V.IES	EACL01_A4AF750_-120-277V.IES / EACL01_A4AF750_-347-480V.IES
	B4		4900	5000	36	38	B1-U0-G1	B1-U0-G1	EACL01_B4AF730_-120-277V.IES / EACL01_B4AF730_-347-480V.IES	EACL01_B4AF740_-120-277V.IES / EACL01_B4AF740_-347-480V.IES	EACL01_B4AF750_-120-277V.IES / EACL01_B4AF750_-347-480V.IES
	C4		7300	7500	55		B1-U0-G2	B1-U0-G2	EACL01_C4AF730_.IES	EACL01_C4AF740_.IES	EACL01_C4AF750_.IES
	D4		9800	10000	73		B2-U0-G2	B2-U0-G2	EACL01_D4AF730_.IES	EACL01_D4AF740_.IES	EACL01_D4AF750_.IES
	E4		12200	12500	95		B2-U0-G2	B2-U0-G2	EACL01_E4AF730_.IES	EACL01_E4AF740_.IES	EACL01_E4AF750_.IES
	F4		14700	15000	122		B2-U0-G2	B2-U0-G2	EACL01_F4AF730_.IES	EACL01_F4AF740_.IES	EACL01_F4AF750_.IES
	H4		19000	20000	153		B3-U0-G3	B3-U0-G3	EACL01_H4AF730_.IES	EACL01_H4AF740_.IES	EACL01_H4AF750_.IES
TYPE III	A3	Asymmetric Wide (AW)	2900	3000	21	23	B1-U0-G1	B1-U0-G1	EACL01_A3AW730_-120-277V.IES / EACL01_A3AW730_-347-480V.IES	EACL01_A3AW740_-120-277V.IES / EACL01_A3AW740_-347-480V.IES	EACL01_A3AW750_-120-277V.IES / EACL01_A3AW750_-347-480V.IES
	B3		4900	5100	36	38	B1-U0-G1	B1-U0-G1	EACL01_B3AW730_-120-277V.IES / EACL01_B3AW730_-347-480V.IES	EACL01_B3AW740_-120-277V.IES / EACL01_B3AW740_-347-480V.IES	EACL01_B3AW750_-120-277V.IES / EACL01_B3AW750_-347-480V.IES
	C3		7400	7600	55		B1-U0-G2	B1-U0-G2	EACL01_C3AW730_.IES	EACL01_C3AW740_.IES	EACL01_C3AW750_.IES
	D3		9900	10200	73		B2-U0-G2	B2-U0-G2	EACL01_D3AW730_.IES	EACL01_D3AW740_.IES	EACL01_D3AW750_.IES
	E3		12400	12700	95		B2-U0-G2	B2-U0-G2	EACL01_E3AW730_.IES	EACL01_E3AW740_.IES	EACL01_E3AW750_.IES
	F3		14900	15300	122		B2-U0-G2	B2-U0-G2	EACL01_F3AW730_.IES	EACL01_F3AW740_.IES	EACL01_F3AW750_.IES
	H3		19300	20400	153		B3-U0-G2	B3-U0-G2	EACL01_H3AW730_.IES	EACL01_H3AW740_.IES	EACL01_H3AW750_.IES
TYPE II	A2	Asymmetric Narrow/Auto (AN)	2900	3000	21	23	B1-U0-G1	B1-U0-G1	EACL01_A2AN730_-120-277V.IES / EACL01_A2AN730_-347-480V.IES	EACL01_A2AN740_-120-277V.IES / EACL01_A2AN740_-347-480V.IES	EACL01_A2AN750_-120-277V.IES / EACL01_A2AN750_-347-480V.IES
	B2		4900	5000	36	38	B1-U0-G1	B1-U0-G1	EACL01_B2AN730_-120-277V.IES / EACL01_B2AN730_-347-480V.IES	EACL01_B2AN740_-120-277V.IES / EACL01_B2AN740_-347-480V.IES	EACL01_B2AN750_-120-277V.IES / EACL01_B2AN750_-347-480V.IES
	C2		7300	7500	55		B2-U0-G1	B2-U0-G2	EACL01_C2AN730_.IES	EACL01_C2AN740_.IES	EACL01_C2AN750_.IES
	D2		9800	10100	73		B2-U0-G2	B2-U0-G2	EACL01_D2AN730_.IES	EACL01_D2AN740_.IES	EACL01_D2AN750_.IES
	E2		12300	12600	95		B2-U0-G2	B2-U0-G2	EACL01_E2AN730_.IES	EACL01_E2AN740_.IES	EACL01_E2AN750_.IES
	F2		14700	15100	122		B3-U0-G2	B3-U0-G3	EACL01_F2AN730_.IES	EACL01_F2AN740_.IES	EACL01_F2AN750_.IES
	H2		19100	20200	153		B3-U0-G3	B3-U0-G3	EACL01_H2AN730_.IES	EACL01_H2AN740_.IES	EACL01_H2AN750_.IES

Photometrics

Evolve® Compact Low Wattage Area Light (EACL)

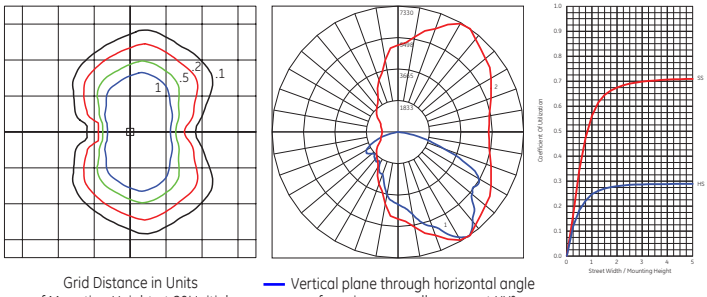


Project name _____

Date _____

Type _____

EACL Type II - Very Short
15,100 Lumens (EACL01_F2AN750___.IES)

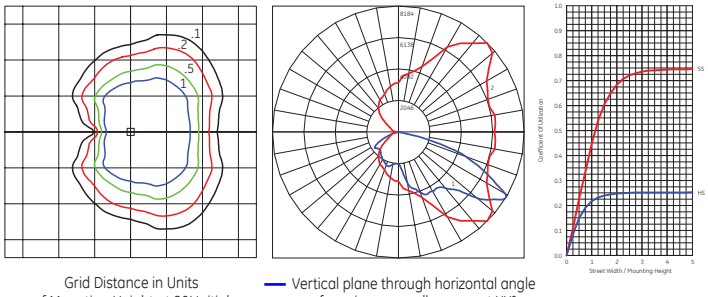


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL Type III - Short
15,300 Lumens (EACL01_F3AW750___.IES)

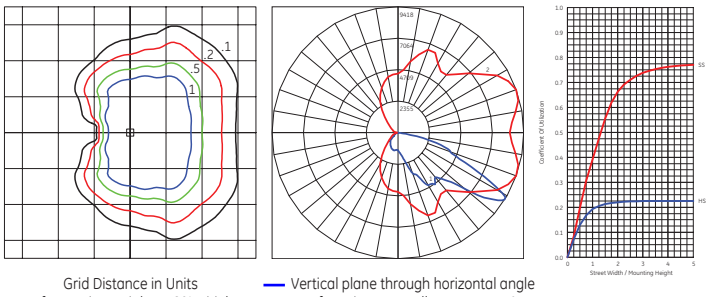


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL Type III - Very Short
15,000 Lumens (EACL01_F4AF750___.IES)

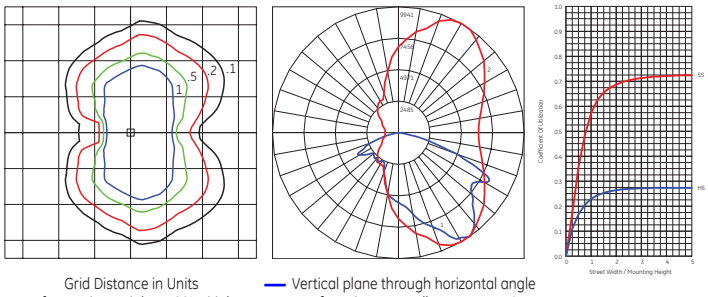


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL Type II - Very Short
20,200 Lumens (EACL01_H2AN750___.IES)

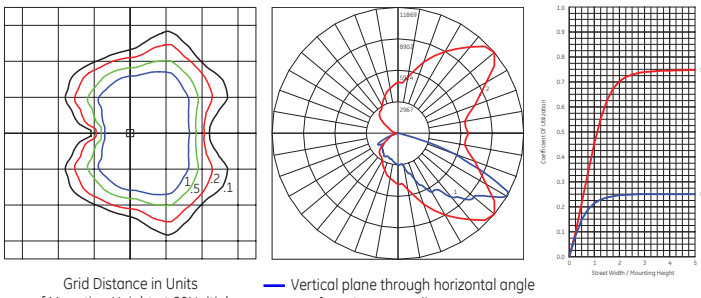


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL Type III - Short
20,400 Lumens (EACL01_H3AW750___.IES)

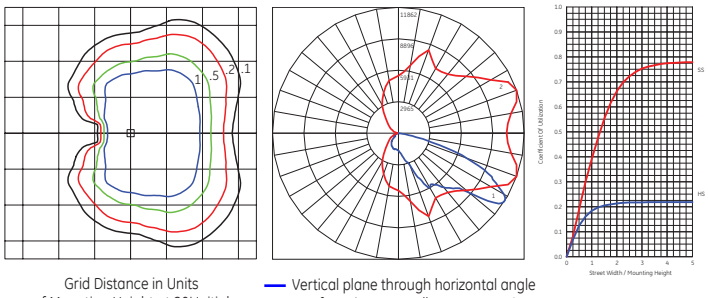


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL Type IV - Very Short
20,000 Lumens (EACL01_H4AF750___.IES)



Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

Product Dimensions

Evolve® Compact Low Wattage Area Light (EACL)

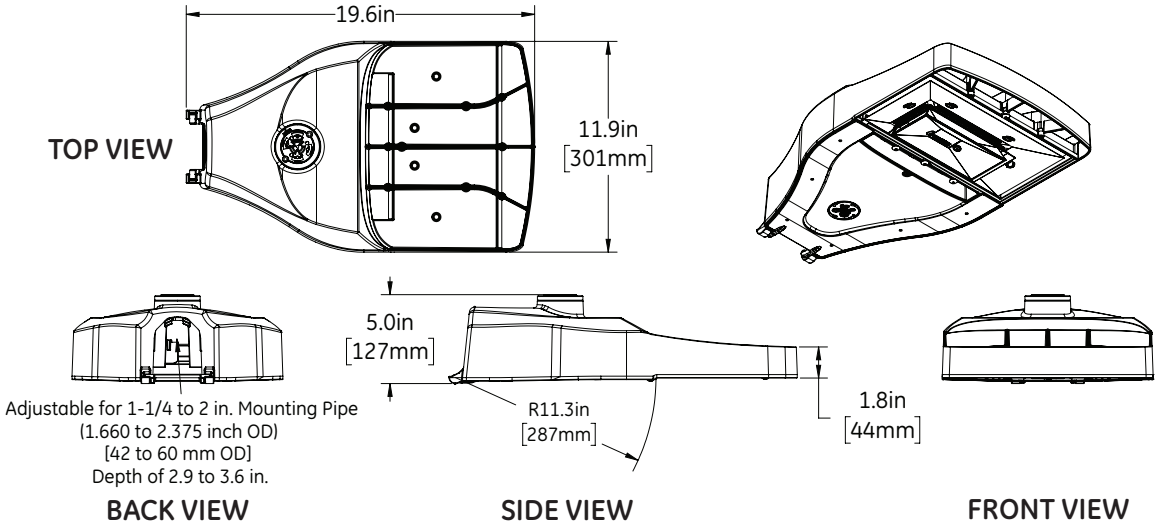


Project name _____

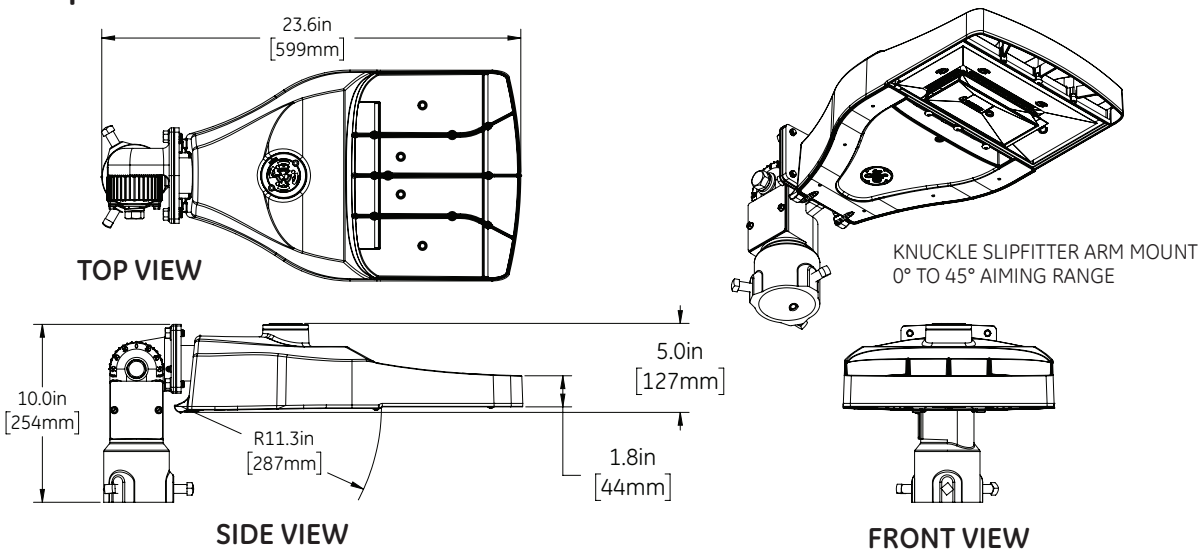
Date _____

Type _____

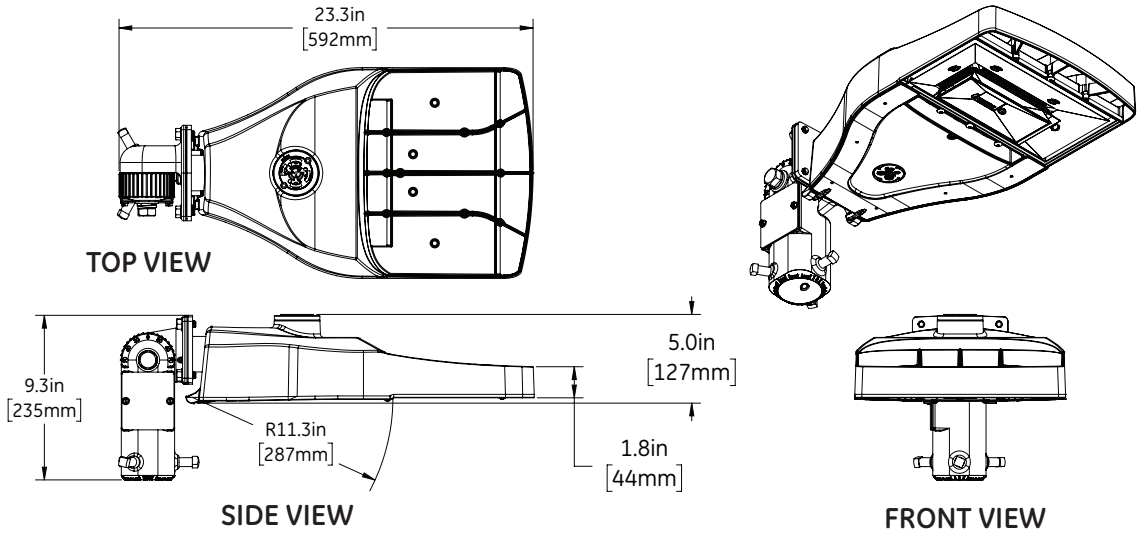
Integral Slipfitter: C1



Knuckle Slipfitter: S1



Knuckle Slipfitter: K1



Product Dimensions

Evolve® Compact Low Wattage Area Light (EACL)

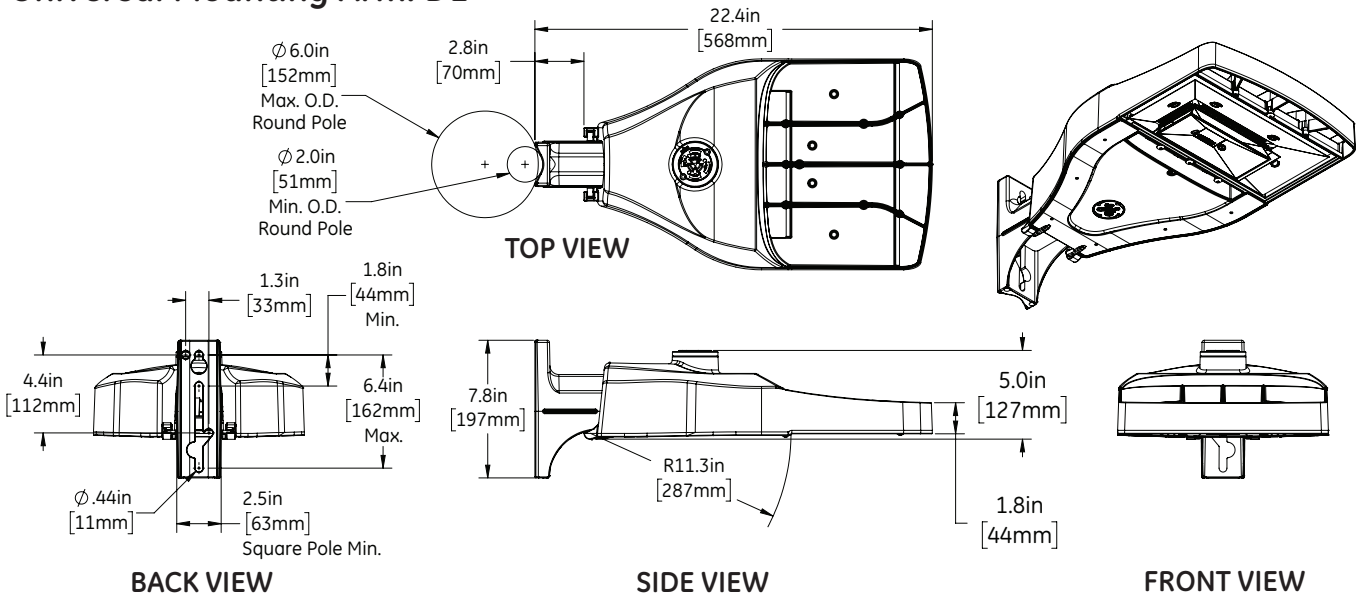


Project name _____

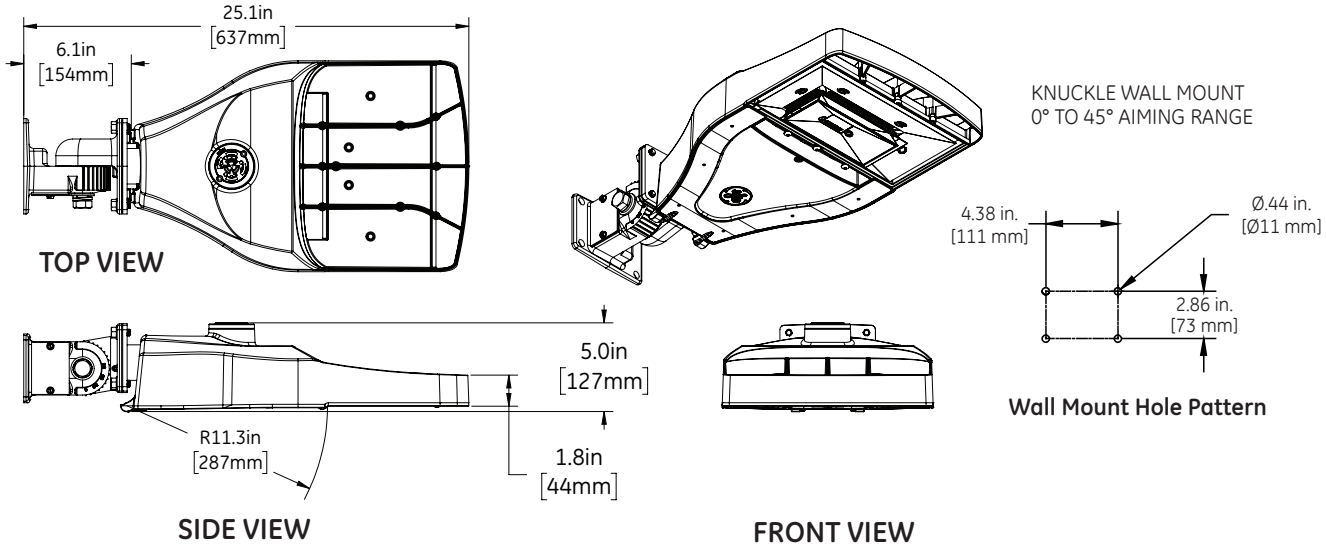
Date _____

Type _____

Universal Mounting Arm: D1



Knuckle Wall Mount: V1



DATA

- Net Weight: 18 lbs (8.16 kg) Max depending on configuration
- Effective Projected Area (EPA):
  - Integral Slipfitter C1, EPA = 0.31 Min/0.37 Max
  - Universal Arm Mount D1, EPA = 0.31 Min / 0.52 Max
  - Knuckle Slipfitter S1, K1 downward aim, EPA = 0.46 Min / 0.56 Max
  - Knuckle Slipfitter S1, K1 45° aim, EPA = 0.56 Min / 1.03 Max

Accessories

Evolve® Compact Low Wattage Area Light (EACL)



Project name _____

Date _____

Type _____

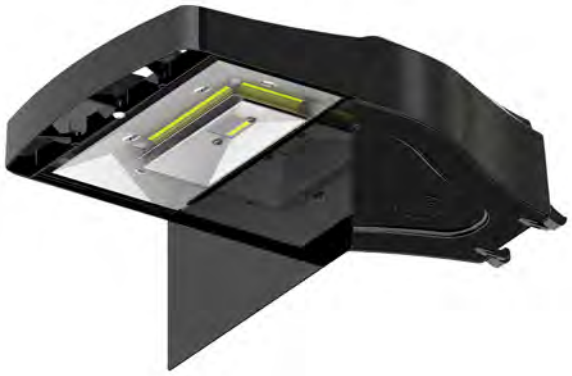
PE Accessories (to be ordered separately)

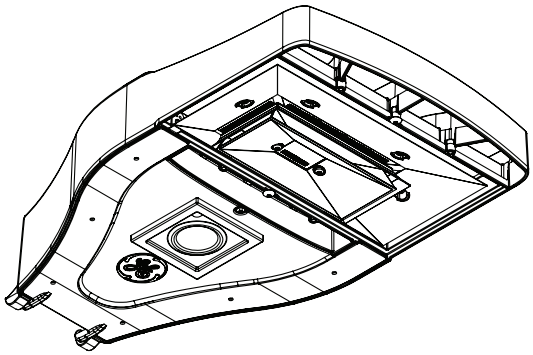
SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP Number	Part Number	Description
28299	PEC0TL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Back Light Shield

Shield Orientation	Cutoff Distance	Shield Order Logic
Back	Long	ELS-EAC-RBL-BLCK



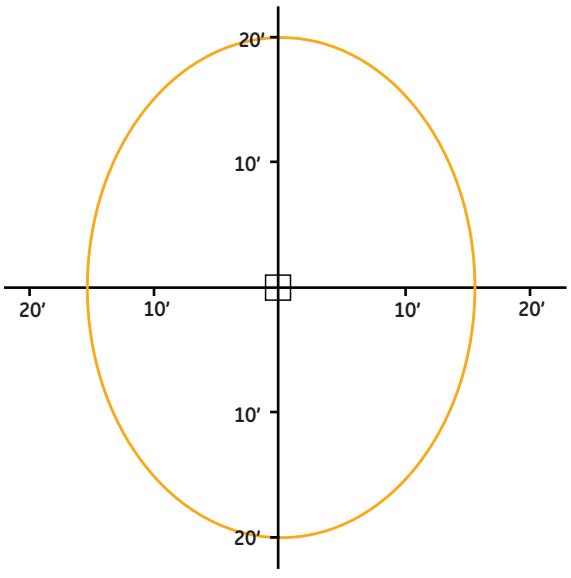


H-Motion Sensing Option

- Intended for applications, between 15-30 ft. mounting height. (4.57-9.14m). For mounting heights exceeding 30 ft., pole mounted sensors are recommended.
- Provides a coverage area radius for walking motion of 15-20 ft. (4.57-6.10m).
- Provides 270° of coverage (~90° is blocked by the pole).
- Standard factory settings:
  - 50% output when unoccupied, 100% output occupied.
  - Integral PE Sensor.
  - 5 minute post-occupancy time delay, 5 minute dimming ramp-down.
- Fixture power increase of 1W expected with sensor use.

Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.

Sensor Pattern



Sensing Pattern Area Fixture Up to 30 ft. Mounting Height

Mounting Information

Evolve® Compact Low Wattage Area Light (EACL)



Project name _____

Date _____

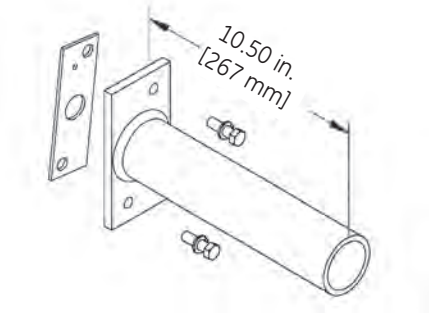
Type _____

Mounting Arms for Slipfitter

Order separately with Mounting Option C1 (Slipfitter)

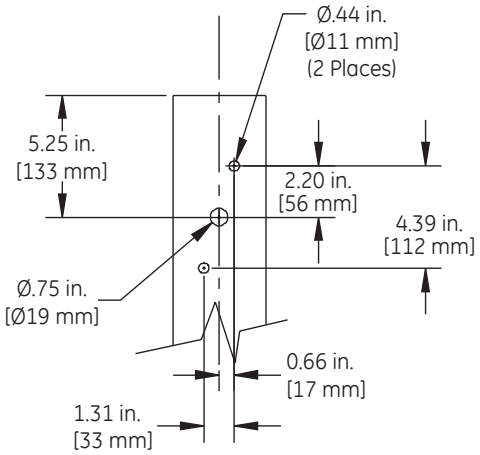
SQUARE POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



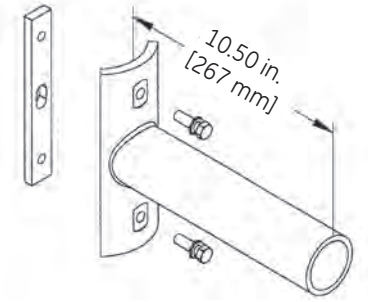
ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"
SPA-EAMT10WHTE "White"
SPA-EAMT10GRAY "Gray"

SQUARE POLE MOUNTING DRILLING TEMPLATE



ROUND POLE MOUNTING ARM

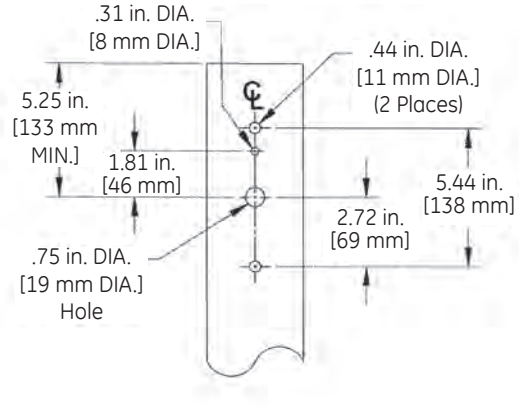
3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"
RPA-EAMT10WHTE "White"
RPA-EAMT10GRAY "Gray"

ROUND POLE MOUNTING DRILLING TEMPLATE

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm

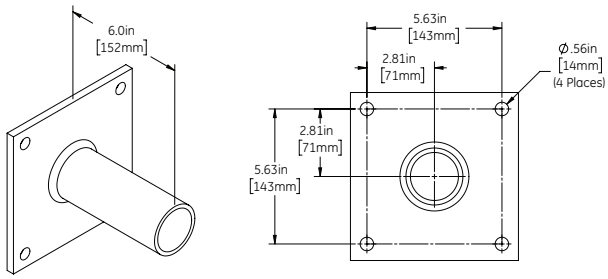


Wall Mounting Bracket Adapter Plate

ORDER SEPERATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06
NOTE: For Wall Mounting, order luminaire with mounting arm: C1 = Slipfitter 2" Pipe (2.378 in. OD) supplied with leads.

Other mounting patterns are available for retrofit installations. Contact manufacturing for other available mounting patterns.

WALL MOUNTING BRACKET HOLE PATTERN



GE current
a Daintree company

www.gecurrent.com

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OLP3157 (Rev 06/22/20)

Building C

Domestic Water Calculations

Floor	Location	Item	Fixture	Occupancy	Type of Supply Control	Load Values Water Supply Fixture Unit[1]			Quantity	Cumulative Fixture Units
						COLD	HOT	TOTAL		
Existing	Men's Restroom Existing	1	Water Closet	Public	Tank	5.00	0.00	5.00	7	35.00
		2	Lavatory	Public	Faucet	1.50	1.50	2.00	6	12.00
		3	Urinal	Public	Low Flow	5.00	0.00	5.00	2	10.00
	Women's Restroom	4	Water Closet	Public	Tank	5.00	0.00	5.00	2	10.00
		5	Lavatory	Public	Faucet	1.50	1.50	2.00	2	4.00
Remodel	Fertigation - 148	6	Mop Sink	Public	Faucet	2.25	2.25	3.00	1	3.00
		7	Hand Sink	Public	Faucet	1.50	1.50	2.00	2	4.00
	Media Prep - 105	8	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
		9	Wall Hydrant	Public	Faucet	3.00	0.00	3.00	1	3.00
	Grow Chamber - 107	10	Wall Hydrant	Public	Faucet	3.00	0.00	3.00	1	3.00
	Utility Closet - 109	11	Mop Sink	Public	Faucet	2.25	2.25	3.00	1	3.00
	Men's Restroom - 120	12	Water Closet	Public	Tank	5.00	0.00	5.00	1	5.00
		13	Lavatory	Public	Faucet	1.50	1.50	2.00	3	6.00
		14	Urinal	Public	Low Flow	5.00	0.00	5.00	2	10.00
	Women's Restroom - 117	15	Water Closet	Public	Tank	5.00	0.00	5.00	3	15.00
		16	Lavatory	Public	Faucet	1.50	1.50	2.00	3	6.00
	Corridor - 112	17	Drinking Fountain	Public	3/8" Valve	0.25	0.00	0.25	2	0.50
	Utility - 138	18	Mop Sink	Public	Faucet	2.25	2.25	3.00	1	3.00
		19	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
	Clone Room 137	20	Hand Sink	Public	Faucet	1.50	1.50	2.00	2	4.00
		21	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
	Open Harvest - 146	22	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
		23	Mop Sink	Public	Faucet	2.25	2.25	3.00	1	3.00
		24	Eyewash	Public	Faucet	2.25	2.25	3.00	1	3.00
	Cure - 132	25	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
	Trim - 125 and Future - 127	26	Mop Sink	Public	Faucet	2.25	2.25	3.00	2	6.00
		27	Hand Sink	Public	Faucet	1.50	1.50	2.00	6	12.00
	Packaging - 131	28	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
		29	Mop Sink	Public	Faucet	2.25	2.25	3.00	1	3.00
	Breakroom - 115	30	Kitchen Sink	Public	Faucet	3.00	3.00	4.00	1	4.00
			Total Fixture Units							179.50
			GPM (based on International Plumbing Code 2006, Table E103.3 (3)							61.20
			Fertigation Flow Rate GPM						1	90.00
			Total Flow Rate: GPM							151.20
			Type L Copper Pipe Selected (Inch)							3.00
			Design Water Velocity (Maximum) feet/s							8.00
			Calculated Water velocity-feet/s							7.12
			Friction Loss (feet/100 feet of pipe)							5.65

September 18, 2020

Analytical Report For:

San Felasco Nurseries, Inc., d/b/a Harvest

Lab Work Order Number

EI10004

Project Name

Harvest Gainesville - Cultivation

Project Number

R&D 09/10/2020

4705 Old Rd 37 Lakeland, FL 33813 Phone: 863-608-7800 Web: www.moderncanna.com

ISO/IEC 17025:2017 Accredited Testing Laboratory
(Florida DOH-OMMU) License #: **CMTL-0005**
(PJLA) Accreditation #: **102020**

Samples in this Report

Lab ID	Sample	Matrix	Date Sampled	Date Received
EI10004-01	Water-1	Chemical	10-Sep-2020 8:00	09/10/2020
EI10004-02	Water-2	Chemical	10-Sep-2020 8:00	09/10/2020
EI10004-03	Water-3	Chemical	10-Sep-2020 8:00	09/10/2020
EI10004-04	Water-4	Chemical	10-Sep-2020 8:00	09/10/2020
EI10004-05	Water-5	Chemical	10-Sep-2020 8:00	09/10/2020
EI10004-06	Soil-1	PM	10-Sep-2020 8:00	09/10/2020
EI10004-07	Soil-2	PM	10-Sep-2020 8:00	09/10/2020
EI10004-08	Soil-3	PM	10-Sep-2020 8:00	09/10/2020

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No duplication of this report is allowed, except in its entirety.

Detection Summary

Sample ID	Sample Name	Potency	Hits	Limit
EI10004-01	Water-1	Total THC: ND % Total CBD: ND %	..... None	-
EI10004-02	Water-2	Total THC: ND % Total CBD: ND %	..... None	-
EI10004-03	Water-3	Total THC: ND % Total CBD: ND %	..... None	-
EI10004-04	Water-4	Total THC: ND % Total CBD: ND %	..... None	-
EI10004-05	Water-5	Total THC: ND % Total CBD: ND %	..... None	-
EI10004-06	Soil-1	Total THC: ND % Total CBD: ND %	Percent Dried Solids..... 56.33 %	-
EI10004-07	Soil-2	Total THC: ND % Total CBD: ND %	Percent Dried Solids..... 47.99 %	-
EI10004-08	Soil-3	Total THC: ND % Total CBD: ND %	Percent Dried Solids..... 58.42 %	-

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Sample Results

Sample: Water-1 EI10004-01 (Chemical)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	%		2	0.000620	0.00902	B0I1020	LTV	HPLC
(CBD), Total	ND	%		2	0.000947	0.00902	B0I1020	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	%		2	0.000303	0.00481	B0I1020	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	%		2	0.000332	0.00481	B0I1020	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	%		2	0.000327	0.00481	B0I1020	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	%		2	0.000702	0.00481	B0I1020	LTV	HPLC
Cannabidiol, (CBD)	ND	%		2	0.000630	0.00481	B0I1020	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	%		2	0.000394	0.00481	B0I1020	LTV	HPLC
Cannabidivarin, (CBDV)	ND	%		2	0.000432	0.00481	B0I1020	LTV	HPLC
Cannabichromene, (CBC)	ND	%		2	0.00145	0.00481	B0I1020	LTV	HPLC
Cannabigerol, (CBG)	ND	%		2	0.000303	0.00481	B0I1020	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	%		2	0.000308	0.00481	B0I1020	LTV	HPLC
Cannabinol, (CBN)	ND	%		2	0.000365	0.00481	B0I1020	LTV	HPLC

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Sample Results

Sample: Water-2 EI10004-02 (Chemical)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	%		2	0.000643	0.00936	B0I1020	LTV	HPLC
(CBD), Total	ND	%		2	0.000982	0.00936	B0I1020	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	%		2	0.000314	0.00499	B0I1020	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	%		2	0.000344	0.00499	B0I1020	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	%		2	0.000339	0.00499	B0I1020	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	%		2	0.000728	0.00499	B0I1020	LTV	HPLC
Cannabidiol, (CBD)	ND	%		2	0.000653	0.00499	B0I1020	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	%		2	0.000409	0.00499	B0I1020	LTV	HPLC
Cannabidivarin, (CBDV)	ND	%		2	0.000449	0.00499	B0I1020	LTV	HPLC
Cannabichromene, (CBC)	ND	%		2	0.00151	0.00499	B0I1020	LTV	HPLC
Cannabigerol, (CBG)	ND	%		2	0.000314	0.00499	B0I1020	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	%		2	0.000319	0.00499	B0I1020	LTV	HPLC
Cannabinol, (CBN)	ND	%		2	0.000379	0.00499	B0I1020	LTV	HPLC

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Sample Results

Sample: Water-3 EI10004-03 (Chemical)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	%		2	0.000620	0.00902	B0I1020	LTV	HPLC
(CBD), Total	ND	%		2	0.000946	0.00902	B0I1020	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	%		2	0.000303	0.00480	B0I1020	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	%		2	0.000331	0.00480	B0I1020	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	%		2	0.000327	0.00480	B0I1020	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	%		2	0.000701	0.00480	B0I1020	LTV	HPLC
Cannabidiol, (CBD)	ND	%		2	0.000629	0.00480	B0I1020	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	%		2	0.000394	0.00480	B0I1020	LTV	HPLC
Cannabidivarin, (CBDV)	ND	%		2	0.000432	0.00480	B0I1020	LTV	HPLC
Cannabichromene, (CBC)	ND	%		2	0.00145	0.00480	B0I1020	LTV	HPLC
Cannabigerol, (CBG)	ND	%		2	0.000303	0.00480	B0I1020	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	%		2	0.000307	0.00480	B0I1020	LTV	HPLC
Cannabinol, (CBN)	ND	%		2	0.000365	0.00480	B0I1020	LTV	HPLC

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Sample Results

Sample: Water-4 EI10004-04 (Chemical)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	%		2	0.000646	0.00940	B0I1020	LTV	HPLC
(CBD), Total	ND	%		2	0.000986	0.00940	B0I1020	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	%		2	0.000315	0.00501	B0I1020	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	%		2	0.000346	0.00501	B0I1020	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	%		2	0.000341	0.00501	B0I1020	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	%		2	0.000731	0.00501	B0I1020	LTV	HPLC
Cannabidiol, (CBD)	ND	%		2	0.000656	0.00501	B0I1020	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	%		2	0.000411	0.00501	B0I1020	LTV	HPLC
Cannabidivarin, (CBDV)	ND	%		2	0.000451	0.00501	B0I1020	LTV	HPLC
Cannabichromene, (CBC)	ND	%		2	0.00151	0.00501	B0I1020	LTV	HPLC
Cannabigerol, (CBG)	ND	%		2	0.000315	0.00501	B0I1020	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	%		2	0.000320	0.00501	B0I1020	LTV	HPLC
Cannabinol, (CBN)	ND	%		2	0.000381	0.00501	B0I1020	LTV	HPLC

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Sample Results

Sample: Water-5 EI10004-05 (Chemical)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	%		2	0.000618	0.00900	B0I1020	LTV	HPLC
(CBD), Total	ND	%		2	0.000944	0.00900	B0I1020	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	%		2	0.000302	0.00479	B0I1020	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	%		2	0.000331	0.00479	B0I1020	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	%		2	0.000326	0.00479	B0I1020	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	%		2	0.000700	0.00479	B0I1020	LTV	HPLC
Cannabidiol, (CBD)	ND	%		2	0.000628	0.00479	B0I1020	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	%		2	0.000393	0.00479	B0I1020	LTV	HPLC
Cannabidivarin, (CBDV)	ND	%		2	0.000431	0.00479	B0I1020	LTV	HPLC
Cannabichromene, (CBC)	ND	%		2	0.00145	0.00479	B0I1020	LTV	HPLC
Cannabigerol, (CBG)	ND	%		2	0.000302	0.00479	B0I1020	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	%		2	0.000307	0.00479	B0I1020	LTV	HPLC
Cannabinol, (CBN)	ND	%		2	0.000364	0.00479	B0I1020	LTV	HPLC

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Sample Results

Sample: Soil-1 EI10004-06 (PM)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	% dry		2	0.00112	0.0164	B0I1116	LTV	HPLC
(CBD), Total	ND	% dry		2	0.00171	0.0164	B0I1116	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	% dry		2	0.000559	0.00874	B0I1116	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	% dry		2	0.000594	0.00874	B0I1116	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	% dry		2	0.000594	0.00874	B0I1116	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	% dry		2	0.00126	0.00874	B0I1116	LTV	HPLC
Cannabidiol, (CBD)	ND	% dry		2	0.00115	0.00874	B0I1116	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	% dry		2	0.000699	0.00874	B0I1116	LTV	HPLC
Cannabidivarin, (CBDV)	ND	% dry		2	0.000769	0.00874	B0I1116	LTV	HPLC
Cannabichromene, (CBC)	ND	% dry		2	0.00262	0.00874	B0I1116	LTV	HPLC
Cannabigerol, (CBG)	ND	% dry		2	0.000559	0.00874	B0I1116	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	% dry		2	0.000559	0.00874	B0I1116	LTV	HPLC
Cannabinol, (CBN)	ND	% dry		2	0.000664	0.00874	B0I1116	LTV	HPLC

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Sample Results

Sample: Soil-1 EI10004-06 (PM)

General Chemistry

Analyte	Result	Units	Qual.	Dil.	MDL	PQL	Batch	Analyst	Method
Percent Dried Solids	56.33	%		1			B0I1202	WM	SM 2540 B

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Sample Results

Sample: Soil-2 EI10004-07 (PM)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	% dry		2	0.00132	0.0194	B0I1116	LTV	HPLC
(CBD), Total	ND	% dry		2	0.00203	0.0194	B0I1116	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	% dry		2	0.000661	0.0103	B0I1116	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	% dry		2	0.000703	0.0103	B0I1116	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	% dry		2	0.000703	0.0103	B0I1116	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	% dry		2	0.00149	0.0103	B0I1116	LTV	HPLC
Cannabidiol, (CBD)	ND	% dry		2	0.00136	0.0103	B0I1116	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	% dry		2	0.000827	0.0103	B0I1116	LTV	HPLC
Cannabidivarin, (CBDV)	ND	% dry		2	0.000909	0.0103	B0I1116	LTV	HPLC
Cannabichromene, (CBC)	ND	% dry		2	0.00310	0.0103	B0I1116	LTV	HPLC
Cannabigerol, (CBG)	ND	% dry		2	0.000661	0.0103	B0I1116	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	% dry		2	0.000661	0.0103	B0I1116	LTV	HPLC
Cannabinol, (CBN)	ND	% dry		2	0.000785	0.0103	B0I1116	LTV	HPLC

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Sample Results

Sample: Soil-2 EI10004-07 (PM)

General Chemistry

Analyte	Result	Units	Qual.	Dil.	MDL	PQL	Batch	Analyst	Method
Percent Dried Solids	47.99	%		1			B0I1202	WM	SM 2540 B

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Sample Results

Sample: Soil-3 EI10004-08 (PM)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	% dry		2	0.00109	0.0160	B0I1116	LTV	HPLC
(CBD), Total	ND	% dry		2	0.00167	0.0160	B0I1116	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	% dry		2	0.000546	0.00853	B0I1116	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	% dry		2	0.000580	0.00853	B0I1116	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	% dry		2	0.000580	0.00853	B0I1116	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	% dry		2	0.00123	0.00853	B0I1116	LTV	HPLC
Cannabidiol, (CBD)	ND	% dry		2	0.00113	0.00853	B0I1116	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	% dry		2	0.000683	0.00853	B0I1116	LTV	HPLC
Cannabidivarin, (CBDV)	ND	% dry		2	0.000751	0.00853	B0I1116	LTV	HPLC
Cannabichromene, (CBC)	ND	% dry		2	0.00256	0.00853	B0I1116	LTV	HPLC
Cannabigerol, (CBG)	ND	% dry		2	0.000546	0.00853	B0I1116	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	% dry		2	0.000546	0.00853	B0I1116	LTV	HPLC
Cannabinol, (CBN)	ND	% dry		2	0.000649	0.00853	B0I1116	LTV	HPLC

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Sample Results

Sample: Soil-3 EI10004-08 (PM)

General Chemistry

Analyte	Result	Units	Qual.	Dil.	MDL	PQL	Batch	Analyst	Method
Percent Dried Solids	58.42	%		1			B0I1202	WM	SM 2540 B

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Quality Control

General Method

Batch: B0I1020 - Solid Extraction

Blank (B0I1020-BLK1) Prepared: 09/11/20 15:00 Analyzed: 09/13/20 20:11

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	ND		0.00119	0.0173	%						
(CBD), Total	ND		0.00182	0.0173	%						
Delta 8-Tetrahydrocannabinol (8 THC)	ND		0.000581	0.00923	%						
Delta-9-tetrahydrocannabinol (9 THC)	ND		0.000637	0.00923	%						
Tetrahydrocannabinonolic acid, (THCA)	ND		0.000627	0.00923	%						
Tetrahydrocannabivarin, (THCV)	ND		0.00135	0.00923	%						
Cannabidiol, (CBD)	ND		0.00121	0.00923	%						
Cannabidiolic Acid, (CBDA)	ND		0.000756	0.00923	%						
Cannabidivarin, (CBDV)	ND		0.000830	0.00923	%						
Cannabichromene, (CBC)	ND		0.00279	0.00923	%						
Cannabigerol, (CBG)	ND		0.000581	0.00923	%						
Cannabigerolic Acid, (CBGA)	ND		0.000590	0.00923	%						
Cannabinol, (CBN)	ND		0.000701	0.00923	%						

LCS (B0I1020-BS1) Prepared: 09/11/20 15:00 Analyzed: 09/13/20 20:27

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	7.50		0.129	1.88	%				70-130		
(CBD), Total	7.79		0.197	1.88	%				70-130		
Delta 8-Tetrahydrocannabinol (8 THC)	7.48		0.0630	1.00	%	8.00		93.6	70-130		
Delta-9-tetrahydrocannabinol (9 THC)	7.50		0.0690	1.00	%	8.00		93.8	70-130		
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0680	1.00	%				70-130		
Tetrahydrocannabivarin, (THCV)	ND		0.146	1.00	%				70-130		
Cannabidiol, (CBD)	7.79		0.131	1.00	%	8.00		97.4	70-130		
Cannabidiolic Acid, (CBDA)	ND		0.0820	1.00	%				70-130		
Cannabidivarin, (CBDV)	8.44		0.0900	1.00	%	8.00		106	70-130		
Cannabichromene, (CBC)	ND		0.302	1.00	%				70-130		
Cannabigerol, (CBG)	7.73		0.0630	1.00	%	8.00		96.6	70-130		
Cannabigerolic Acid, (CBGA)	ND		0.0640	1.00	%				70-130		
Cannabinol, (CBN)	7.61		0.0760	1.00	%	8.00		95.1	70-130		

LCS Dup (B0I1020-BSD1) Prepared: 09/11/20 15:00 Analyzed: 09/13/20 20:44

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	7.48		0.129	1.88	%				70-130	0.374	30
(CBD), Total	7.79		0.197	1.88	%				70-130	0.0257	30
Delta 8-Tetrahydrocannabinol (8 THC)	7.49		0.0630	1.00	%	8.00		93.6	70-130	0.0801	30
Delta-9-tetrahydrocannabinol (9 THC)	7.48		0.0690	1.00	%	8.00		93.4	70-130	0.374	30
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0680	1.00	%				70-130		30
Tetrahydrocannabivarin, (THCV)	ND		0.146	1.00	%				70-130		30
Cannabidiol, (CBD)	7.79		0.131	1.00	%	8.00		97.4	70-130	0.0257	30
Cannabidiolic Acid, (CBDA)	ND		0.0820	1.00	%				70-130		30
Cannabidivarin, (CBDV)	8.42		0.0900	1.00	%	8.00		105	70-130	0.261	30
Cannabichromene, (CBC)	ND		0.302	1.00	%				70-130		30
Cannabigerol, (CBG)	7.72		0.0630	1.00	%	8.00		96.6	70-130	0.104	30
Cannabigerolic Acid, (CBGA)	ND		0.0640	1.00	%				70-130		30
Cannabinol, (CBN)	7.64		0.0760	1.00	%	8.00		95.4	70-130	0.394	30

Matrix Spike (B0I1020-MS1) **Source: EI10002-09** Prepared: 09/11/20 15:00 Analyzed: 09/13/20 21:00

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Quality Control

General Method (Continued)

Batch: B0I1020 - Solid Extraction (Continued)

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	44.5		0.124	1.81	%		37.3		70-130		
(CBD), Total	50.8		0.190	1.81	%		43.3		70-130		
Delta 8-Tetrahydrocannabinol (8 THC)	7.31		0.0607	0.963	%	7.71	0.0607 U	94.8	70-130		
Delta-9-tetrahydrocannabinol (9 THC)	44.5		0.0665	0.963	%	7.71	37.3	92.5	70-130		
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0655	0.963	%		0.0655 U		70-130		
Tetrahydrocannabivarin, (THCV)	ND		0.141	0.963	%		0.141 U		70-130		
Cannabidiol, (CBD)	50.8		0.126	0.963	%	7.71	43.2	98.1	70-130		
Cannabidiolic Acid, (CBDA)	ND		0.0790	0.963	%		0.0790 U		70-130		
Cannabidivarin, (CBDV)	8.82		0.0867	0.963	%	7.71	0.210	112	70-130		
Cannabichromene, (CBC)	ND		0.291	0.963	%		0.291 U		70-130		
Cannabigerol, (CBG)	9.55		0.0607	0.963	%	7.71	1.93	98.9	70-130		
Cannabigerolic Acid, (CBGA)	ND		0.0617	0.963	%		0.0617 U		70-130		
Cannabinol, (CBN)	7.99		0.0732	0.963	%	7.71	0.224	101	70-130		

Matrix Spike Dup (B0I1020-MSD1) **Source: EI10002-09** Prepared: 09/11/20 15:00 Analyzed: 09/13/20 21:34

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	43.7		0.113	1.65	%		37.3		70-130	1.74	30
(CBD), Total	49.8		0.173	1.65	%		43.3		70-130	1.96	30
Delta 8-Tetrahydrocannabinol (8 THC)	6.53		0.0554	0.879	%	7.03	0.0554 U	92.8	70-130	11.3	30
Delta-9-tetrahydrocannabinol (9 THC)	43.7		0.0606	0.879	%	7.03	37.3	90.5	70-130	1.74	30
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0598	0.879	%		0.0598 U		70-130		30
Tetrahydrocannabivarin, (THCV)	ND		0.128	0.879	%		0.128 U		70-130		30
Cannabidiol, (CBD)	49.8		0.115	0.879	%	7.03	43.2	93.6	70-130	1.96	30
Cannabidiolic Acid, (CBDA)	ND		0.0721	0.879	%		0.0721 U		70-130		30
Cannabidivarin, (CBDV)	7.97		0.0791	0.879	%	7.03	0.210	110	70-130	10.1	30
Cannabichromene, (CBC)	ND		0.265	0.879	%		0.265 U		70-130		30
Cannabigerol, (CBG)	8.71		0.0554	0.879	%	7.03	1.93	96.5	70-130	9.15	30
Cannabigerolic Acid, (CBGA)	ND		0.0562	0.879	%		0.0562 U		70-130		30
Cannabinol, (CBN)	7.21		0.0668	0.879	%	7.03	0.224	99.4	70-130	10.2	30

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Quality Control

General Method (Continued)

Batch: B0I1116 - Solid Extraction

Blank (B0I1116-BLK1) Prepared: 09/14/20 14:05 Analyzed: 09/15/20 11:35

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	ND		0.000315	0.00462	% wet						
(CBD), Total	ND		0.000483	0.00462	% wet						
Delta 8-Tetrahydrocannabinol (8 THC)	ND		0.000158	0.00246	% wet						
Delta-9-tetrahydrocannabinol (9 THC)	ND		0.000167	0.00246	% wet						
Tetrahydrocannabinonolic acid, (THCA)	0.000222I		0.000167	0.00246	% wet						
Tetrahydrocannabivarin, (THCV)	ND		0.000355	0.00246	% wet						
Cannabidiol, (CBD)	ND		0.000325	0.00246	% wet						
Cannabidiolic Acid, (CBDA)	ND		0.000197	0.00246	% wet						
Cannabidivarin, (CBDV)	ND		0.000217	0.00246	% wet						
Cannabichromene, (CBC)	ND		0.000739	0.00246	% wet						
Cannabigerol, (CBG)	ND		0.000158	0.00246	% wet						
Cannabigerolic Acid, (CBGA)	ND		0.000158	0.00246	% wet						
Cannabinol, (CBN)	ND		0.000187	0.00246	% wet						

LCS (B0I1116-BS1) Prepared: 09/14/20 14:05 Analyzed: 09/15/20 12:08

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	1.98		0.0320	0.469	% wet				70-130		
(CBD), Total	2.05		0.0490	0.469	% wet				70-130		
Delta 8-Tetrahydrocannabinol (8 THC)	1.97		0.0160	0.250	% wet	2.00		98.5	70-130		
Delta-9-tetrahydrocannabinol (9 THC)	1.98		0.0170	0.250	% wet	2.00		98.9	70-130		
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0170	0.250	% wet				70-130		
Tetrahydrocannabivarin, (THCV)	ND		0.0360	0.250	% wet				70-130		
Cannabidiol, (CBD)	2.05		0.0330	0.250	% wet	2.00		102	70-130		
Cannabidiolic Acid, (CBDA)	ND		0.0200	0.250	% wet				70-130		
Cannabidivarin, (CBDV)	2.22		0.0220	0.250	% wet	2.00		111	70-130		
Cannabichromene, (CBC)	ND		0.0750	0.250	% wet				70-130		
Cannabigerol, (CBG)	2.04		0.0160	0.250	% wet	2.00		102	70-130		
Cannabigerolic Acid, (CBGA)	ND		0.0160	0.250	% wet				70-130		
Cannabinol, (CBN)	2.01		0.0190	0.250	% wet	2.00		100	70-130		

LCS Dup (B0I1116-BSD1) Prepared: 09/14/20 14:05 Analyzed: 09/15/20 12:25

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	1.98		0.0320	0.469	% wet				70-130	0.0253	30
(CBD), Total	2.05		0.0490	0.469	% wet				70-130	0.0732	30
Delta 8-Tetrahydrocannabinol (8 THC)	1.97		0.0160	0.250	% wet	2.00		98.6	70-130	0.0507	30
Delta-9-tetrahydrocannabinol (9 THC)	1.98		0.0170	0.250	% wet	2.00		98.9	70-130	0.0253	30
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0170	0.250	% wet				70-130		30
Tetrahydrocannabivarin, (THCV)	ND		0.0360	0.250	% wet				70-130		30
Cannabidiol, (CBD)	2.05		0.0330	0.250	% wet	2.00		103	70-130	0.0732	30
Cannabidiolic Acid, (CBDA)	ND		0.0200	0.250	% wet				70-130		30
Cannabidivarin, (CBDV)	2.23		0.0220	0.250	% wet	2.00		111	70-130	0.404	30
Cannabichromene, (CBC)	ND		0.0750	0.250	% wet				70-130		30
Cannabigerol, (CBG)	2.04		0.0160	0.250	% wet	2.00		102	70-130	0.245	30
Cannabigerolic Acid, (CBGA)	ND		0.0160	0.250	% wet				70-130		30
Cannabinol, (CBN)	2.01		0.0190	0.250	% wet	2.00		101	70-130	0.149	30

Matrix Spike (B0I1116-MS1) **Source: EI11004-01** Prepared: 09/14/20 14:05 Analyzed: 09/15/20 12:42

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Quality Control

General Method (Continued)

Batch: B0I1116 - Solid Extraction (Continued)

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	20.4		0.0352	0.516	% dry		16.3		70-130		
(CBD), Total	2.31		0.0539	0.516	% dry		0.0547		70-130		
Delta 8-Tetrahydrocannabinol (8 THC)	2.15		0.0176	0.275	% dry	2.20	0.0176 U	98.0	70-130		
Delta-9-tetrahydrocannabinol (9 THC)	2.93		0.0187	0.275	% dry	2.20	0.738	99.8	70-130		
Tetrahydrocannabinonolic acid, (THCA)	19.9		0.0187	0.275	% dry		17.8		70-130		
Tetrahydrocannabivarin, (THCV)	ND		0.0396	0.275	% dry		0.0396 U		70-130		
Cannabidiol, (CBD)	2.26		0.0363	0.275	% dry	2.20	0.0363 U	103	70-130		
Cannabidiolic Acid, (CBDA)	0.0599I		0.0220	0.275	% dry		0.0602		70-130		
Cannabidivarin, (CBDV)	2.47		0.0242	0.275	% dry	2.20	0.0322	111	70-130		
Cannabichromene, (CBC)	ND		0.0824	0.275	% dry		0.0824 U		70-130		
Cannabigerol, (CBG)	2.33		0.0176	0.275	% dry	2.20	0.0953	102	70-130		
Cannabigerolic Acid, (CBGA)	1.02		0.0176	0.275	% dry		0.984		70-130		
Cannabinol, (CBN)	2.20		0.0209	0.275	% dry	2.20	0.0209 U	100	70-130		

Matrix Spike Dup (B0I1116-MSD1) **Source: EI11004-01** Prepared: 09/14/20 14:05 Analyzed: 09/15/20 12:58

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	19.9		0.0342	0.502	% dry		16.3		70-130	2.11	30
(CBD), Total	2.24		0.0524	0.502	% dry		0.0547		70-130	2.95	30
Delta 8-Tetrahydrocannabinol (8 THC)	2.11		0.0171	0.267	% dry	2.14	0.0171 U	98.7	70-130	1.96	30
Delta-9-tetrahydrocannabinol (9 THC)	2.88		0.0182	0.267	% dry	2.14	0.738	100	70-130	1.73	30
Tetrahydrocannabinonolic acid, (THCA)	19.4		0.0182	0.267	% dry		17.8		70-130	2.18	30
Tetrahydrocannabivarin, (THCV)	ND		0.0385	0.267	% dry		0.0385 U		70-130		30
Cannabidiol, (CBD)	2.19		0.0353	0.267	% dry	2.14	0.0353 U	102	70-130	3.01	30
Cannabidiolic Acid, (CBDA)	0.0599I		0.0214	0.267	% dry		0.0602		70-130	0.0169	30
Cannabidivarin, (CBDV)	2.40		0.0235	0.267	% dry	2.14	0.0322	111	70-130	3.14	30
Cannabichromene, (CBC)	ND		0.0802	0.267	% dry		0.0802 U		70-130		30
Cannabigerol, (CBG)	2.25		0.0171	0.267	% dry	2.14	0.0953	101	70-130	3.24	30
Cannabigerolic Acid, (CBGA)	0.992		0.0171	0.267	% dry		0.984		70-130	2.43	30
Cannabinol, (CBN)	2.15		0.0203	0.267	% dry	2.14	0.0203 U	100	70-130	2.55	30

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
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Quality Control

General Chemistry

Batch: B0I1202 - General Chemistry

Duplicate (B0I1202-DUP1) **Source: EI11002-06** Prepared: 09/14/20 12:50 Analyzed: 09/14/20 15:53

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Percent Dried Solids	94.14				%		95.37			1.29	200

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Notes and Definitions

Item	Definition
I	The value is between the MDL and the PQL
Dry	Sample results reported on a dry weight basis.
ND	Analyte NOT DETECTED at or above the reporting limit.
U	Analyte NOT DETECTED at or above the reporting limit.
%REC	Percent Recovery
Dil.	Dilution
LOQ	Limit of Quantitation
MDL	Method Detection Limit
PQL	Practical Quantitation Limit
RPD	Relative Percent Difference
Source	Sample that was matrix spiked or duplicated.

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
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Modern Canna, LLC
4705 Old Road 37
Lakeland, Florida 33813
Phone: (863) 608-7800
Email: info@moderncanna.com

MCS WORK ORDER NUMBER: 09102020 SFN CULT. R&D

EI10004

25507894

Chain of Custody

Company Name: HARVEST of Alachua, FL

Address: 12895 NW US HW 441 Alachua, FL 32615

Email Address: twiley@harvestinc.com
Phone: 352-275-8874

Project Name: 9/10/2020

Project Location: San Felsco Cultivation- R&D

Project Manager: Tara Wiley

Karen Ruth Ball
8638083299
Honda 2012, Blue
License: B400-516-61-746-0
Plate: LIXD20
Vin #: 19XFB2F55CE075162

Sampled by [Print Name(s)] / Affiliation
G GARBY

Sampler(s) Signature(s)
G GARBY

Analyses Requested

REQUESTED DUE DATE
9/12/2020

Item No.	Sample Name	Sampled Date	Sampled Time	Sample (g)	Matrix	Container Type	Potency	Terpenes	Metals	Pesticides	Mycotoxins	Microbials	Water Activity	Residual Solvents	Foreign Matter	Mositure	Remarks	Lab. No.
1	Water-1	9/10/2020	800	10 grams	Water, runoff	Bottle	Presence of cannabinoids											-01
2	Water-2	9/10/2020	800	10 grams	Water, runoff	Bottle	Presence of cannabinoids											-02
3	Water-3	9/10/2020	800	10 grams	Water, runoff	Bottle	Presence of cannabinoids											-03
4	Water-4	9/10/2020	800	10 grams	Water, runoff	Bottle	Presence of cannabinoids											-04
5	Water-5	9/10/2020	800	10 grams	Water, runoff	Bottle	Presence of cannabinoids											-05
6	Soil-1	9/10/2020	800	10 grams	Soil	Container	Presence of cannabinoids											-06
7	Soil-2	9/10/2020	800	10 grams	Soil	Container	Presence of cannabinoids											-07
8	Soil-3	9/10/2020	800	10 grams	Soil	Container	Presence of cannabinoids											-08
		9/10/2020																

Shipment Method: MCS couriers

Out: / / Via:

Returned: / / Via:

PO Number:

8 <= Total Number of Containers

Item No.	Relinquished by / Affiliation	Date	Time	Accepted by / Affiliation	Date	Time
	Graham Garby	9/10/20	11:15	Karen Ball	9.10.20	11:15
	Karen Ball	9/10/20	13:46	[illegible]	9/10/2020	13:45
	Bernadette Mulli	9/10/20	13:46	Sophia Gonzalez	9/10/2020	13:46

MATRIX CODES: P = Plant Material Ex = Extract Material S = Soil W = Water E = Edible O = Other

CONTAINER TYPE: T = Tincture Bottle S = Syringe PR = Pre-Roll V = Vape Cartridge C = Capsule J = Jar/Plastic Container B = Bag (Plastic, Mylar, etc) O = Other

EI10004

FLORIDA
MEDICAL MARIJUANA TRANSPORT MANIFEST

Date Completed:	9/10/2020	License # of Originating Entity:	MMTC-2016-0006	Reserved
Name of Originating Entity:		HARVEST of Gainesville		
Address of Originating Entity:		7404 NW 126th Street Gainesville, FL 32653		
Phone # of Originating Entity:		352.559.8910 ext. 105		
		Phone # OMMU Can Call with Questions:		352.559.8910 ex. 105

If you are delivering more than 17 products to one stop, use the space for the next stop to continue listing products. For smokable product, enter the grams of Medical Marijuana in the "Weight / Quantity" field. For infused product, enter the quantity (i.e., item count) in the "Weight / Quantity" field. You do not have to include the grams of Medical Marijuana in infused products.
Check here ☐ if multiple pages are used. List the total number of pages in the manifest here: 3

Number of stops on route:	1
Name of destination entity:	Modern Canna Science
License no. of destination entity:	n/a
Phone # of destination entity:	863.606.3090
Address of destination entity:	4705 Old Rd. 37. Lakeland, FL 33813
Date and approximate time of departure:	9/10/20 1200
Date and approximate time of arrival:	9/10/20 1400

Karen Ruth Ball
8638083299
Honda 2012, Blue
License: B400-516-61-746-0
Plate: LIXD20
Vin #: 19XFB2F55CE075162

Route to be traveled:	Head south on NW 126th St toward State Hwy 232. Turn right onto State Hwy 232/Millhopper Rd. Turn left onto County Rd 241. Turn left onto NW 39th Ave. Use the right lane to merge onto I-75 S via the ramp to Tampa. Merge onto I-75 S. Keep right at the fork to stay on I-75 S. Keep left at the fork to stay on I-75 S, follow signs for Naples. Keep left to stay on I-75 S. Take exit 261 to merge onto I-4 E toward Orlando. Use the right 2 lanes to take exit 27 for FL-570 E toward Lakeland/Winter Haven. Continue onto FL-570 E. Take exit 5 for FL-563 toward Harden Blvd. Merge onto S Parkway Frontage Rd. Turn right onto FL-563/Harden Blvd. Turn left onto Alamo Dr W. Turn right onto Old Rd 37. Turn right. Destination will be on the left. 4705 Old Rd 37 Lakeland, FL 33813

Name of persons transporting medicated product:		Occupational license # of persons transporting:			
Transport vehicle make, model		License plate:			
Name of person transporting:	KAREN BALL	Signature:	Karen Ball	Date:	9-10-20
Name of person transporting:		Signature:		Date:	

I confirm that the contents of this shipment match batch ID and weight/unit records entered below, and I agree to take custody of these items

Name of person accepting delivered product:	Kaley Kass Shipmate	Title:	
Signature of person accepting delivered product:	Kaley Kass Shipmate	Date and time:	9/10/2020 1345

I confirm that the contents of this shipment match batch ID and weight/unit records entered below, and I agree to take custody of those items

PRODUCT REJECTION AND/OR DISCREPANCY (circle any product rejected below; circle any discrepancy below and indicate correction(s); a driver and store employee must sign off on any discrepencies)

Name of person(s) rejecting or modifying information about delivered product:		Title(s):	
Signature of person(s) rejecting or modifying information about delivered product:		Date and time:	

FLORIDA
MEDICAL MARIJUANA TRANSPORT MANIFEST

Item Description and Batch IDs			Weight/Quantity (units)	
Water, runoff	Water-1	Laboratory sample	10	grams
Water, runoff	Water-2	Laboratory sample	10	grams
Water, runoff	Water-3	Laboratory sample	10	grams
Water, runoff	Water-4	Laboratory sample	10	grams
Water, runoff	Water-5	Laboratory sample	10	grams
Soil	Soil-1	Laboratory sample	10	grams
Soil	Soil-2	Laboratory sample	10	grams
Soil	Soil-3	Laboratory sample	10	grams

Letters may be mailed, faxed or emailed. Letters may be edited to fit available space. Please include your name, address, and day and evening phone numbers for verification. Letters MUST be signed.

■**A STORY:** Do you have a timely story or news event that is of interest to the community? Email our assignment editor at cwalker@alachuatoday.com or call (386) 462-3355.

■**COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS:** Email to editor@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement.

Letters, comments and opinions on the Opinions page are not necessarily those of the management/ownership of the Alachua County Today.

INSIDE ALACHUA COUNTY TODAY...

CHURCH DIRECTORY . . . A3
CLASSIFIEDS . . A4
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Jesse says, "So if a cow doesn't produce milk, is a milk dud or an udder failure?"

there are approximately 4,000 vendors. A typical cool Monday there may be as many as 100,000 visitors.

It was kind of nice not to have to push through crowds. I believe some of the folks hadn't been out for a while, or there are some friendly people that go to the flea market. Folks would just stop and speak to us. One guy stopped and told a joke to one of our daughters, Tamara. She came up to me and said you priced for $5, one for $4 and four for $1 and he sold them to me for $10. I did see a display of records for sale in Wal-Mart, so they are making a comeback. We do know the quality and sound was amazing. Don't worry a few years ago my son, David, bought me a record player for Christmas.

Rentals at the clubhouse are down. August was great but September is down to no regular rentals and four business, short-time rentals. will be on Sept. 18 from 8 a.m. to 2 p.m. Spots are $25. I plan to space us out so that we are social distancing and masks will be required if you haven't had the shots for Covid.

If you are interested in a booth, just give me a call at 352-240-2736 or e-mail me at emelielmatthews@gmail.com and I will happily send you a registration form. If you decide at the last minute, before Saturday, you want a spot, send me an

HIGH SPRINGS:

Continued from page A1

Meeting date changes for 2021

Funding for this equipment is the increase in the fire assessment approved by Commissioners on June 24.

In other city business, High Springs residents have been "talkin' trash" to the High Springs City Commission. Complaints about missed trash pick-ups, inconsistent service and recycling issues resulted in an appearance by Green for Life On-site Manager Kevin Smith at the city's Aug. 26 commission meeting.

Smith outlined corrective activities he has implemented to help improve customer service. No action was taken by the Commission as Smith says he's working on the issues.

In other business, commissioners authorized the city manager to formally accept an engagement letter from for legal services as bond counsel. City Manager Ashley Stathatos said she is recommending them to Nabors, Giblin and Nickerson assist with the issuance of debt obligations to finance several of the upcoming infrastructure projects proposed in the coming fiscal year. Stathatos cautioned that not having representation could mean that procedures might be done incorrectly and cost the City more in the long run.

"This is not just for bonds," said Stathatos, "it's for any debts even if we finance through the banks. Their role would be to assist with mainly the tax-exempt financing portion."

In response to concerns about where the funds would come from to pay the firm, Stathatos said, "The funds will come when we get the financing and will be wrapped in with the financing." She added that the City will be starting to finance large projects. "It could end up costing us more if we do something incorrectly and have to go back and fix it rather than just starting it the right way from the beginning to make sure we don't miss anything."

Nabors, Giblin and Nickerson will provide counsel on legal questions related to the incurrence of debt, preparation of all resolutions and other instruments authorizing and securing debt, preparation of all documentation required for bond sale and closings, analysis and resolution of tax problems associated with the financing.

The fee for services in connection with the issuance of bonds is $1 per $1,000 of bonds issued with a minimum of $7,500 per issuance, plus out of pocket expenses.

The Commission unanimously agreed to change meeting dates for September, November and December. Meeting dates for September are Sept. 9 and 20. For November the dates are Nov. 18 and 29 and for December the meeting date is Dec. 9.

# # #

Email cwalker@alachuatoday.com

BOUKARI LAW, P.A.
www.BoukariLaw.com

H. BRYAN BOUKARI
ATTORNEY

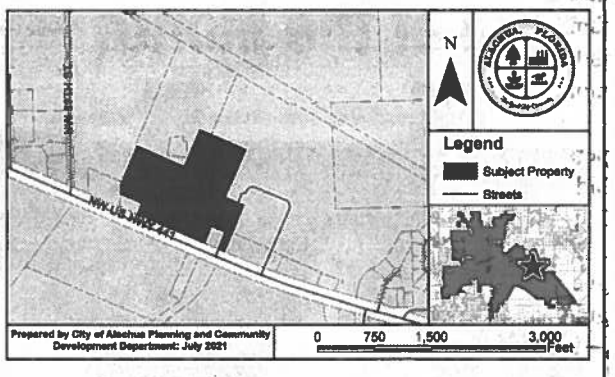
- FAMILY LAW
  ♦Custody ♦Divorce
- SMALL BUSINESS SUPPORT
- WILLS & PROBATE
- LAND USE
- MEDIATION SERVICES

FOR A CONSULTATION CALL
(386) 462-7LAW
(7529)
14804 Main Street
Alachua, Florida

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 14, 2021, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for consideration of a Site Plan which proposes parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 2, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Travis Quinn (name), POSTED THE LAND USE SIGN ON 8/30/2021 (date) FOR THE Harvest Site Plan (2021) (state type of action and project name) LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(signature)

4

(number of signs)

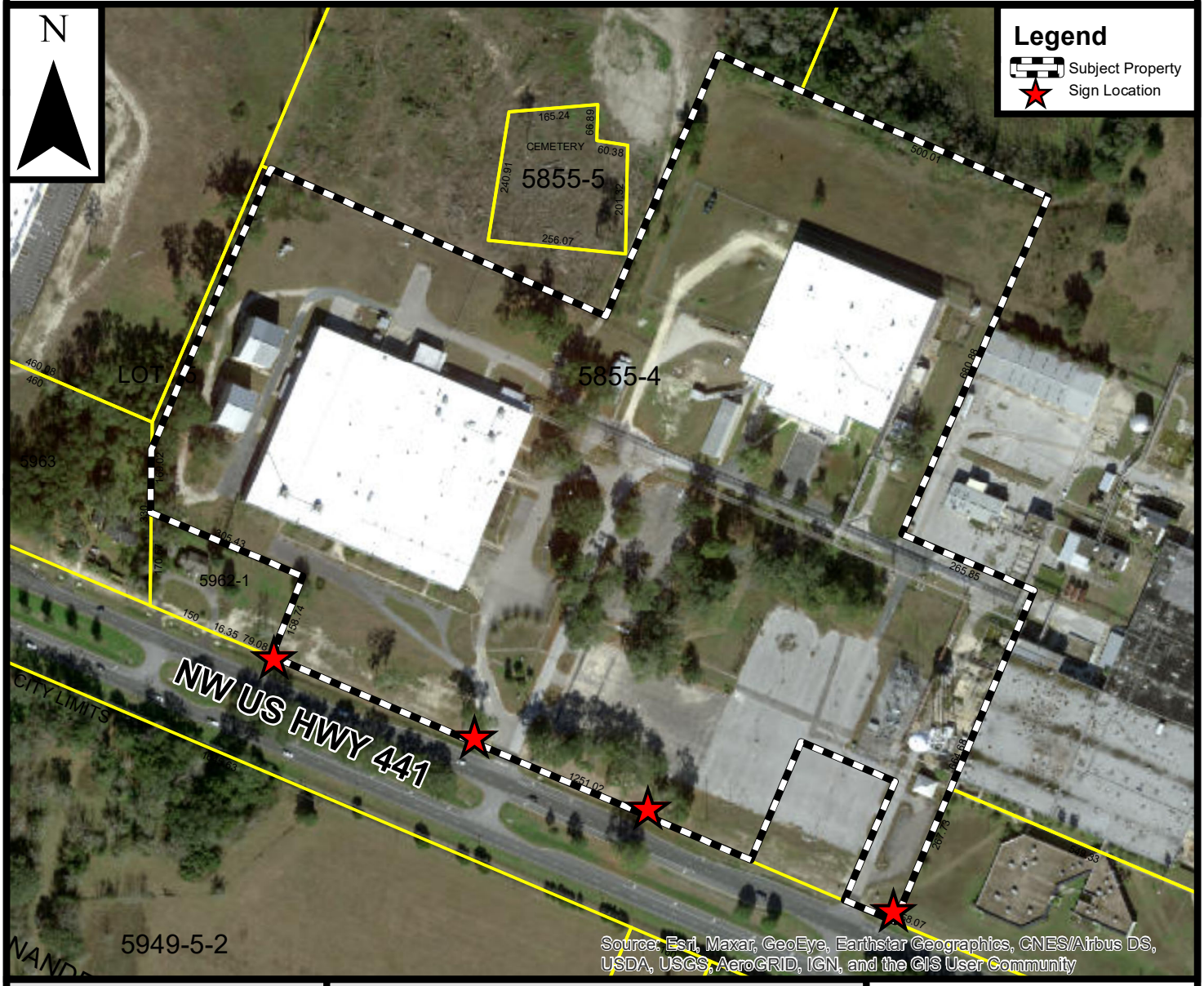
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Harvest Site Improvements
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared February 2021

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 makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

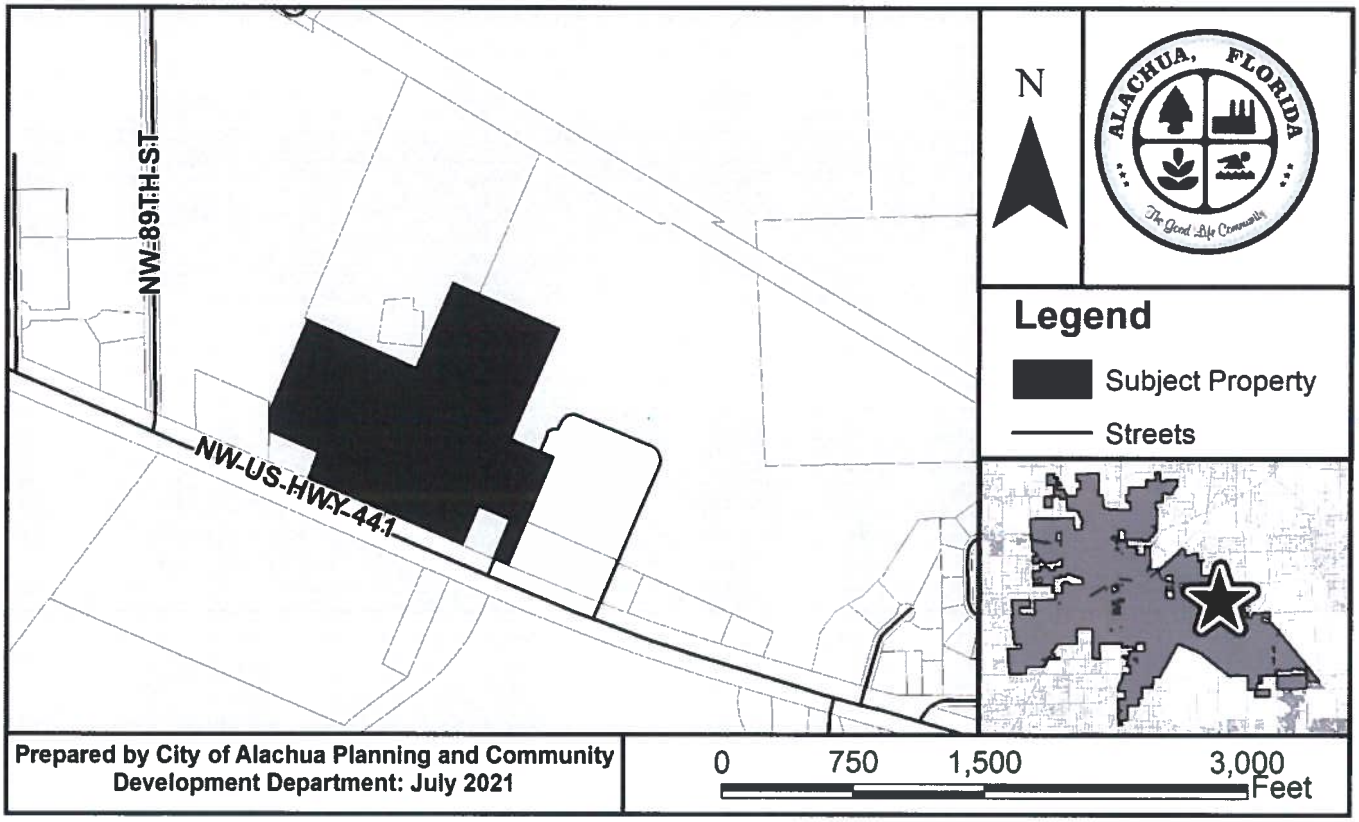
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City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 8/30/21 KC

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The Laser Investment Group LLC.
13900 Tech City Cir STE 100
Alachua, FL 32615

IIP-FL 3 LLC
11440 W Bernardo CT STE 100
San Diego, CA 92127

Lithium Nickel Asset Holding
12705 NW US HWY 441
Alachua, FL 32615

Duke Energy Florida, Inc.
550 S Tryon St Tax Dept
Charlotte, NC 28202

HIPP Investments LLC
14610 NW 129th Ter
Alachua, FL 32615

Schneider & Wershow Trustees
1 SE 1st Ave
Gainesville, FL 32601

Tom R & Associates LLC
11 SE 2nd Ave
Gainesvill, FL 32601

Alachua County FL
12 SE 1st st
Gainesville, FL 32601

Pinkoson & Pinkoson & UPshaw
5550 SW State Road 45
Newberry, FL 32669

Rush Robert A
11 SE 2nd Ave
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Ave
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th St
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Ave
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President, TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

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FDEP
4801 Camp Ranch Rd
Gainesville, FL 32641

Jeanette Hinsdale
PO Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126th Ave
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

M.L. Liebesman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Dr
Alachua, FL 32615

Hugh & Jean Calderwood
PO Box 2307
Alachua, FL 32616

Lisa Jenkins
PO Box 1071
Alachua, FL 32616

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 9/14/2021
SUBJECT: Land Development Regulations (LDR) Text Amendment: Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., to amend or create the following Sections of the City of Alachua LDRs: 2.4.10(B)(3); 3.5.2(F); 4.1.1; 4.3.1(A)(5); 5.1.3; 6.1.4(B)(1); 6.2.2(B); 6.2.2(D)(3)(c); 7.2.4(A)(2); 7.3.1(B)(1); and 10.2; and amending Tables 4.1-1; 5.1-3; 6.1-1; 6.2-2; 7.3-1; and Table 7.3-2 (Legislative Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board find the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve upon making the following motion:

Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.

Summary

This application is a request submitted by Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would:

- Establish a new housing type – Cottage Neighborhood – in the Corporate Park (CP) zoning district;
- Establish related implementing regulations for cottage neighborhoods;
- Amend the dimensional standards for single-family detached dwellings, single-family attached dwellings, townhouses, and multiple-family dwellings in the CP zoning district; and,
- Amend the residential development criteria for the CP zoning district.

The applicant contends that cottage homes located within cottage neighborhoods offer a potentially lower cost single-family detached housing product that is not achievable with traditional subdivision regulations but are now permitted in Alachua County and other communities. Most of these communities are located in the state of Washington.

The applicant notes that there are several factors that distinguish cottage homes from other housing products. These factors include: smaller lot sizes or no lots at all; the application of setbacks; building orientation and configuration; vehicle and pedestrian access; and platting. Additionally, the proposed regulations would require most cottage homes within a cottage neighborhood to be clustered around common greens. This distinguishes cottage homes from traditional housing products

by providing open space that is located adjacent to and in front of residential dwellings, rather than a more traditional development pattern where dwellings are located along a road.

The applicant also contends that cottage homes can be a lower cost housing option because: the land area associated with a single unit, when a cottage neighborhood is platted, is much smaller; the size of the housing unit is typically smaller; the infrastructure required for vehicular access is much less for units served by an alley versus a local street; and the utility

infrastructure and stormwater management facilities required to serve the development is less than required for traditional development.

The proposed amendments would permit cottage neighborhoods exclusively within the CP zoning district. Section 3.5.2(F)(2) of the LDRs addresses residential development criteria within the CP zoning district. Residential uses are only permitted within the CP zoning district if the lands zoned CP are comprised of at least 50 acres of contiguous land. Currently, there are two (2) properties zoned CP that would be eligible to develop a cottage neighborhood: San Felasco Tech City (Tax Parcel Numbers 05962-002-000, 05844-004-001, and 05855-005-000); and the University of Florida Foundation property located east of County Road 241 (Tax Parcel Numbers 03929-000-000, 03969-000-000, and 03970-000-000).

In addition to the text amendments to create the cottage neighborhood use type, the proposed amendment would revise the dimensional standards for single-family detached dwellings, single-family attached dwellings, townhouses, and multiple-family dwellings within the CP zoning district.

The proposed text amendments would also revise the residential development criteria within the CP zoning district established within Section 3.5.2(F)(2) of the LDRs. The stated purpose and intent of the CP zoning district, as set forth in Section 3.5.2(F)(1), is that the district is, *"... to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and complementary residential uses..."* The revisions to Section 3.5.2(F)(2) will provide additional assurances that residential development within the CP zoning district will be *complementary* to other non-residential uses located within a CP development.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Draft Ordinance
- Application & Supporting Materials
- Public Notice Materials for the 9/14/2021 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: September 14, 2021
Legislative Hearing

SUBJECT:	A request to amend the City of Alachua Land Development Regulation to establish a new housing type – Cottage Neighborhood – in the Corporate Park (CP) zoning district; to establish related implementing regulations for cottage neighborhoods; to amend the dimensional standards for single-family detached dwellings, single-family attached dwellings, townhouses, and multiple-family dwellings in the CP zoning district; and to amend the residential development criteria for the CP zoning district
APPLICANT/AGENT:	Ryan Thompson, AICP, Causseaux, Hewett, & Walpole, Inc.
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.*

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The applicant also contends that cottage homes can be a lower cost housing option because: the land area associated with a single unit, when a cottage neighborhood is platted, is much smaller; the size of the housing unit is typically smaller; the infrastructure required for vehicular access is much less for units served by an alley versus a local street; and the utility infrastructure and stormwater management facilities required to serve the development is less than required for traditional development.

The proposed amendments would permit cottage neighborhoods exclusively within the CP zoning district. Section 3.5.2(F)(2) of the LDRs addresses residential development criteria within the CP zoning district. Residential uses are only permitted within the CP zoning district if the lands zoned CP are comprised of at least 50 acres of contiguous land. Currently, there are two (2) properties zoned CP that would be eligible to develop a cottage neighborhood: San Felasco Tech City (Tax Parcel Numbers 05962-002-000, 05844-004-001, and 05855-005-000); and the University of Florida Foundation property located east of County Road 241 (Tax Parcel Numbers 03929-000-000, 03969-000-000, and 03970-000-000).

There is currently one (1) cottage neighborhood within Alachua County – 88th Street Cottages. The 88th Street Cottages development is representative of the type of community that could be realized through the proposed cottage neighborhood regulations.

Figure 1. 88th Street Cottages – Alachua County, FL



Figure 2. 88th Street Cottages – Alachua County, FL



Figure 3. 88th Street Cottages – Alachua County, FL



Figure 4. 88th Street Cottages – Alachua County, FL



In addition to the text amendments to create the cottage neighborhood use type, the proposed amendment would revise the dimensional standards for single-family detached dwellings, single-family attached dwellings, townhouses, and multiple-family dwellings within the CP zoning district. The applicant proposes the following revisions to the dimensional standards for single-family detached dwellings located within the CP zoning district: reduce the minimum lot width from 50 feet to 40 feet; reduce the side setback requirement from 7.5 feet to 5 feet; reduce the rear setback from 15 feet to 10 feet; and increase the maximum lot coverage from 40% to 60%. The applicant proposes the following revisions to the dimensional standards for single-family attached dwellings, townhouses, and multiple-family dwellings within the CP zoning district: reduce the minimum lot area from 5,000 square feet to 2,700 square feet; reduce the minimum lot width from 40 feet to 30 feet; and reduce the front setback from 15 feet to 10 feet.

The proposed text amendments would also revise the residential development criteria within the CP zoning district established within Section 3.5.2(F)(2) of the LDRs. The stated purpose and intent of the CP zoning district, as set forth in Section 3.5.2(F)(1), is that the district is, *"... to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and complementary residential uses..."* The revisions to Section 3.5.2(F)(2) will provide additional assurances that residential development within the CP zoning district will be *complementary* to other non-residential uses located within a CP development.

In summary, the proposed amendments to the LDRs would:

- **Amend Section 2.4.10(B)(3)** relating to residential development in the Corporate Park (CP) zoning district.
- **Amend Section 3.5.2(F)** relating to the CP zoning district and residential development criteria in the CP zoning district.
- **Amend Section 4.1.1 and Table 4.1-1** relating to the allowed uses within the CP zoning district.
- **Create Section 4.3.1(A)(5)** to establish Use-Specific Standards for cottage neighborhoods.
- **Amend Section 5.1.3 and Table 5.1-3** relating to the dimensional standards for single-family detached dwellings, single-family attached dwellings, townhouses, multiple-family dwellings, and cottage homes in the CP zoning district.
- **Amend Section 6.1.4(B)(1) and Table 6.1-1** to establish minimum off-street parking standard for cottage neighborhoods.
- **Amend Section 6.2.2(B)** relating to the applicability of the standards of Section 6.2.2.
- **Amend Section 6.2.2(D)(3)(c)** and Table 6.2-2 relating to the application of perimeter buffer classes.
- **Amend Section 7.2.4(A)(2)** relating to the requirement for lots within subdivisions to have street frontage.
- **Amend Section 7.3.1(B)(1), Table 7.3-1, and Table 7.3-2** relating to wearing surface widths and right-of-way standards for streets.
- **Amend Section 10.2** to amend the definition of "alley or service drive" and to create new definitions of "cottage home" and "cottage neighborhood".

Each proposed amendment is identified in the following section of this report.

PROPOSED LDR TEXT AMENDMENTS

AMENDING SECTION 2.4.10(B)(3) RELATING TO RESIDENTIAL DEVELOPMENT IN THE CORPORATE PARK (CP) ZONING DISTRICT

Section 2.4.10(B)(3)

(i) *Residential development in the CP zoning district.* ~~A r~~Residential development in the Corporate Park (CP) zoning district which shall remain in common ownership ~~may~~shall be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~When a residential development in the CP zoning district is reviewed pursuant to Section 2.4.9, such development shall meet all of the following criteria. This exemption shall not preclude a developer from subdividing residential development in the CP zoning district pursuant to this Section 2.4.10.~~

~~(1) The development shall remain in common ownership;~~
~~(2) Such development shall comply with F.S. ch. 177, pt. I, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) through (d); and~~
~~(3) Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~

AMENDING SECTION 3.5.2(F) RELATING TO THE CP ZONING DISTRICT AND RESIDENTIAL DEVELOPMENT CRITERIA IN THE CP ZONING DISTRICT

3.5.2(F) *CP, Corporate Park District.*

(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail~~, and complementary residential uses, as indicated in Table 4.1-1~~. Complementary residential uses may also be permitted within the CP District as set forth in Subsection 3.5.2(F)(2). By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.

(2) *Residential development criteria.* Development within the ~~Corporate Park zoning district~~CP District that consists of greater than 50 acres of contiguous land may provide complementary residential development. Residential development ~~options available on any property zoned Corporate Park is further limited by~~ within the CP District shall comply with the performance standards set forth in subsections (a)~~ and (b)~~ – (e) below and with the dimensional standards and maximum gross residential density as set forth in Table 5.1-3.

~~(a) Gross residential development density shall be a maximum of four dwelling units per acre.~~

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses

as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*, has been constructed within the CP District, or shall be constructed concurrent with residential units as a part of a mixed-use development.

Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*	
Number of Residential Units	Minimum Floor Area of Non-Residential Uses
1 – 199	0 square feet
200 – 299	37,500 square feet
300 – 399	75,000 square feet
400 – 499	150,000 square feet
500 – 599	250,000 square feet
600 – 699	375,000 square feet
700 – 999	500,000 square feet
1,000 or more	700,000 square feet

(b) For purposes of calculating gross residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the total acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.

(c) Any site plan or preliminary plat which includes residential development in the CP District shall provide an exhibit depicting the area to be preserved for non-residential uses within the CP District. In addition to the standards as set forth in Subsection 3.5.2(F)(2)(a), the exhibit shall demonstrate the ability to meet the following minimum standards. The exhibit shall:

(i) Depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park, together with all existing improvements; and,

(ii) Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.

(d) Site plan and preliminary plats which include residential development in the CP District shall provide:

(i) A calculation of the maximum gross residential density which is permitted within the CP District;

(ii) A matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order; and,

(iii) A calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii).

(e) In no instance shall more than 33% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings on lots 45 feet in width or larger, and in no instance shall more than 50% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings.

AMENDING SECTION 3.5.3 AND TABLE 3.5-1 RELATING TO USE REGULATIONS AND DEVELOPMENT STANDARDS IN BUSINESS DISTRICTS

3.5.3 *Use regulations and development standards.* The following Table ~~3.5-1~~3.5-2, Use Regulations and Development Standards in the Business Districts, indicates the location of standards in these LDRs related to allowable uses, density and intensity limitations, dimensional standards, development standards, and subdivision standards for the business zone districts:

Table ~~3.5-1~~3.5-2. Use Regulations and Development Standards in the Business Districts

Type of Standard	Location in these LDRs
Allowable uses	Table 4.1-1
Density/intensity/dimensional standards	Table 5.1-3
Development standards	Article 6
Subdivision standards	Article 7

AMENDING SECTION 4.1.1 AND TABLE 4.1-1 RELATING TO THE ALLOWED USES WITHIN THE CP ZONING DISTRICT

4.1.1 *Table of allowed uses.*

Table 4.1-1. Table of Allowed Uses																										
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																										
Use Category/Use Type	CSV	A	Residential									Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)			OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15																
RESIDENTIAL USES																										
Household living																										
Cottage neighborhood																	P								4.3.1(A)(5)
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A		
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)	
Dwelling, mobile home		P					P	P																4.3.1(A)(1)	
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)	
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)	
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)	
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)	
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)	
Mobile home park								P																4.3.1(A)(1)	
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A		

CREATING SECTION 4.3.1(A)(5) TO ESTABLISH USE-SPECIFIC STANDARDS FOR COTTAGE NEIGHBORHOODS

4.3.1 *Residential uses.*

(A) *Household living.*

(5) *Cottage neighborhood.* Cottage neighborhoods shall comply with the following standards:

(a) *Quantity and size of cottage homes.*

(i) A minimum of 25 cottage homes and a maximum of 100 cottage homes are permitted within a cottage neighborhood.

(ii) The minimum square footage for cottage homes shall be 750 square feet. Cottage homes shall have a maximum gross floor area of 1,750 square feet with a maximum

base floor (first floor) area of 1,000 square feet.

(b) *Community and accessory buildings*. One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar uses. Additional accessory structures, such as arbors, gazebos, pergolas, fire pits, BBQ grills, pools, greenhouses, gardens boxes, garages, and other similar accessory structures, are permitted in addition to community buildings.

(c) *Maintenance of open space, common areas and utilities*. The joint use and maintenance of public open space, community facilities, private roads and drives, and all other commonly owned and operated property shall be managed and maintained through a homeowners' or property owners' association.

(d) *Common greens.* Each cottage neighborhood shall have one or more common greens. Common greens may be counted toward the open space required by Section 6.7 of these LDRs. Common greens shall be designed to meet the following:

(i) Common greens shall include at least 400 square feet per cottage home.

(ii) A minimum of four (4) and a maximum of 12 cottage homes shall be clustered around a common green.

(iii) Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per cottage home remains usable for active or passive recreation during rain events.

(iv) A minimum of 80% of the cottage homes within a cottage neighborhood shall be clustered around and shall directly front a common green.

(v) Amenities such as those identified in Subsection 4.3.1(A)(5)(b), *Common buildings*, are allowed in common greens.

(e) *Parking.* Parking may be provided in a common area (private street, parking lot, or garage), or on individual cottage home lots. All parking must meet the following standards:

(i) The minimum number of parking spaces required by Table 6.1-1 of these LDRs for cottage homes shall be provided; and,

(ii) All common parking areas and associated drive aisles shall be screened in accordance with Section 6.2 of these LDRs.

(f) *Vehicle access.* Private roads, drives, or alleys within the cottage neighborhood that are connected to a public street and access either individual cottage homes or common parking lots are permitted. All private roads, drives, or alleys shall have a clear width of 20 feet with a 12- foot- wide minimum wearing surface.

(g) *Pedestrian access.* A system of interior walkways shall be provided to interconnect the cottage homes, parking areas, common greens, and any sidewalks along the public street(s) bordering the cottage neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

(h) *Requirements when adjacent to single-family detached development.* When located adjacent to single-family detached development in any zoning district or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), a cottage neighborhood shall:

(i) Provide a minimum Type D, 10 foot landscaped buffer along the yard which the single-family detached development or vacant land in a single-family residential district abuts; and,

(ii) Not locate any structures, including but not limited to cottage homes, community buildings, accessory structures, parking lots, waste receptacles, and other similar structures, within 100 feet of the boundary of the cottage neighborhood.

(i) *Fencing.* Fencing within the cottage neighborhood used to delineate private yards, gardens, or other areas shall be limited to a maximum of 50 percent opacity and no greater than four feet in height. Solid fencing may be allowed along cottage neighborhood perimeter consistent with Section 6.3.3 of these LDRs.

AMENDING SECTION 5.1.3 AND TABLE 5.1-3 RELATING TO THE DIMENSIONAL STANDARDS FOR SINGLE-FAMILY DETACHED DWELLINGS, SINGLE-FAMILY ATTACHED DWELLINGS, TOWNHOUSES, MULTIPLE-FAMILY DWELLINGS, AND COTTAGE HOMES IN THE CP ZONING DISTRICT

5.1.3 *Dimensional standards in Business Districts.* All primary and accessory structures in the business zoning districts are subject to the dimensional standards set forth in Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts

District and Use	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [5]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)	Max. Height (ft.)	Max. Lot Coverage (incl. accessory structures) [1]	Max. FAR [2]	Max. Gross Residential Density (DU/acre)
CP [4]										
Dwelling, single-family detached	3,500 See note [6]	~~50~~40 See note [6]	20 See note [7]	~~7.5~~ 5for each See note [7]	~~15~~10 See note [7]	Sec. 5.2.2(B)	65	~~40%~~60%	N/A	4
Dwelling, single-family attached, townhouse, and multiple-family	~~5,000~~ 2,700 See note [6]	~~40~~30 See note [6]	~~15~~10 See note [7]	5 for each building side See note [7]	10 See note [7]					
Cottage home	2,700 See note [6]	30 See note [6]	5 See notes [7], [9]	5 for each building side See note [7]	10 See notes [7], [9]		35	70%		
All other uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	All other uses		100 See note [8]	None	See note [8]	N/A

Notes:

[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low income residents. The maximum lot coverage for cottage homes shall be measured over the entire cottage neighborhood, not individual lots.

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).

[5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).
[6] Lot dimensional standards apply only to individual platted lots.
[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project perimeter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous land zoned CP.
[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)).
[9] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.

AMENDING SECTION 6.1.4(B)(1) AND TABLE 6.1-1 TO ESTABLISH MINIMUM OFF-STREET PARKING STANDARD FOR COTTAGE NEIGHBORHOODS

6.4.1 *Amount required.*

(1) *Minimum off-street parking required.* All development allowed in accordance with Table 4.1-1, Table of Allowed Uses, shall provide at least the minimum amounts of off-street parking shown in the following Table 6.1-1, Minimum Off-Street Parking Standards:

Table 6.1-1. Minimum Off-Street Parking Standards		
Use Category	Use Type	Parking Standards
RESIDENTIAL USES		
Household living	Cottage neighborhood	1.5 spaces per cottage home

AMENDING SECTION 6.2.2(B) RELATING TO THE APPLICABILITY OF THE STANDARDS OF SECTION 6.2.2

6.2.2 *Landscaping standards.*

(B) *Applicability.* These standards shall apply to the following development in the City:

(1) *Single-family lots or dwellings.* The subdivision or development of eight or more single-family residential lots or dwellings.

(2) *Single-family attached dwellings.* The subdivision or development of eight or more single-family attached dwellings.

(3) *Two- to four-family dwellings.* The subdivision or development of eight or more two- to four-family dwellings.

(4) *Manufactured home park.* Subdivision for a manufactured home park.

(5) *Existing multifamily structure.* Development of a multifamily structure or redevelopment of an existing multifamily structure that results in an increase in building square footage of 60 percent or more.

(6) *Cottage neighborhoods.* Cottage neighborhoods located in the CP zoning district.

~~(6)~~(7) *Nonresidential.* Development of a nonresidential structure or redevelopment of a nonresidential structure that results in an increase in building square footage or impervious surface by 50 percent or more.

~~(7)~~(8) *Parking lot.* Development of a parking lot for eight or more spaces.

~~(8)~~(9) *Existing parking lot.* Redevelopment or expansion of an existing parking lot that results in an increase of 20 or more spaces. Redevelopment or expansion includes items such as repaving, changes in ingress or egress, and reconstruction of stormwater drainage systems.

AMENDING SECTION 6.2.2(D)(3)(C) AND TABLE 6.2-2 RELATING TO THE APPLICATION OF PERIMETER BUFFER CLASSES

6.2.2 *Landscaping standards.*

(D) *Landscape standards.*

(3) *Perimeter buffers.*

(c) *Buffer class application.* Table 6.2-2, Buffer Class Application, below specifies the type of landscaped perimeter buffer that must be installed adjacent to an existing use or vacant land. The proposed uses are designated with their associated use class and cross-referenced with the numbered columns along the horizontal row under the adjacent use heading. The buffer type is indicated by letter and the total buffer width in feet is indicated by number.

Table 6.2-2. Buffer Class Application											
Letter = Buffer type; Number = Required width in feet											
A = Type A; B = Type B; C = Type C; D = Type D; N = No buffer required											
Proposed Use		Adjacent Use									
		Residential Uses			Public and Institutional Uses			Commercial Uses			
		1	2	3	4	5	6	7	8	9	10
Residential uses											
1	Single-family detached dwelling, manufactured home, mobile home	N	N	N	B 7.5	N	N	N	N	N	N
2	Single-family attached, two- to four-family dwelling, townhouse development	C 10	A 10	B 10	C 7.5	B 7.5	A 5	N	N	N	N
3	Multiple-family development, cottage neighborhoods, group living uses	D 10	B 10	A 10	D 7.5	C 7.5	A 7.5	N	N	N	N

AMENDING SECTION 7.2.4(A)(2) RELATING TO THE REQUIREMENT FOR LOTS WITHIN SUBDIVISIONS TO HAVE STREET FRONTAGE

7.2.4 *Lot standards.*

(A) *Arrangement.*

(2) *Access to street.* Except for lots located within a cottage neighborhood, ~~A~~all lots shall have sufficient frontage so there can be driveway access to primary structures placed on the lots from a public or private street.

AMENDING SECTION 7.3.1(B)(1), TABLE 7.3-1, AND TABLE 7.3-2 RELATING TO WEARING SURFACE WIDTHS AND RIGHT-OF-WAY STANDARDS FOR STREETS

7.3.1 *Streets.* Work performed involving road right-of-way clearing and grubbing, earthwork, stabilizing and construction of a base and surface course shall meet the minimum requirements of the American Association of State Highway and Transportation Official's (AASHTO), latest manual

edition and amendments, where applicable, unless stated otherwise in this article. These specifications are intended to govern the equipment, materials, construction methods, and quality control of the work, unless otherwise provided. They are not intended to apply to the basis of payment provisions.

(B) *Standard street improvements.* The following standards apply to all street improvements:

(1) *Wearing surface width and right-of-way width standards.*

(e) Alley, Drive. For street types/standards B and D.
(i) 12-foot minimum wearing surface.
(ii) Minimum right-of-way width or easement of 20 feet for streets with curb and cutter, or 30 feet for streets with swales.

~~(e)~~(f) *Wearing surface and right-of-way width summary table.* These standards are summarized in the following Table 7.3-1, Wearing Surface standards, and Table 7.3-2, Minimum Right-of-Way Width Standards:

Table 7.3-1. Wearing Surface Standards

Classification	Street Type Standard	Minimum Wearing Surface Width (in feet) [1]	Number of Travel Lanes [2]
Arterial	All	2 · 24	4
Collector	All	24	2
Local	All	24	2
Marginal access	All	20	2
Alley, Drive	B, D	1 · 12	1

[1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.

[2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width.

Table 7.3-2. Minimum Right-of-Way Width Standards

Classification	Street Type Standard	Curb and Gutter Right-of-Way Minimum Width (ft.)	Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.)	Standard Swale Right-of-Way Minimum Width (ft.)
Arterial	All	100	N/A	120
Collector	All	60	N/A	80
Local	A, B, C	50	50 (20 total – 10 on each side of roadway)	60
Local	D	40	N/A	60
Marginal access	All	40	40 (20 total – 10 on each side of roadway)	60
Alley, Drive	B, D	20	N/A	30

AMENDING SECTION 10.2 TO AMEND THE DEFINITION OF "ALLEY OR SERVICE DRIVE" AND TO CREATE NEW DEFINITIONS OF "COTTAGE HOME" AND "COTTAGE NEIGHBORHOOD"

Section 10.2. – Definitions.

Alley or *service drive* means a ~~public or~~ private right-of-way or easement which affords only a secondary means of access to property abutting thereon, provided however, that within cottage neighborhoods, an alley or service drive may serve as the primary means of vehicular access to cottage homes.

Cottage home means a principal residential dwelling ~~constructed~~ located within a cottage neighborhood and consistent with the standards in Articles ~~4 and 5~~ of these LDRs.

Cottage neighborhood means a collection of cottage homes clustered around by common green space.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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.

VISION ELEMENT

GOAL 4: Housing: The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe, affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

Evaluation & Findings: The proposed LDR text amendments support this goal by creating an innovative residential use type of cottage neighborhood. This use type will allow for higher density residential uses within the CP zoning district. The CP land use category and zoning district are mixed-use categories providing for a range of nonresidential uses with complementary residential uses.

The applicant contends that cottage homes can be a lower cost housing option because: the land area associated with a single unit, when a cottage neighborhood is platted, is much smaller; the size of the housing unit is typically smaller; the infrastructure required for vehicular access is much less for units served by an alley versus a local street; and the utility infrastructure and stormwater management facilities required to serve the development is less than required for traditional development.

Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and complementary residential uses located near major transportation corridors. The Corporate Park category is intended to:

1. provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,
2. provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live/work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Policy 1.4.b: Development within the Corporate Park land use category should be designed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

Evaluation & Findings: The proposed LDR text amendments would establish an innovative residential use type of cottage neighborhood. This use type will allow for higher density residential uses within the CP zoning district, supporting the intention for development within the CP land use category to be designed in a campus-like or "corporate park" setting. Increased density further supports the potential to create a walkable mixed-use environment, also furthering the purposes of the CP land use category.

HOUSING ELEMENT

Goal 1: To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, cultural diversity, and protecting the interests of special needs groups, as well as very low, low, and moderate-income households.

Objective 1.1: ***Provision of Safe, Affordable, Quality Housing***
The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes, and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Policy 1.1.i: The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Evaluation & Findings: The proposed LDR text amendments would establish an innovative residential use type of cottage neighborhood. This use type will allow for higher density residential uses within the CP zoning district. The CP land use category and zoning district are mixed-use categories providing for a range of nonresidential uses with complementary residential uses.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Subsection 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, "in determining whether to approve a proposed text amendment to the Land Development Regulations, the City Commission shall find that an application is consistent with the following standards." These standards are listed below, followed by Staff's evaluation.

(a) ***Consistent with Comprehensive Plan*** – *Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.*

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

(b) ***Consistent with Ordinances*** – *Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.*

Evaluation & Findings: The proposed amendments do not conflict with any other provisions of the LDRs or the City Code of Ordinances.

(c) ***Changed Conditions*** *– Whether and the extent to which there are changed conditions that require an amendment.*

Evaluation & Findings: The Corporate Park (CP) zoning district provides land within the City to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and complementary residential uses typified by the modern corporate park. The applicant contends that the amendments will allow a new, more affordable housing product within the CP district. Additionally, the applicant contends that changing market demands are resulting in a need for smaller lot sizes

(d) ***Community Need*** *– Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

Evaluation & Findings: The applicant contends that the greatest need for new housing types is the reduction of housing prices. This can be accomplished by providing smaller lot sizes, thus reducing development costs on a per unit basis. In addition, the applicant contends that cottage neighborhoods are appealing because, among other reasons, they provide an opportunity to live in a detached housing product with direct access to green space without maintenance responsibilities and an opportunity to not rely on a vehicle to commute to work.

(e) ***Compatible with Surrounding Uses*** *– Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.*

Evaluation & Findings: The proposed text amendments would establish Use-Specific Standards for cottage neighborhoods. These standards are intended to address and support the compatibility of cottage neighborhoods with surrounding land uses. These standards address minimum separation between cottage neighborhoods and associated facilities from single-family residential uses and lands zoned for single-family residential uses and screening of parking areas. Within the CP zoning district, cottage neighborhoods should generally be compatible with the uses allowed within this zoning district, as the district is established as a mixed-use district.

(f) ***Development Patterns*** *– Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

Evaluation & Findings: The CP zoning district permits a broad range of uses and encourages development in a campus-like setting. By fostering mixed-use development, the CP zoning district reduces impacts upon external roads by allowing residential uses and supporting nonresidential uses to be located near employment generators. The proposed text amendments will help further support and implement this development pattern.

(g) ***Effect on Natural Environment*** *– Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Evaluation & Findings: The proposed text amendments do not impact the natural environment.

(h) ***Public Facilities*** *– Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, storm water management, parks, and solid wastes).*

Evaluation & Findings: The proposed amendments will have no effect on public facilities.

EXHIBIT "A"

TO

COTTAGE HOMES / CORPORATE PARK ZONING
LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENTS
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 30, 2021

Sent by electronic mail to rthompson@chw-inc.com

Ryan Thompson, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Land Development Regulations (LDR) Text Amendment Application – Cottage Homes

Dear Mr. Thompson:

On August 23, 2021, the City of Alachua received your revised application and materials for a Land Development Regulations (LDR) Text Amendment. The application proposes to amend several sections of the LDRs to establish a new housing type – Cottage Home – in the Corporate Park (CP) zoning district and to establish related implementing regulations. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **September 14, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, August 31, 2021.*** Materials may be submitted earlier than this date.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, September 13, 2021***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Project File

RE: Revised for clarity.

From : Gerry Dedenbach <gerryd@chw-inc.com> Wed, Aug 25, 2021 05:30 PM
Subject : RE: Revised for clarity. 1 attachment
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : ahall <ahall@cityofalachua.com>, kwinburn <kwinburn@cityofalachua.org>, Mike DaRoza <mdaroza@cityofalachua.org>

Justin,
I just spoke with Brian, well done sir!
This is what we need to move forward with.

Thank you ALL for your attention to this final condition!!

Regards,
Gerry

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Wednesday, August 25, 2021 5:17 PM
To: Gerry Dedenbach <gerryd@chw-inc.com>
Cc: ahall <ahall@cityofalachua.com>; kwinburn <kwinburn@cityofalachua.org>; Mike DaRoza <mdaroza@cityofalachua.org>
Subject: Re: Revised for clarity.

Gerry,

Following up to our call, conceptually we agree with the proposed language. We would suggest reversing the two thresholds:

(e) In no instance shall more than 33% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings on lots 45 feet in width or larger, and in no instance shall more than 50% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings.

Please let us know your thoughts.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
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From: "Gerry Dedenbach" <gerryd@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>, "ahall" <ahall@cityofalachua.com>, "kwinburn" <kwinburn@cityofalachua.org>
Cc: "Mike DaRoza" <mdaroza@cityofalachua.org>
Sent: Wednesday, August 25, 2021 4:29:25 PM
Subject: Revised for clarity.

Justin, et. Al.,
Here's a rewording that we feel is much cleaner and get more directly to land preservation…

(e) In no instance shall more than 48% of the maximum total residential units permitted within the CP district be comprised of single-family detached dwellings. A maximum of 33% of the gross total residential units permitted may be single-family dwellings on lots 45' in width or greater.

Stay Smart, Stay Safe, Stay Well!
Regards,
GERRY DEDENBACH, AICP LEED AP | Vice President
t: (386) 518-5120 | **c:** (352) 538-5195
e: gerryd@chw-inc.com
w: www.chw-inc.com

JACKSONVILLE.GAINESVILLE.OCALA
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t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Ave., Ocala, FL 34470
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Revised for clarity.

From : Gerry Dedenbach <gerryd@chw-inc.com> Wed, Aug 25, 2021 04:29 PM

Subject : Revised for clarity. 1 attachment

To : Justin Tabor <jtabor@cityofalachua.org>, ahall <ahall@cityofalachua.com>, Kathy Winburn <kwinburn@cityofalachua.org>

Cc : Mike DaRoza <mdaroza@cityofalachua.org>

Justin, et. Al.,
Here's a rewording that we feel is much cleaner and get more directly to land preservation…

(e) In no instance shall more than 48% of the maximum total residential units permitted within the CP district be comprised of single-family detached dwellings. A maximum of 33% of the gross total residential units permitted may be single-family dwellings on lots 45' in width or greater.

Stay Smart, Stay Safe, Stay Well!
Regards,

GERRY DEDENBACH, AICP LEED AP | Vice President
t: (386) 518-5120 | **c:** (352) 538-5195
e: gerryd@chw-inc.com
w: www.chw-inc.com

CHW

JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8465 Merchants Way, Ste. 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Ave., Ocala, FL 34470
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DRAFT_AMENDMENTS_RESIDENTIAL_TO_NON_RES_2021_08_25r2

From : Gerry Dedenbach <gerryd@chw-inc.com> Wed, Aug 25, 2021 01:30 PM

Subject : DRAFT_AMENDMENTS_RESIDENTIAL_TO_NON_RES_2021_08_25r2 2 attachments

To : Justin Tabor <jtabor@cityofalachua.org>, ahall <ahall@cityofalachua.com>, Kathy Winburn <kwinburn@cityofalachua.org>

Cc : Brian Crawford <brian@conceptcompanies.net>

Justin,
As discussed and promised, please see attached. We are in agreement with your comments and offer a new (e), which you and I discussed just before lunch and we believe provides additional protections to the City.

As always, please let me know if you have any additional questions.

Stay Smart, Stay Safe, Stay Well!

Regards,
GERRY DEDENBACH, AICP LEED AP | Vice President
t: (386) 518-5120 | **c:** (352) 538-5195
e: gerryd@chw-inc.com
w: www.chw-inc.com

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30 KB

3.5.2(F) *CP, Corporate Park District.*

(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail~~, and complementary residential uses, as indicated in Table 4.1-1~~. Complementary residential uses may also be permitted within the CP District as set forth in Subsection 3.5.2(F)(2). By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.

(2) *Residential development criteria.* Development within the ~~Corporate Park zoning district~~CP District that consists of greater than 50 acres of contiguous land may provide complementary residential development. Residential development ~~options available on any property zoned Corporate Park is further limited by~~ within the CP District shall comply with the performance standards set forth in subsections (a)~~ and (b)~~ – (e) below and with the dimensional standards and maximum gross residential density as set forth in Table 5.1-3.

~~(a) Gross residential development density shall be a maximum of four dwelling units per acre.~~

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*, has been constructed within the CP District, or shall be constructed concurrent with residential units as a part of a mixed-use development

Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*

Number of Residential Units	Minimum Floor Area of Non-Residential Uses
1 – 199	0 square feet
200 – 299	37,500 square feet
300 – 399	75,000 square feet
400 – 499	150,000 square feet
500 – 599	250,000 square feet
600 – 699	375,000 square feet
700 – 999	500,000 square feet
1,000 or more	700,000 square feet

(b) For purposes of calculating gross residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the total acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.

(c) Any site plan or preliminary plat which includes residential development in the CP District shall provide an exhibit depicting the area to be preserved for non-residential uses within the CP District. In addition to the standards as set forth in Subsection 3.5.2(F)(2)(a), the exhibit shall demonstrate the ability to meet the following minimum standards. The exhibit shall:

(i) Depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park, together with all existing improvements; and,

(ii) Demonstrate land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.

(d) Site plan and preliminary plats which include residential development in the CP District shall provide:

(i) A calculation of the maximum gross residential density which is permitted within the CP District;

(ii) A matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order; and,

(iii) A calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii).

(e) In no instance shall more than 33% of the maximum gross total residential units permitted within the CP District be comprised of single-family detached dwellings on lots 45' or larger in width. Applicant may achieve an additional unit density of 15%, for a total of 48% single family detached units, by implementing compact units on lots smaller than 45' for 15% of the property.

Commented [GD1]: Please see the table I attached, as I want to make sure your plan meets both sides of the 'thresholds', which I believe it does. It will be very challenging for other sites to achieve this sq ft level.

Revised LDR Text - City 8/24/21 Draft

From : Justin Tabor <jtabor@cityofalachua.com> Tue, Aug 24, 2021 04:41 PM
Subject : Revised LDR Text - City 8/24/21 Draft 2 attachments
To : Gerry Dedenbach <gerryd@chw-inc.com>
Cc : Mike DaRoza <wi_daroza@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.com>, Adam Hall <ad_hall@cityofalachua.org>, brian <brian@conceptcompanies.net>

Gerry,

We have reviewed the revised LDR text received yesterday morning.

We propose to revise the ratios of residential units to non-residential area to progress in 100-unit increments from 200 through 700 units. In addition, we propose the ratios be revised with the intent that the ratios will form an "S" curve, requiring less non-residential area earlier in a development, increasing as a development progresses, and then leveling off. I have attached an Excel file with a graph depicting this curve.

We propose to reword subsections 3.5.2(F)(2)(c) and (e) to structure the text in a format consistent with existing codified language. We believe the attached draft captures much of the intent of the language within your latest draft.

We propose to delete subsection 3.5.2(F)(2)(d) of your latest draft. This section has been excluded from the attached draft.

Lastly, we propose a new subsection (3.5.2(F)(2)(e)) that would cap the number of single-family detached units at 33% of the maximum gross residential density permitted within the CP district. We believe this will further help to ensure that land is preserved for non-residential uses, thus fulfilling the overall purpose and intent of the CP zoning district.

Please review and respond with your agreement to the attached by **5 PM tomorrow, August 25**.

If you have any questions or would like to discuss, please feel free to call at your convenience.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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Res-to-Non-Res_2021_08_25r2.xlsx
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3.5.2(F) *CP, Corporate Park District.*

(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail~~, and complementary residential uses, as indicated in Table 4.1-1~~. Complementary residential uses may also be permitted within the CP District as set forth in Subsection 3.5.2(F)(2). By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.

(2) *Residential development criteria.* Development within the ~~Corporate Park zoning district~~CP District that consists of greater than 50 acres of contiguous land may provide complementary residential development. Residential development ~~options available on any property zoned Corporate Park is further limited by~~ within the CP District shall comply with the performance standards set forth in subsections (a)~~ and (b)~~ – (e) below and with the dimensional standards and maximum gross residential density as set forth in Table 5.1-3.

~~(a) Gross residential development density shall be a maximum of four dwelling units per acre.~~

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*, has been constructed within the CP District, or shall be constructed concurrent with residential units as a part of a mixed-use development.

Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*

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(c) Any site plan or preliminary plat which includes residential development in the CP District shall provide an exhibit depicting the area to be preserved for non-residential uses within the CP District. In addition to the standards as set forth in Subsection 3.5.2(F)(2)(a), the exhibit shall demonstrate the ability to meet the following minimum standards. The exhibit shall:

(i) Depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park, together with all existing improvements; and,

(ii) Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.

(d) Site plan and preliminary plats which include residential development in the CP District shall provide:

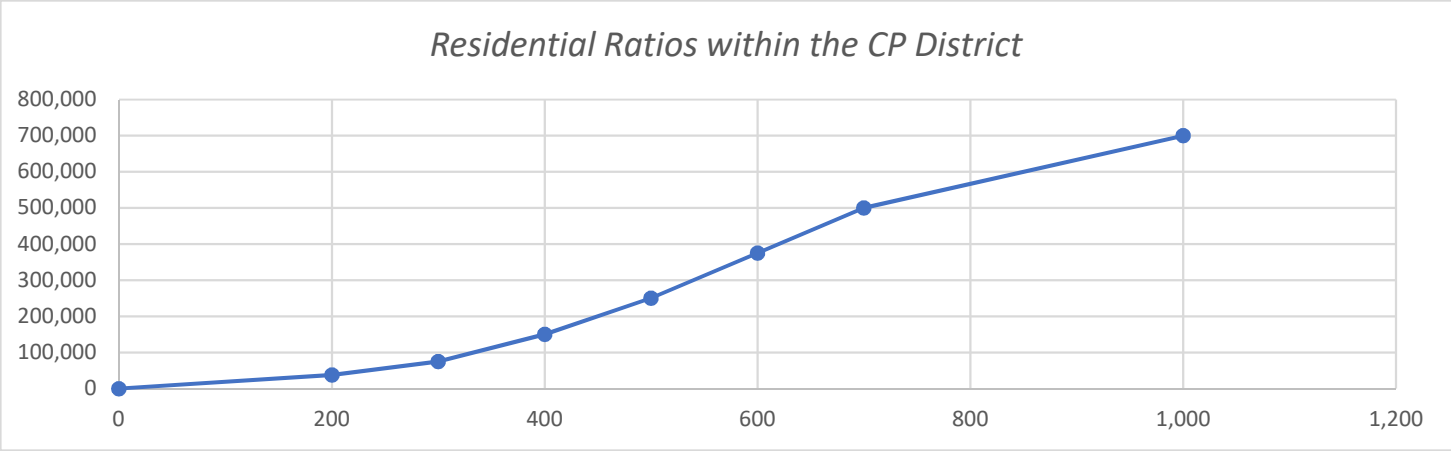
(i) A calculation of the maximum gross residential density which is permitted within the CP District;

(ii) A matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order; and,

(iii) A calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii).

(e) In no instance shall more than 33% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings.

Number of Residential Units	Minimum Floor Area of Non-Residential Uses	Minimum Land Area for Non-Residential Uses	Estimated Number of Jobs (1 job/290 square feet)
0	0	0	0
200	37,500	10	129
300	75,000	15	259
400	150,000	20	517
500	250,000	25	862
600	375,000	30	1293
700	500,000	35	1724
1,000	700,000	50	2414



CHW
Professional Consultants

PLANNING DESIGN SURVEYING ENGINEERING CONSTRUCTION

August 23, 2021

Ms. Kathy Winburn, AICP, Planning & Community Development Director
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Land Development Regulations Text Amendment Application – Corporate Park – Cottage Home, Response to City-proposed Amendments received in our meeting on August 19, 2021.

Dear Kathy,

Thank you for the opportunity to meet with you, your staff, and the Interim City Manager on August 19th, 2021. Attached, please find the most current revisions to the proposed Land Development Regulations (LDR) Text Amendment. We appreciate the opportunity to work closely with you and we believe the final revisions presented address the last few items required to keep this item scheduled for the September Planning & Zoning Board Public Hearing.

Based on our meeting, we are proposing specific requirements/codified performance standards. We recommend demonstration of these be on submitted site plan's/plat application' cover sheets for projects with Corporate Park Zoning District. We believe these requirements and standards provide significant incentive for economic development and job creation within the City of Alachua, while providing adequate assurances the Corporate Park Zoning District delivers a vibrant mixed-use environment with the City.

As discussed and as an example, the codified performance requirements/standards recommend:

- If 100 residential units are reserved, a minimum of 75,000 sf of non-residential area must be reserved. The minimum acreage needed to be reserved to achieve 75,000 sf of non-residential at the required maximum of 15,000 sf per acre would be 5 acres.

- Non-residential intensity greater than 15,000 sf per acre may be permitted by code and is encouraged. An applicant may not assume, nor reserve, a greater intensity for compliance with the minimum square footage for non-residential uses. However, if greater than 15,000 sf per acre non-residential use *is constructed*, the applicant may use the amount over 15,000 on future applications.

- As the property subject to the application is developed, land area configurations may be modified if the minimum thresholds for residential and non-residentials ratios outlined herein are preserved.

As always, should you have any additional questions, please contact me directly.

Sincerely,

Ryan Thompson, AICP, Senior Project Manager
CHW Professional Consultants

Attachments: CHW's August 23, 2021 amendments

Gainesville | 11801 Research Drive, Alachua, Florida 32615 (352) 331-1976 | www.chw-inc.com

August 9, 2021

Ms. Kathy Winburn, AICP, Planning & Community Development Director
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: LDR Text Amendment Application – Corporate Park – Cottage Home, Response to City-proposed Amendments received July 27, 2021.

Dear Kathy,

COMMENTARY: *The proposed City of Alachua Land Development Regulations (LDR) text amendment is provided below in underline / ~~strikethrough~~ text. The underline portions represent new text and the ~~strikethrough~~ portions represent text to be removed.*

CHW proposed amendments, as received on July 12, 2021, are in red font. The text in red font also reflects CHW's edits to address Staff PAT review comments issued on June 16, 2021.

Following the July 8, 2021 PAT meeting with the applicant, and in subsequent conversations with the applicant, Staff has obtained a better understanding of the applicant's objectives and intent. Based on this better understanding, City Staff proposes the following additional revisions that are in blue font. The text in blue font also addresses items from the June 16, 2021 PAT review comments that were either partially or unsatisfactorily addressed in the July 12, 2021 resubmittal from CHW.

Text in green reflects CHW's amendments to the City of Alachua staff's revisions provided on July 26, 2021. CHW and the applicant agree with all other City-proposed revisions.

The amendments include:

- Added Section 3.5.2(F)(2)(c) to ensure an appropriate mix of both residential and non-residential uses within the Corporate Park Zoning District.
- Revised Table 4.1-1 to allow cottage neighborhood within the Corporate Park Zoning District by special exception.
- Reinstated single-family detached and single-family attached/Townhouse/Multi-family dimensional standards in Table 5.1-3.
- Added to Table 5.1-3, footnote [1] to clarify that cottage home maximum lot coverage is measured over the entire cottage neighborhood, not individual lots.

CHW also proposes including specific requirements and codified performance standards, which will be on the Cover Sheet of submitted site plans/plat applications for projects in the Corporate Park Zoning District. The quantifications will be consistent with overall Conceptual Site Plan, to be submitted, which will include:

A table on the Cover sheet [***example below***] that identifies, with requirements summarizing:

a) Total Contiguous Property area under common ownership at the time of submission;
b) Total Residential density allowed per code and total units on contiguous property;
c) Approved Dwelling Units to Date, and units proposed in the specific project being submitted; and
d) Remaining Dwelling Units post the proposed project.

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Corporate Park Residential Calculation	
Total Contiguous Area	251.4 acres
Allowable Density	4 du/ac
Allowable Units	251.4 x 4 du/ac = 1,005 DU
Approved Dwelling Units to date	0 units
Approved Dwelling Units this project	273
Remaining Dwelling Units post this project	732

Conceptual Site Plans will be required and a proposed table [***example below***] containing statistics to demonstrate Corporate Park goals and objectives are met will be required, at a basis of 500 sq. ft. per reserved residential unit, ***in accordance with the Corporate Park zoning district***. This table will show multiple items as illustrated below, that are specific to the Corporate Park with specific items to be tallied including:

a) Allowable Dwelling Units reserved per the contiguous area, at the time of Site Plan submittal;
b) ***Minimum*** Non-Residential square footage, based on residential dwellings per code;
c) ***Demonstrated*** non-residential areas within the overall common ownerships; and
d) ***Non-residential*** square footage per preliminary site plan.

CORPORATE PARK CALCULATION	
Mixed Use Calculation Range	
Allowable Residential Dwelling Units reserved per contiguous area	251.4 x 4 = 1,005 DU
Minimum Non-Residential footprint	1,005 x 500 = 502,500 sq. ft.
Demonstrated Non-Residential footprint per preliminary site plan	1,005 x 750 = 753,750 sq. ft.
Non-Residential square foot per preliminary site plan	1,507,500 sq. ft.

In addition, applicants may wish to provide Conceptual Site Plans projections of Employment Estimates to demonstrate Corporate Park Goals and Objectives are met. The table [***example below***] shows multiple items, as illustrated in the sample table below. The specific items to be tallied include:

EMPLOYMENT ESTIMATES (*Non-residential development*)			
Development Type	**Area**	**Square Footage per Employee**	**Total Estimate of Employees**
Research / Laboratory	700K sq. ft.	200 sq. ft.	3,500
Office	400K sq. ft.	300 sq. ft.	1,333
Hospitality / Conference	250K sq. ft.	2,000 sq. ft.	125
Retail / Service	175K sq. ft.	500 sq. ft.	350
TOTALS	**1.525M sq. ft.**	**n/a**	**5,308**

We would greatly like to meet with you to discuss the proposed amendments and bring our most recent conceptual drawings and plans. Please let us know, at your earliest convenience, when you and your staff are able to meet with us and our clients.

Sincerely,

Ryan Thompson, AICP, Senior Project Manager
CHW Professional Consultants

Attachments: CHW's August 9, 2021 amendments

Article 2 – ADMINISTRATION
Section 2.4.10. – Subdivision.

Section 2.4.10(B)(3)

(i) *Residential development in the CP zoning district.* ~~A r~~Residential development in the Corporate Park (CP) zoning district which shall remain in common ownership ~~may~~shall be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~When a residential development in the CP zoning district is reviewed pursuant to Section 2.4.9, such development shall meet all of the following criteria. This exemption shall not preclude a developer from subdividing residential development in the CP zoning district pursuant to this Section 2.4.10:~~

~~The development shall remain in common ownership;~~
~~Such development shall comply with F.S. ch. 177, pt. I, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) through (d) until permittable uses are proposed for the property; and~~
~~Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~

Section 3.5.2(F)(2)

(c) Prior to approval of any residential site plan or plat, the applicant shall provide:

1. Conceptual site plans identifying contiguous property and depicting proposed uses under common ownership at the time of adoption;
2. Calculations of the total allowable residential units as set forth in this section; and
3. Table(s) to monitor units, constructed or platted, consistent with the site plan's overall density reservation included on the cover page of subsequent documents related to the overall conceptual site plan.

* The conceptual site plan should reasonably depict an applicant's ability to preserve and support non-residential uses consistent with the intent of the CP Zoning District.
* Under no circumstance shall more than four (4) residential units per acre of any type be permitted within contiguous property under common ownership as set forth in 3.5.2(f)(2)(b)
* Increased residential density is encouraged, in a clustered form, in order to promote preservation of non-residential lands within the CP District.

Article 4 – USE REGULATIONS
Section 4.1. – Table of uses.

4.1.1 *Table of allowed uses.*

Table 4.1-1. Table of Allowed Uses

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

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

Section 4.2. – Use classifications, use categories and use types

4.2.2 *Residential use classification.*

(A) *Household living.*

(2) *Examples.* Example use types include single-family detached dwellings, cottage homes, single-family attached dwellings, two- to four-family dwellings, townhouses, multiple-family dwellings, mobile homes, mobile home parks, and other structures with self-contained dwelling units.

Section 4.3. – Use specific standards

4.3.1 *Residential uses.*

(A) *Household living.*

(5) *Cottage neighborhood*. Cottage neighborhoods shall comply with the following standards:

(a) *Quantity and ~~Size~~ size of ~~Units~~cottage homes*. ~~A minimum of 2, maximum of 12 units may be clustered around or have access to common greens with a maximum of 20% of the units having access to common greens. The remaining units shall be directly located on a common green.~~

(i) A minimum of ~~15,~~25 cottage homes and a maximum of 100 ~~units~~ cottage homes are permitted within a cottage neighborhood.

(ii) The minimum square footage for cottage homes shall be ~~consistent with Florida Building Code~~750 square feet. Cottage homes ~~units~~ shall have a maximum gross floor area of 1,750 square feet ~~sq ft gross floor area~~ with a maximum base floor (first floor) area of 1,000 square feet~~sq ft maximum base floor area~~.

(b) ~~*Common*~~ *Community and accessory buildings*. One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar uses. Additional accessory structures, such as arbors, gazebos, pergolas, fire pits, BBQ grills, pools, greenhouses, gardens boxes, garages, and other similar accessory structures, are permitted in addition to ~~common~~ community buildings.

(c) *Maintenance of open space, common areas and utilities*. ~~The applicant shall ensure that~~The joint use and maintenance of public open space, community facilities, private roads and drives, and all other commonly owned and operated property ~~is~~ shall be managed and maintained through a homeowners' or property owners' association.

(d) *Common greens.* Each cottage neighborhood shall have one or more common greens. Common greens may be counted toward the open space required by Section 6.7 of these LDRs. Common greens shall be designed to meet the following:

(i) Common greens shall include at least 400 square feet per ~~unit~~cottage home.

(ii) ~~Common greens shall be located central to a grouping of cottage homes.~~A minimum of four (4) and a maximum of 12 cottage homes shall be clustered around a common green.

(iii) Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per ~~dwelling unit~~cottage home remains usable ~~by the residents~~ for active or passive recreation during rain events.

~~(iii)~~(iv) A minimum of 80% of the cottage homes within a cottage neighborhood shall be clustered around and shall directly front a common green.

~~(iv)~~(v) Amenities such as those ~~listed~~ identified in ~~LDR §~~Subsection 4.3.1(A)(5)(b), *Common buildings*, are allowed in common greens.

(e) *Parking.* Parking may be provided in a common area (private street, parking lot, or garage), or on individual cottage home lots ~~when accessed by drive aisles~~. All parking must meet the following standards:

(i) ~~A minimum of 1.5 spaces per unit shall be provided~~The minimum number of parking spaces required by Table 6.1-1 of these LDRs for cottage homes shall be provided; and,

(f) All common parking areas and associated drive aisles ~~adjacent to neighboring residential property must~~ shall be screened in accordance with Section 6.2 of these LDRs.~~; and~~

~~(ii)~~

~~(i) A Type C, 7.5 feet-wide landscape buffer is required where parking areas or drive aisles when adjacent to neighboring residential property.~~

~~(g)~~(f) *Vehicle access.* Private roads, drives, or alleys within the cottage neighborhood that are connected to a public street and access either individual cottage homes or common parking lots are ~~allowed~~permitted. All private roads, drives, or alleys shall have a clear width of 20 feet~~-foot~~ with a 12~~-~~ foot~~-~~ wide minimum wearing surface.

~~(h)~~(g) *Pedestrian access.* A system of interior walkways shall be provided to interconnect the cottage homes, ~~the~~ parking areas, common greens, and any sidewalks along the public street(s) bordering the cottage neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

(h) ~~*Landscaped buffer*~~*Requirements when adjacent to single-family detached development.* When located adjacent to single-family detached development in any zoning district or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), a cottage neighborhood shall:

(i) Provide a minimum Type ~~C~~ D, 10 foot landscaped buffer~~, 15 feet in width~~ along the yard which the single-family detached development or vacant land in a single-family residential district abuts ~~cottage neighborhood abuts existing single-family detached development.~~; and,

~~(i)~~(ii) Not locate any structures, including but not limited to cottage homes, community buildings, accessory structures, parking lots, waste receptacles, and other similar structures, within 100 feet of the boundary of the cottage neighborhood.

(i) *Fencing.* Fencing within the cottage neighborhood used to delineate private yards, gardens, or other areas shall be limited to a maximum of 50 percent opacity and no greater than four feet in height. Solid fencing may be allowed along cottage neighborhood perimeter consistent with Section 6.3.3 of these LDRs.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts

District and Use	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [5]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)	Max. Height (ft.)	Max. Lot Coverage (incl. accessory structures) [1]	Max. FAR [2]	Max. Gross Residential Density (DU/acre) [10]
CP [4]										
Dwelling, single-family detached	3,500 See note [6]	~~50~~40 See note [6]	20 See note [7]	~~7.5~~5 for each See	~~15~~10 See note [7]	Sec. 5.2.2(B)	65	~~40~~60%	N/A	4
Dwelling, single-family attached, townhouse, and multiple-family	~~5,000~~ 2,700 See note [6]	~~40~~30 See note [6]	~~15~~10 See note [7]	5 for each building side See note [7]	10 See note [7]					
Cottage home	2,700 See note [6]	30 See note [6]	5 See notes [7], [9]	5 for each building side See note [7]	10 See notes [7], [9]		35	~~90~~70%		
All other uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	All other uses		100 See note [8]	None	See note [8]	N/A

Notes:

[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low income residents. The maximum lot coverage for cottage homes shall be measured over the entire cottage neighborhood, not individual lots.

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).

[5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).

[6] Lot dimensional standards apply only to individual platted lots.

[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project perimeter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous

[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)).
[9] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.
[10] Required nonresidential square feet shall be at least 500 square feet per reserved residential dwelling unit.

Section 5.2.1 Lots.

(A) Definitions/measurement.

(5) *Lot width.* Lot width means the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the side lot lines at the building setback line and the rear most points of the side lot lines in the rear, provided however, that the width between the side lot lines at their foremost points in the front shall not be less than 80 percent of the required lot width ~~expect~~ ~~except~~ in the case of lots on the turning circle of a cul-de-sac, where the width shall not be less than 60 percent of the required width. ~~Where a rear lot corner is clipped, the side lot line shall be measured from the front setback line to the midpoint of the diagonal lot line connecting the side and rear lot lines.~~

Article 6 – DEVELOPMENT STANDARDS

Section 6.1. – Off-street parking and loading standards.

Table 6.1-1. Minimum Off-Street Parking Standards		
Use Category	Use Type	Parking Standards
RESIDENTIAL USES		
Household living	Cottage ~~home~~neighborhood	1.5 spaces per ~~unit~~cottage home

6.2.2 *Landscaping standards.*

(A) *Purpose.* The purpose of these landscaping standards is to provide an aesthetically pleasing environment for the residents of the City. The standards are intended to maintain and enhance property values, enhance the appearance of development, provide adequate buffers between incompatible uses, improve the character and appearance of the City, and reduce erosion and stormwater runoff.

(B) *Applicability.* These standards shall apply to the following development in the City:

(1) *Single-family lots or dwellings.* The subdivision or development of eight or more single- family residential lots or dwellings.

(2) *Single-family attached dwellings.* The subdivision or development of eight or more single-family attached dwellings.

(3) *Two- to four-family dwellings.* The subdivision or development of eight or more two- to four-family dwellings.

(4) *Manufactured home park.* Subdivision for a manufactured home park.

(5) *Existing multifamily structure.* Development of a multifamily structure or redevelopment of an existing multifamily structure that results in an increase in building square footage of 60 percent or more.

(6) *Cottage neighborhoods*. Cottage neighborhoods located in the CP zoning district.

~~(6)~~(7) *Nonresidential.* Development of a nonresidential structure or redevelopment of a nonresidential structure that results in an increase in building square footage or impervious surface by 50 percent or more.

~~(7)~~(8) *Parking lot.* Development of a parking lot for eight or more spaces.

~~(8)~~(9) *Existing parking lot.* Redevelopment or expansion of an existing parking lot that results in an increase of 20 or more spaces. Redevelopment or expansion includes items such as repaving, changes in ingress or egress, and reconstruction of stormwater drainage systems.

Table 6.2-2. Buffer Class Application											
Letter = Buffer type; Number = Required width in feet											
A = Type A; B = Type B; C = Type C; D = Type D; N = No buffer required											
Proposed Use		Adjacent Use									
		Residential Uses			Public and Institutional Uses			Commercial Uses			
		1	2	3	4	5	6	7	8	9	10
Residential uses											
1	Single-family detached dwelling, manufactured home, mobile home	N	N	N	B 7.5	N	N	N	N	N	N
2	Single-family attached, two- to four-family dwelling, townhouse development	C 10	A 10	B 10	C 7.5	B 7.5	A 5	N	N	N	N
3	Multiple-family development, cottage neighborhoods, group living uses	D 10	B 10	A 10	D 7.5	C 7.5	A 7.5	N	N	N	N

Article 7 – SUBDIVISION STANDARDS

7.2.4 *Lot standards.*

(A) *Arrangement.*

(1) *Generally.* Lots shall be arranged in such a way to minimize difficulties due to natural, topographical, or other conditions, to development of the lot consistent with the standards of this article and these LDRs, and all other relevant State and Federal laws and regulations.

(2) *Access to street.* Except for lots located within a cottage neighborhood, ~~A~~all lots shall have sufficient frontage so there can be driveway access to primary structures placed on the lots from a public or private street.

Section 7.3 – Required Improvements

7.3.1 *Streets.* Work performed involving road right-of-way clearing and grubbing, earthwork, stabilizing and construction of a base and surface course shall meet the minimum requirements of the American Association of State Highway and Transportation Official's (AASHTO), latest manual edition and amendments, where applicable, unless stated otherwise in this article. These specifications are intended

to govern the equipment, materials, construction methods, and quality control of the work, unless otherwise provided. They are not intended to apply to the basis of payment provisions.

(B) *Standard street improvements.* The following standards apply to all street improvements:

(1) *Wearing surface width and right-of-way width standards.*

(e) Alley, Drive. For street types/standards B, ~~C,~~ and D. (i) 12-foot minimum wearing surface.
(ii) Minimum right-of-way width or easement of 20 feet for streets with curb and cutter, or 30 feet for streets with swales.

~~(e)~~(f) *Wearing surface and right-of-way width summary table.* These standards are summarized in the following Table 7.3-1, Wearing Surface standards, and Table 7.3- 2, Minimum Right-of-Way Width Standards:

Table 7.3-1. Wearing Surface Standards			
Classification	Street Type Standard	Minimum Wearing Surface Width (in feet) [1]	Number of Travel Lanes [2]
Alley, Drive	B, ~~C,~~ D	1 × 12	1
[1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.			
[2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width.			

Table 7.3-2. Minimum Right-of-Way Width Standards				
Classification	Street Type Standard	Curb and Gutter Right-of-Way Minimum Width (ft.)	Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.)	Standard Swale Right-of-Way Minimum Width (ft.)
Alley, Drive	B, ~~C,~~ D	20	~~20 (10 total — 5 on each side of roadway)~~ N/A	30

Article 10 – DEFINITIONS
Section 10.2. – Definitions.

Alley or *service drive* means a ~~public or~~ private right-of-way or easement which affords only a secondary means of access to property abutting thereon, provided however, that within cottage neighborhoods, an alley or service drive may serve as the primary means of vehicular access to cottage homes.

Cottage home means a principal residential dwelling ~~constructed~~ located within a cottage neighborhood and consistent with the standards in Article~~s~~ 4 ~~and 5~~ of these LDRs.

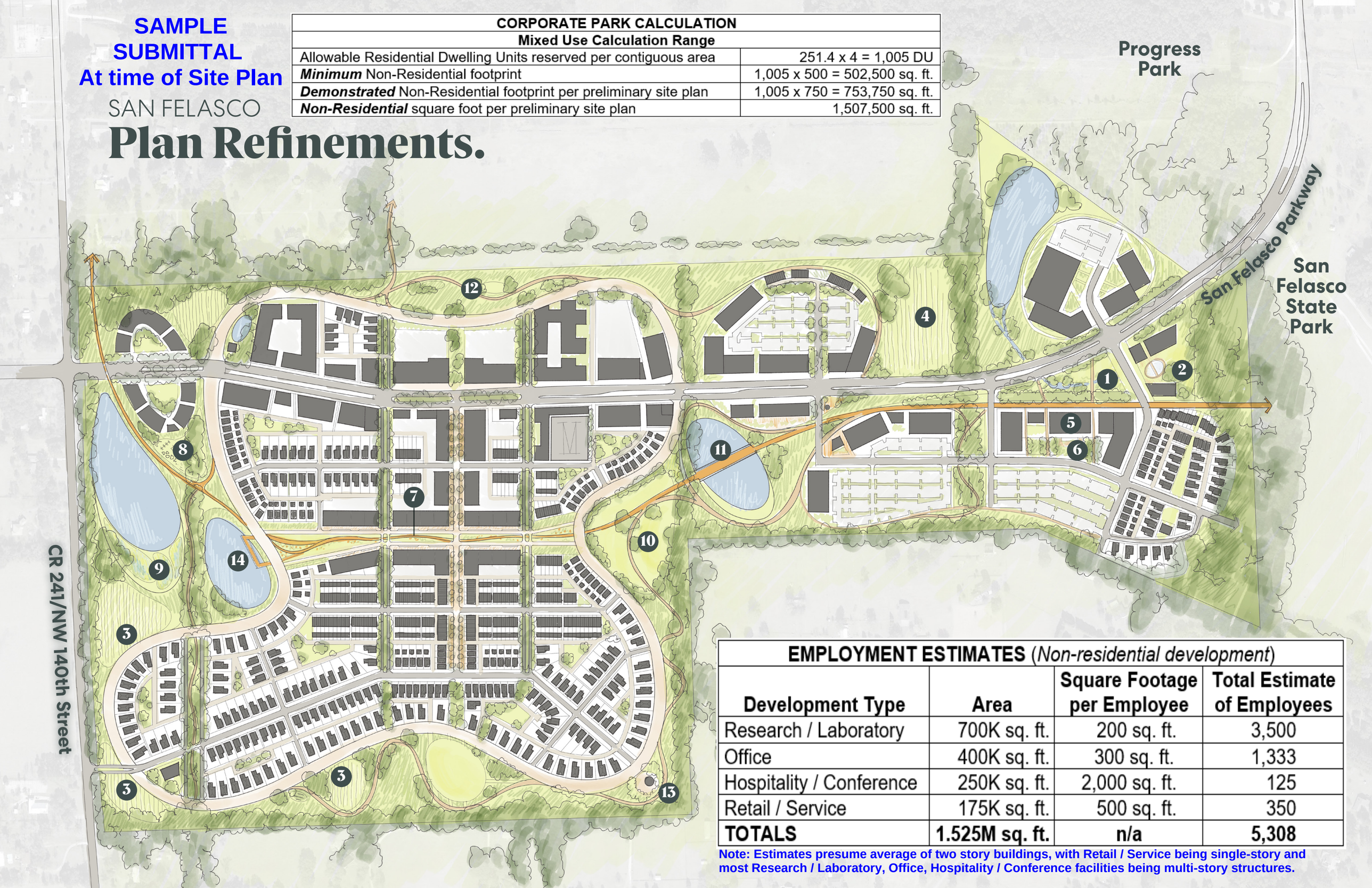
Cottage neighborhood means a collection of cottage homes clustered around by common green space.

SAMPLE SUBMITTAL
At time of Site Plan

SAN FELASCO

Plan Refinements.

CORPORATE PARK CALCULATION	
Mixed Use Calculation Range	
Allowable Residential Dwelling Units reserved per contiguous area	251.4 x 4 = 1,005 DU
Minimum Non-Residential footprint	1,005 x 500 = 502,500 sq. ft.
Demonstrated Non-Residential footprint per preliminary site plan	1,005 x 750 = 753,750 sq. ft.
Non-Residential square foot per preliminary site plan	1,507,500 sq. ft.



EMPLOYMENT ESTIMATES (*Non-residential development*)			
Development Type	**Area**	**Square Footage per Employee**	**Total Estimate of Employees**
Research / Laboratory	700K sq. ft.	200 sq. ft.	3,500
Office	400K sq. ft.	300 sq. ft.	1,333
Hospitality / Conference	250K sq. ft.	2,000 sq. ft.	125
Retail / Service	175K sq. ft.	500 sq. ft.	350
TOTALS	**1.525M sq. ft.**	**n/a**	**5,308**

Note: Estimates presume average of two story buildings, with Retail / Service being single-story and most Research / Laboratory, Office, Hospitality / Conference facilities being multi-story structures.

Cottage Home LDR Text Amendments - City Recommended Edits

From : Justin Tabor <jtabor@cityofalachua.com> Mon, Jul 26, 2021 05:30 PM

Subject : Cottage Home LDR Text Amendments - City Recommended Edits 1 attachment

To : Ryan Thompson <RyanT@chw-inc.com>

Cc : Adam Boukari <aboukari@cityofalachua.org>, Mike DaRoza <wi_daroza@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.com>, Adam Hall <ad_hall@cityofalachua.org>

Ryan,

As we discussed last week, City Staff has reviewed the revised text received on July 12 for the Cottage Homes LDR Text Amendment application. Following the July 8, 2021 PAT meeting, and in subsequent conversations we have had, Staff has obtained a better understanding of the applicant's objectives and intent for this application. Based on this better understanding, City Staff proposes the additional revisions to the proposed text amendments. The attached document identifies our proposed revisions in blue, with CHW's proposed text, as received on July 12, in red. These revisions also reflect the discussion we had last week concerning the focus of the amendments being specific to cottage homes and the amendments to the dimensional standards for single-family detached dwellings.

In order to remain on track for the September PZB Meeting, please review the attached and respond by Thursday, August 5.

If you have any questions, please feel free to contact me. Please note that I will be in the office this week, but will be out next week (however I will occasionally be checking and responding to email).

Thank you.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

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City_Draft_Text_2021_07_26.docx
56 KB

COMMENTARY: *The proposed City of Alachua Land Development Regulations (LDR) text amendment is provided below in underline / ~~strikethrough~~ text. The underline portions represent new text and the ~~strikethrough~~ portions represent text to be removed.*

CHW proposed amendments, as received on July 12, 2021, are in red font. The text in red font also reflects CHW's edits to address Staff PAT review comments issued on June 16, 2021.

Following the July 8, 2021 PAT meeting with the applicant, and in subsequent conversations with the applicant, Staff has obtained a better understanding of the applicant's objectives and intent. Based on this better understanding, City Staff proposes the following additional revisions that are in blue font. The text in blue font also addresses items from the June 16, 2021 PAT review comments that were either partially or unsatisfactorily addressed in the July 12, 2021 resubmittal from CHW.

Article 2 – ADMINISTRATION
Section 2.4.10. – Subdivision.

Section 2.4.10(B)(3)

(i) *Residential development in the CP zoning district.* ~~A r~~Residential development in the Corporate Park (CP) zoning district which shall remain in common ownership ~~may~~shall be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~When a residential development in the CP zoning district is reviewed pursuant to Section 2.4.9, such development shall meet all of the following criteria. This exemption shall not preclude a developer from subdividing residential development in the CP zoning district pursuant to this Section 2.4.10:~~

~~(1) The development shall remain in common ownership;~~
~~(2) Such development shall comply with F.S. ch. 177, pt. I, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) through (d) until permittable uses are proposed for the property; and~~
~~(3) Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~

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Article 4 – USE REGULATIONS
Section 4.1. – Table of uses.

4.1.1 *Table of allowed uses.*

Table 4.1-1. Table of Allowed Uses

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

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

Section 4.2. – Use classifications, use categories and use types

4.2.2 *Residential use classification.*

(A) *Household living.*

(2) *Examples.* Example use types include single-family detached dwellings, cottage homes, single-family attached dwellings, two- to four-family dwellings, townhouses, multiple-family dwellings, mobile homes, mobile home parks, and other structures with self-contained dwelling units.

Section 4.3. – Use specific standards

4.3.1 *Residential uses.*

(A) *Household living.*

(5) *Cottage neighborhood*. Cottage neighborhoods shall comply with the following standards:

(a) *Quantity and ~~Size~~ size of ~~Units~~cottage homes.*

~~A minimum of 2, maximum of 12 units may be clustered around or have access to common greens with a maximum of 20% of the units having access to common greens. The remaining units shall be directly located on a common green.~~

(i) A minimum of ~~15,~~25 cottage homes and a maximum of 100 ~~units~~ cottage homes are permitted within a cottage neighborhood.

(ii) The minimum square footage for cottage homes shall be ~~consistent with Florida Building Code~~750 square feet. Cottage homes ~~units~~ shall have a maximum gross floor area of 1,750 square feet ~~sq ft gross floor area~~ with a maximum base floor (first floor) area of 1,000 square feet~~sq ft maximum base floor area~~.

(b) ~~*Common*~~ *Community and accessory buildings*. One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar uses. Additional accessory structures, such as arbors, gazebos, pergolas, fire pits, BBQ grills, pools, greenhouses, gardens boxes, garages, and other similar accessory structures, are permitted in addition to ~~common~~ community buildings.

(c) *Maintenance of open space, common areas and utilities*. ~~The applicant shall ensure that~~The joint use and maintenance of public open space, community facilities, private roads and drives, and all other commonly owned and operated property ~~is~~ shall be managed and maintained through a homeowners' or property owners' association.

(d) *Common greens.* Each cottage neighborhood shall have one or more common greens. Common greens may be counted toward the open space required by Section 6.7 of these LDRs. Common greens shall be designed to meet the following:

(i) Common greens shall include at least 400 square feet per ~~unit~~cottage home.

(ii) ~~Common greens shall be located central to a grouping of cottage homes.~~A minimum of four (4) and a maximum of 12 cottage homes shall be clustered around a common green.

(iii) Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per ~~dwelling unit~~cottage home remains usable ~~by the residents~~ for active or passive recreation during rain events.

~~(iii)~~(iv) A minimum of 80% of the cottage homes within a cottage neighborhood shall be clustered around and shall directly front a common green.

Commented [JT1]: This pertains to common greens and should be placed under the subsection addressing common greens. See below.

Commented [JT2]: Concerns about potential conflicts with the size of tiny homes. Minimum 750 square feet is large enough to avoid potential conflicts.

Commented [JT3]: Staff's previous recommendation from 6/16/21 PAT Letter

~~(iv)~~(v) Amenities such as those ~~listed~~ identified in ~~LDR §~~Subsection 4.3.1(A)(5)(b), *Common buildings*, are allowed in common greens.

(e) *Parking.* Parking may be provided in a common area (private street, parking lot, or garage), or on individual cottage home lots ~~when accessed by drive aisles~~. All parking must meet the following standards:

(i) ~~A minimum of 1.5 spaces per unit shall be provided~~The minimum number of parking spaces required by Table 6.1-1 of these LDRs for cottage homes shall be provided; and,

~~(f)~~ All common parking areas and associated drive aisles ~~adjacent to neighboring residential property must~~ shall be screened in accordance with Section 6.2 of these LDRs.~~; and~~

(ii)

~~(i) A Type C, 7.5 feet wide landscape buffer is required where parking areas or drive aisles when adjacent to neighboring residential property.~~

~~(g)~~(f) *Vehicle access.* Private roads, drives, or alleys within the cottage neighborhood that are connected to a public street and access either individual cottage homes or common parking lots are ~~allowed~~permitted. All private roads, drives, or alleys shall have a clear width of 20 feet~~-foot~~ with a 12~~-~~ foot~~-~~ wide minimum wearing surface.

~~(h)~~(g) *Pedestrian access.* A system of interior walkways shall be provided to interconnect the cottage homes, ~~the~~ parking areas, common greens, and any sidewalks along the public street(s) bordering the cottage neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

(h) ~~*Landscaped buffer*~~*Requirements when adjacent to single-family detached development.* When located adjacent to single-family detached development in any zoning district or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), a cottage neighborhood shall:

(i) Provide a minimum Type ~~C~~ D, 10 foot landscaped buffer~~, 15 feet in width~~ along the yard which the single-family detached development or vacant land in a single-family residential district abuts~~ cottage neighborhood abuts existing single-family detached development.~~; and,

~~(i)~~(ii) Not locate any structures, including but not limited to cottage homes, community buildings, accessory structures, parking lots, waste receptacles, and other similar structures, within 100 feet of the boundary of the cottage neighborhood.

(i) *Fencing.* Fencing within the cottage neighborhood used to delineate private yards, gardens, or other areas shall be limited to a maximum of 50 percent opacity and no greater than four feet in height. Solid fencing may be allowed along cottage neighborhood perimeter consistent with Section 6.3.3 of these LDRs.

Commented [JT4]: Repetitive with sub (iii) and addressed by recommended amendments to Table 6.2-2

Commented [JT5]: This buffer width and type is the same as required between SFR and MFR. The densities of cottage home neighborhoods and traditional MFR are comparable, therefore, required buffers should also be comparable.

Commented [JT6]: Amends Staff's previous recommendation from 6/16/21 PAT Letter. CHW proposed in 7/12/21 response letter to locate structures at least 50 feet from property line, but no text was included within the proposed amendments received on this date.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts										
District and Use	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [5]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)	Max. Height (ft.)	Max. Lot Coverage (incl. accessory structures) [1]	Max. FAR [2]	Max. Gross Residential Density (DU/acre)
CP [4]										
Dwelling, single-family detached	3,500 See note [6]	50 See note [6]	20 See note [7]	7.5 for each See note [7]	15 See note [7]	Sec. 5.2.2(B)	65	40%	N/A	4
Dwelling, single-family attached, townhouse, and multiple-family	5,000 See note [6]	40 See note [6]	15 See note [7]	5 for each building side See note [7]	10 See note [7]					
Cottage home	2,700 See note [6]	30 See note [6]	5 See notes [7], [9]	5 for each building side See note [7]	10 See notes [7], [9]		35	~~90~~70%		
All other uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	All other uses		100 See note [8]	None	See note [8]	N/A

Notes:

[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low income residents.

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).

[5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).

[6] Lot dimensional standards apply only to individual platted lots.

[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project perimeter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous land zoned CP.

[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)).
[9] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.

Section 5.2.1 Lots.

(A) Definitions/measurement.

(5) *Lot width.* Lot width means the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the side lot lines at the building setback line and the rear most points of the side lot lines in the rear, provided however, that the width between the side lot lines at their foremost points in the front shall not be less than 80 percent of the required lot width ~~expect~~ ~~except~~ in the case of lots on the turning circle of a cul-de-sac, where the width shall not be less than 60 percent of the required width. ~~Where a rear lot corner is clipped, the side lot line shall be measured from the front setback line to the midpoint of the diagonal lot line connecting the side and rear lot lines.~~

Article 6 – DEVELOPMENT STANDARDS

Section 6.1. – Off-street parking and loading standards.

Table 6.1-1. Minimum Off-Street Parking Standards

Use Category	Use Type	Parking Standards
RESIDENTIAL USES		
Household living	Cottage ~~home~~neighborhood	1.5 spaces per ~~unit~~cottage home

6.2.2 *Landscaping standards.*

(A) *Purpose.* The purpose of these landscaping standards is to provide an aesthetically pleasing environment for the residents of the City. The standards are intended to maintain and enhance property values, enhance the appearance of development, provide adequate buffers between incompatible uses, improve the character and appearance of the City, and reduce erosion and stormwater runoff.

(B) *Applicability.* These standards shall apply to the following development in the City:

(1) *Single-family lots or dwellings.* The subdivision or development of eight or more single-family residential lots or dwellings.

(2) *Single-family attached dwellings.* The subdivision or development of eight or more single-family attached dwellings.

(3) *Two- to four-family dwellings.* The subdivision or development of eight or more two- to four-family dwellings.

(4) *Manufactured home park.* Subdivision for a manufactured home park.

(5) *Existing multifamily structure.* Development of a multifamily structure or redevelopment of an existing multifamily structure that results in an increase in building square footage of 60 percent or more.

(6) *Cottage neighborhoods*. Cottage neighborhoods located in the CP zoning district.

~~(6)~~(7) *Nonresidential.* Development of a nonresidential structure or redevelopment of a nonresidential structure that results in an increase in building square footage or impervious surface by 50 percent or more.

~~(7)~~(8) *Parking lot.* Development of a parking lot for eight or more spaces.

~~(8)~~(9) *Existing parking lot.* Redevelopment or expansion of an existing parking lot that results in an increase of 20 or more spaces. Redevelopment or expansion includes items such as repaving, changes in ingress or egress, and reconstruction of stormwater drainage systems.

Table 6.2-2. Buffer Class Application											
Letter = Buffer type; Number = Required width in feet											
A = Type A; B = Type B; C = Type C; D = Type D; N = No buffer required											
Proposed Use		Adjacent Use									
		Residential Uses			Public and Institutional Uses			Commercial Uses			
		1	2	3	4	5	6	7	8	9	10
Residential uses											
1	Single-family detached dwelling, manufactured home, mobile home	N	N	N	B 7.5	N	N	N	N	N	N
2	Single-family attached, two- to four-family dwelling, townhouse development	C 10	A 10	B 10	C 7.5	B 7.5	A 5	N	N	N	N
3	Multiple-family development, cottage neighborhoods, group living uses	D 10	B 10	A 10	D 7.5	C 7.5	A 7.5	N	N	N	N

Article 7 – SUBDIVISION STANDARDS

7.2.4 *Lot standards.*

(A) *Arrangement.*

(1) *Generally.* Lots shall be arranged in such a way to minimize difficulties due to natural, topographical, or other conditions, to development of the lot consistent with the standards of this article and these LDRs, and all other relevant State and Federal laws and regulations.

(2) *Access to street.* Except for lots located within a cottage neighborhood, ~~A~~all lots shall have sufficient frontage so there can be driveway access to primary structures placed on the lots from a public or private street.

Section 7.3 – Required Improvements

7.3.1 *Streets.* Work performed involving road right-of-way clearing and grubbing, earthwork, stabilizing and construction of a base and surface course shall meet the minimum requirements of the American Association of State Highway and Transportation Official's (AASHTO), latest manual edition and amendments, where applicable, unless stated otherwise in this article. These specifications are intended to govern the equipment, materials, construction methods, and quality control of the work, unless otherwise provided. They are not intended to apply to the basis of payment provisions.

(B) *Standard street improvements.* The following standards apply to all street improvements:

(1) *Wearing surface width and right-of-way width standards.*

(e) Alley, Drive. For street types/standards B, ~~C,~~ and D.
(i) 12-foot minimum wearing surface.
(ii) Minimum right-of-way width or easement of 20 feet for streets with curb and cutter, or 30 feet for streets with swales.

~~(e)~~(f) *Wearing surface and right-of-way width summary table.* These standards are summarized in the following Table 7.3-1, Wearing Surface standards, and Table 7.3- 2, Minimum Right-of-Way Width Standards:

Table 7.3-1. Wearing Surface Standards

Classification	Street Type Standard	Minimum Wearing Surface Width (in feet) [1]	Number of Travel Lanes [2]
Alley, Drive	B, ~~C,~~ D	1 × 12	1

[1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.

[2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width.

Table 7.3-2. Minimum Right-of-Way Width Standards

Classification	Street Type Standard	Curb and Gutter Right-of-Way Minimum Width (ft.)	Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.)	Standard Swale Right-of-Way Minimum Width (ft.)
Alley, Drive	B, ~~C,~~ D	20	~~20 (10 total — 5 on each side of roadway) N/A~~	30

Commented [JT7]: Alleys are unlikely to be located in subdivisions where all lots are greater than 20,000 square feet in area (Street type/standard C)

Commented [JT8]: Alleys are unlikely to be located in subdivisions where all lots are greater than 20,000 square feet in area (Street type/standard C)

Commented [JT9]: Alleys are unlikely to be located in subdivisions where all lots are greater than 20,000 square feet in area (Street type/standard C)

Commented [JT10]: Transitional swales are swales designed as a part of a stormwater management system meeting specific criteria. It is unlikely this design feature would be found along an alley.

Article 10 – DEFINITIONS
Section 10.2. – Definitions.

Alley or *service drive* means a ~~public or~~ private right-of-way or easement which affords only a secondary means of access to property abutting thereon, provided however, that within cottage neighborhoods, an alley or service drive may serve as the primary means of vehicular access to cottage homes.

Cottage home means a principal residential dwelling ~~constructed~~ located within a cottage neighborhood and consistent with the standards in Article~~s~~ 4 ~~and 5~~ of these LDRs.

Cottage neighborhood means a collection of cottage homes clustered around by common green space.

CHW Professional Consultants

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION

July 12, 2021

Ms. Kathy Winburn, AICP, Planning & Community Development Director
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: LDR Text Amendment Application – Corporate Park – Cottage Home, Response to PAT Letter

Dear Kathy,

CHW submits the following responses (in **bold font**) to the Planning Assistance Team (PAT) Summary letter received on June 16, 2021.

1. Staff believes that it is appropriate for the Comprehensive Plan to establish policies that allow for the creation of cottage neighborhood regulations. For example, Goal 2 of the FLUE addresses innovative design standards, including PDs and conservation subdivisions. The applicant must prepare and submit a companion Comprehensive Plan Text Amendment application to establish policies allowing for the creation of cottage neighborhood regulations. Suggest revisions to Goal 2 of the FLUE.

RESPONSE: The applicant respectfully believes a Comprehensive Plan Amendment is not *necessary* to adopt the proposed LDR Text Amendment application. An amendment to the Comprehensive Plan may be desired by the City for broader future Goals, Objectives, & Policies. However, it is not required to adopt LDR text changes to allow a new innovative housing type specifically in the CP district. Therefore, we respectfully request the City initiate and process any Comprehensive Plan Amendment following approval of the LDR Text Amendment application.

2. Application notes that "cottage homes offer a potentially lower cost single-family detached housing product not achievable with traditional subdivision regulations but are now permitted in Alachua County and other communities." Please identify other communities, with a focus on those similar in character to the City of Alachua, where regulations permitting cottage neighborhoods have been enacted.

RESPONSE: The most relevant literature on small, close-knit neighborhoods, commonly referred to as cottage or pocket neighborhood, are attributed to Ross Chapin, principal of Ross Chapin Architects in Langley, Washington, and author of "Pocket Neighborhoods: Creating Small-Scale Community in a Large-Scale World." Due to his influence, many communities in Washington State have adopted cottage neighborhood ordinances, several of which are listed below. Although there are several Florida example neighborhoods, most are approved through the Planned Development (PD) zoning process. Local examples include Alachua County and the City of Newberry, FL.

- **Federal Way, WA**
  - Municipal Code Ch. 19.250 – Cottage and compact single family housing
  - Sec. 19.205.030 – Detached dwelling units: see development standards for "cottage housing development (CHD)"
- **Kirkland, WA**
  - Zoning Code Ch. 113 – Cottage, Carriage, and Two/Three Unit Homes

- HUD Best Practices: Kirkland, Washington Cottage Housing Ordinance
- **Marysville, WA** Municipal Code Sec. 22C.010.280 – Cottage housing developments
- **Mukilteo, WA** Municipal Code Sec. 17.51.056 – Cottage Housing Standards
- **Port Townsend, WA** Municipal Code Ch. 17.34 – Cottage Housing Development Design Standards
- **Lakewood, WA** Ordinance No. 620 (2016) – Adopts cottage housing regulations
- **Langley, WA** Municipal Code Ch. 18.22.180 – Cottage Housing
- **Redmond, WA** Zoning Code Sec. 21.08.290 – Cottage Housing Developments.

3. A minimum separation shall be required between cottage neighborhoods and any existing residential use(s) or vacant lands zoned for residential use where the density of the residential use(s) and/or zoning is 1 dwelling unit or greater (suggest that cottage neighborhoods shall not be located within 250 feet of such residential use(s)/zoning). Revise the use-specific standards to address the separation requirement.

RESPONSE: Of the eight (8) example zoning ordinances, only one (1) specified separation from existing single-family uses, Mukilteo. The separation buffer in Mukilteo is 7'-20' depending on the cottage structure's height. Given that cottage homes are limited to 35 feet, we propose a Type C, 15'-wide buffer consistent with City of Alachua LDR §6.2(D)(3) around the perimeter and an addition statement of no structures within 50' of the overall project boundary buffer.

4. Proposed text does not specify the review type applicable to cottage neighborhoods (e.g., site plan or major subdivision). The most appropriate review types would be a site plan if property to remain as a single parcel (similar to an apartment complex) or a major subdivision if individual lots will be created (similar to traditional SFR development). Revise text to address the applicable review type.

RESPONSE: Cottage neighborhoods that are developed with all cottages located on a common lot shall be processed in accordance with LDR §2.4.9, Minor site plans, site plans, and infrastructure plans. Cottage neighborhoods that are developed with cottages located on individual lots shall be processed in accordance with LDR §2.4.10, Subdivision.

5. Staff recommends establishing a minimum and maximum number of units clustered around common greens – suggest 4 minimum, 12 maximum.

RESPONSE: We propose a minimum of 2, maximum of 12 units clustered around or have access to common greens with a maximum of 20% of the units having access to common greens.

6. A minimum number and maximum number of cottage homes shall be required in a cottage neighborhood (suggest 36 cottage homes minimum, 200 maximum). Revise the use-specific standards to state the minimum and maximum number of homes.

RESPONSE: We propose a minimum of 15, maximum of 100 units are proposed for a cottage neighborhood.

7. Are there any considerations for the square footage of cottage homes? Minimum size? Maximum size?

RESPONSE: We propose a minimum square footage consistent with Florida Building Code and a 1,750 sq ft maximum square footage with a max 1,000 sq ft maximum base floor area.

8. Use type should be “Cottage neighborhood”. See revisions below.

RESPONSE: Acknowledged.

9. Section 2.4.10(B)(3)(i) will need to be amended. Please review and revise to address cottage neighborhoods.

RESPONSE: Section 2.4.10(B)(3)(i) has been amended. Pertaining to Section 2.4.10(B)(3)(i)(1), ‘remain’ means a master planned community, not intended to restrict the sale of real property. Platted lots to be sold within the subdivision(s).

Section 2.4.10(B)(3)

(i) *Residential development in the CP zoning district.* A residential development in the Corporate Park (CP) zoning district may be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. When a residential development in the CP zoning district is reviewed pursuant to Section 2.4.9, such development shall meet all of the following criteria. This exemption shall not preclude a developer from subdividing residential development in the CP zoning district pursuant to this Section 2.4.10:

(1) The development shall remain in common ownership;
(2) Such development shall comply with F.S. ch. 177, pt. I, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) through (d) until permittable uses are proposed for the property; and
(3) Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.

10. Section 4.3.1(A)(5)(a), limiting the height of cottage homes to 2 stories when adjacent to SFR or SFR zoning, seems unnecessary when the maximum building height is 35 feet. Remove this section.

RESPONSE: Section 4.3.1(A)(5)(a) has been removed.

11. Maintenance of open space/common areas should be by a homeowners’ or property owners’ association. ‘Maintenance plan’ and ‘covenants’ are not defined and unclear. Revise Section 4.3.1(A)(5)(c).

RESPONSE: Section 4.3.1(A)(5)(c) has been revised to only include homeowners’ or property owners’ association maintenance of open space/common areas.

12. The ‘common green’ should be located central to a grouping cottage homes, not surrounding them. Revise Section 4.3.1(A)(5)(d) and definition of cottage neighborhood.

RESPONSE: Section has been revised. Units shall be centrally located around a common green with a maximum of 20% of units with access to common greens. The remaining units shall be directly located on a common green.

13. The area usable for active/passive recreation within common greens should not be based upon the time of 'non-rain events'. This inclusion could result in no usable space during rain events. Revise Section 4.3.1(A)(5)(d)(iii).

RESPONSE: Section 4.3.1(A)(5)(d)(iii) has been revised. Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per dwelling unit remains usable by the residents for active or passive recreation during rain events.

14. The requirement to have direct access to a paved, publicly maintained street may not be applicable for all cottage neighborhoods within CP zoning. Recommend deleting Section 4.3.1(A)(5)(f).

RESPONSE: Section 4.3.1(A)(5)(f) has been revised to remove requirement to have direct access to a paved, publicly maintained street.

15. State the specific buffer type required (e.g., Type D, 15 foot buffer) between common parking areas and drive aisles when adjacent to residential uses (Section 4.3.1(A)(5)(e)(ii)) and between existing single-family detached development (Section 4.3.1(A)(5)(i)).

RESPONSE: Section 4.3.1(A)(5)(e)(iii) has been added to specify a Type C, 7.5-foot-wide landscape buffer where parking areas or drive aisles when adjacent to neighboring residential property.

16. Clarify Section 4.3.1 (A)(5)(j), regarding fencing. First sentence of proposed section appears to be ungrammatical. It would appear the intent of the section would require fencing internal to the neighborhood to be no more than 50% opaque and no higher than 4 feet, but that fencing along the perimeter of the neighborhood may be installed in accordance with Section 6.3.3 of the City's LDRs. Please verify.

RESPONSE: Correct. Language in Section 4.3.1 (A)(5)(j) has been revised for clarification.

17. The provisions of Section 4.3.1(A)(5)(h) are addressed by footnotes 6 and 7 of Table 5.1-3, therefore this section should be deleted. Definition of 'cottage home' should also be revised to remove text about individual platted lots and common ownership lot.

RESPONSE: Section 4.3.1(A)(5)(h) has been removed. The definition of 'cottage home' has been revised to remove text about individual platted lots and common ownership lot.

18. Provide further information to support the proposed revisions to the dimensional standards for single-family detached dwellings and to single-family attached, townhome, and multiple family dwellings. Application states amendments are to 'address changing market demands for smaller lot sizes' without providing any other justification. Reference dimensional standards for family attached, townhome, and multiple family dwellings that are applicable in the RSF-6 zoning district.

RESPONSE: Further information has been provided in the Justification Report for revisions to the dimensional standards for single-family detached dwellings and to single-family attached, townhome, and multiple family dwellings.

Other amendments to Table 5.1-3 address changing market demands for smaller lot sizes, reducing land area required for individual housing units, and relieving cost-based pressure on the housing

market throughout the City. Several local jurisdictions within Alachua County are creating attractive options for new home buyers, whether first-time or empty nesters. In addition, both local and national home builders request smaller lot sizes to accommodate market demand and deliver more affordable and easier to maintain properties than what traditional local ordinances provide in larger lot sizes.

Due to the economic and community benefits, local builders are also driven to address these changes. However, the Planned Development (PD) rezoning is often required to permit the smaller lot size, lot width, and building setbacks. By approving the proposed changes to LDR Table 5.1-3, residential development within Corporate Park (CP) zoning district can meet changing market demands without a rezoning, an additional four to eight (4-8) months for plat approval, as well as creating additional benefits, such as reducing housing costs and increasing common area/open space, which is a benefit to the residents and the greater community.

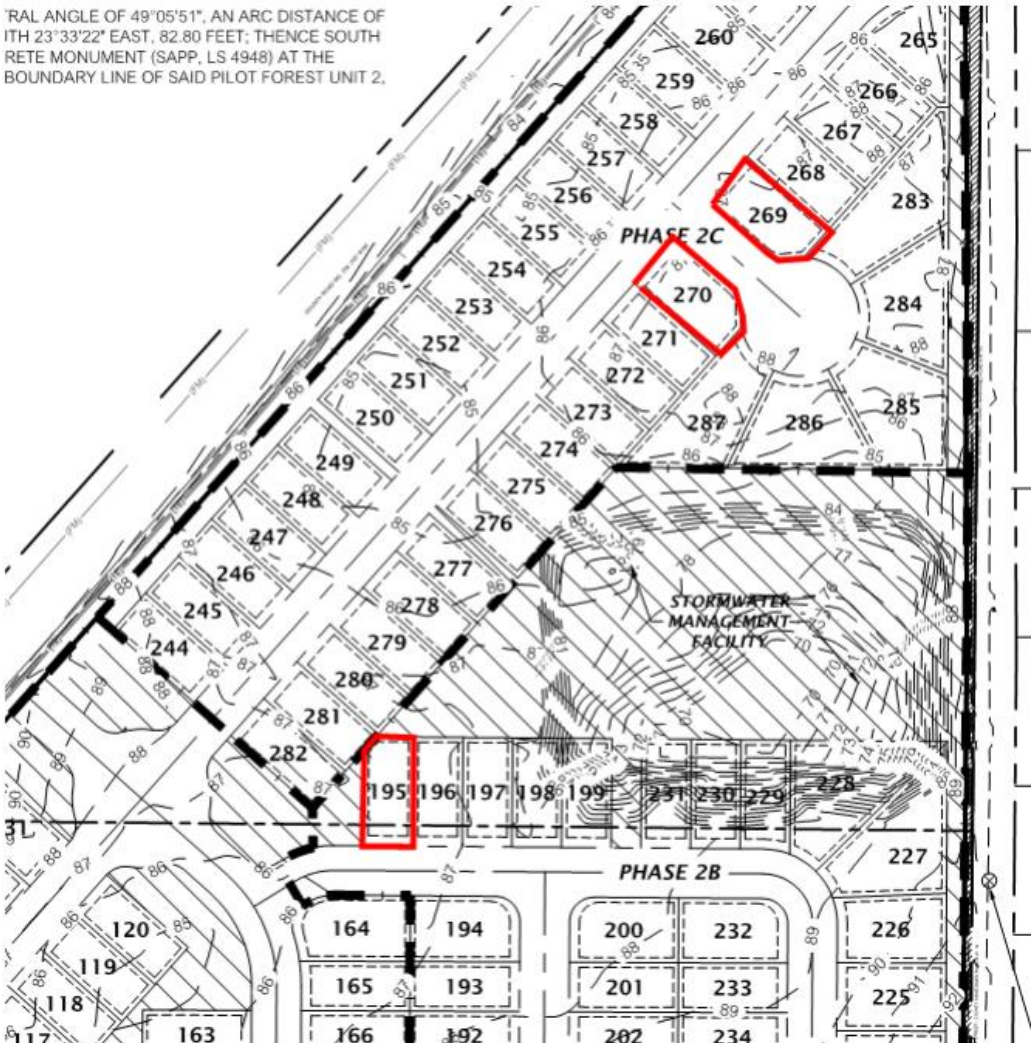
While many municipalities are addressing the demand for more compact lots through the Planned Development (PD) rezoning process, Alachua County has removed minimum lot area, lot width, or maximum lot coverage requirements altogether. This demonstrates that lot size can be addressed by appropriate building setbacks.

Of the examples in Comment #2, single-family detached: lot size ranges from 3,000-5,000 sq ft. The majority (5 of 8 examples) do not require a minimum lot width. Front setback requirements range from five to twenty feet (5' – 20'). All but one example requires a five-foot (5') side setback. The average rear setback is ten-feet (10'). For multi-family attached, including townhouses and multi-family: 5 of 8 examples do not require a minimum lot area of lot width. The average front setback is 20-feet, which does not allow for rear-loaded units with porches pulled up to the street. Side and rear setbacks range from five to twenty feet (5' – 20').

City of Alachua Comprehensive Plan Future Land Use, Policy 3.1.d is 'to protect and preserve historic resources, the City shall consider measures, such as Transfer of Development Rights, *cluster developments*, easements, loan pools, revolving funds and conservation areas or districts for historic or archaeologically significant lands in its land development regulations'. "Cluster development" is not defined, nor are there specific development standards in the City LDR. However, one can interpret from other LDR references, the intent is to encourage clustered development to protect historic and environmental resources. There are additional benefits to clustered, consolidated residential development. By approving the proposed dimensional standards, residential developments may be located within a consolidated area to preserve land resources for historic and environmental resources, as well as common area and non-residential development.

19. Provide further support for the proposed amendment to Section 5.2.1(A)(5) pertaining to the measurement of lot width for corner lots and lots on cul-de-sacs. This is already addressed for lots on cul-de-sacs in the text preceding the proposed amendment. This also does not pertain exclusively to cottage homes but would be applicable to all lots.

RESPONSE: There is an issue when a rear lot corner is cropped to accommodate cul-de-sacs that result in an excessively wide lots due to how the City's lot width is measured. Examples of these lots are in Savannah Station Phase 2.



The following amendment to the LDR definition for "lot width" is proposed to resolve this issue:

Lot width. Lot width means the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the side lot lines at the building setback line and the rear most points of the side lot lines in the rear, provided however, that the width between the side lot lines at their foremost points in the front shall not be less than 80 percent of the required lot width except in the case of lots on the turning circle of a cul-de-sac, where the width shall not be less than 60 percent of the required width. Where a rear lot corner is clipped, the side lot line shall be measured from the front building setback line to the midpoint of the diagonal lot line connecting the side and rear lot lines.

20. Application proposes to amend Table 7.3-1 to add "Alley, Drive" as a street type.
    a. Section 7.3.1(B) also addresses standard street improvements for all street types identified in Table 7.3-1, but no amendments to Section 7.3.1(B) are proposed.
    b. A 12 foot wide alley is not appropriate for business, public, or institutional uses (Street Type A – reference Section 7.3.1(A)(1)). Revise accordingly.

RESPONSE: Section 7.3.1(B) Table 7.3-2 was amended to add "Alley, Drive."

21. Definition of 'cottage home' would include 'multiple unit buildings'. This also is in conflict with the traditional definition of 'cottage' and is addressed through other housing types (townhouses, multiple-family dwellings, single-family attached dwellings, etc.). Revise definition to remove references to 'multiple unit buildings'.

RESPONSE: Reference to 'multiple unit buildings' has been removed.

22. Several minor/non-substantive revisions proposed to text. See below.

RESPONSE: Noted. Existing City of Alachua LDR language is in normal, black font. Originally proposed amendments are in blue font. City recommended amendments are in red font. And the most current proposed amendments are in green font.

PROPOSED LDR TEXT AMENDMENT

The proposed City of Alachua Land Development Regulations (LDR) text amendment is provided below in underline / ~~strikethrough~~ text. The underline portions represent new text and the ~~strikethrough~~ portions represent text to be removed.

Article 4 – USE REGULATIONS
Section 4.1. – Table of uses.

Table 4.1-1. Table of Allowed Uses	
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited	
Use Category/Use Type	Business
	CP
RESIDENTIAL USES	
Household living	
Cottage ~~Home~~nieghborhood	P

Section 4.2. – Use classifications, use categories and use types
4.2.2 *Residential use classification.*
(A) *Household living.*
(2) *Examples.* Example use types include single-family detached dwellings, ~~C~~cottage ~~H~~homes, single-family attached dwellings, two- to four-family dwellings, townhouses, multiple-family dwellings, mobile homes, mobile home parks, and other structures with self-contained dwelling units.

Section 4.3. – Use specific standards

4.3.1 *Residential uses.*

(A) *Household living.*

(5) *Cottage ~~Home~~neighborhood*. Cottage neighborhoods ~~A Cottage Home located in the CP district~~ shall comply with the following standards:

~~(a) *Building adjacent to single-family detached development.*~~

~~(i) The height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) shall not exceed two stories.~~

~~(ii) The height of buildings located within 100 feet of an existing single-family attacheddetached development shall not exceed two stories.~~

~~(b)~~(a) *Quantity and Size of Units.*

(i) A minimum of 2, maximum of 12 units may be clustered around or have access to common greens with a maximum of 20% of the units having access to common greens. The remaining units shall be directly located on a common green.

(ii) A minimum of 15, maximum of 100 units are permitted within a cottage neighborhood.

(iii) The minimum square footage for cottage homes shall be consistent with Florida Building Code. Cottage home units shall have a maximum 1,750 sq ft gross floor area with a max 1,000 sq ft maximum base floor area.

~~(c)~~(b) *Common buildings*. One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar use. Additional accessory structures such as arbors, gazebos, pergolas, fire pits, BBQ grills, pools, greenhouses, gardens boxes, ~~etc.~~and other similar accessory structures are permitted in addition to common buildings.

~~(d)~~(c) *Maintenance of ~~O~~open ~~S~~space, common areas and utilities*. The applicant shall ensure that joint use and maintenance of public ~~O~~open ~~S~~space, community facilities, private roads and drives, and all other commonly owned and operated property is managed and maintained through a ~~maintenance plan, covenants, deeds and/or~~ homeowners' or property owners' association ~~by-laws~~.

~~(e)~~(d) *Common greens*. Each ~~C~~cottage ~~N~~neighborhood shall have ~~a~~one or more common greens.

~~The c~~Common greens may be counted toward the ~~O~~open ~~S~~space required ~~per~~by Section 6.7 of these LDRs. ~~The c~~Common greens shall be designed to meet the following:

(i) ~~The c~~Common greens shall include at least 400 square feet per unit.

(ii) ~~The c~~Common greens shall be located central to ~~or surrounding~~ a grouping of ~~C~~cottage ~~H~~homes.

(iii) ~~The c~~Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per dwelling unit remains usable by the residents for active or passive recreation during ~~non-~~rain events.

(iv) Amenities such as those listed in LDR §4.3.1(A)(5)(b) Common buildings ~~such as community gardens, benches, and pavilions~~ are allowed in ~~the~~ common greens.

~~(f)~~(e) *Parking.* Parking may be provided in a common area (private street, parking lot, or garage), or on individual ~~C~~cottage ~~H~~home lots when accessed by drive aisles. All

parking must meet the following standards:

(i) A minimum of 1.5 spaces per unit shall be provided;

(ii) All common parking areas and associated drive aisles adjacent to neighboring residential property must be screened in accordance with Section 6.2 of these LDRs; and

~~(ii)~~(iii) A Type C, 7.5-feet-wide landscape buffer is required where parking areas or drive aisles when adjacent to neighboring residential property.

~~(g)~~(f) *Vehicle access.* ~~Cottage Nneighborhoods must have direct access to a paved, publicly maintained street.~~ Private roads, drives, or alleys within the neighborhood that are connected to a public street and access either individual homes or common parking lots are allowed. All private roads, drives, or alleys shall have a clear width ~~way~~ of 20-foot~~-wide~~ with a 12-foot-wide minimum wearing surface.

~~(h)~~(g) *Pedestrian access.* A system of interior walkways shall be provided to interconnect homes, the parking areas, ~~the~~ common greens and any sidewalks along the public street(s) bordering the ~~C~~cottage ~~N~~neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

~~(i) *Setbacks.* All zoning district setbacks shall be applicable from the perimeter property boundaries and not from individual platted Ccottage Hhome lots, except when individual platted lots are proposed. Required buffers may be located within the setback.~~

~~(j)~~(h) *Landscaped buffer adjacent to single-family detached development.* Provide a minimum Type C landscaped buffer, 15 feet in width ~~landscaped buffer~~ along the yard which the cottage neighborhood abuts~~adjacent to~~ existing single-family detached development ~~a minimum of 15 feet in width along the yard which the single-family detached development abuts~~.

~~(k)~~(i) *Fencing.* Fencing within the ~~C~~cottage ~~N~~neighborhood used to delineate private yards, gardens or other areas ~~is~~ shall be limited to a maximum of 50 percent opacity and no greater than four feet in height ~~may be used to delineate private yards, gardens or other areas~~. Solid fencing may be allowed along ~~external borders~~cottage neighborhood perimeter consistent with Section 6.3.3 of these LDRs.

Article 5 – DENSITY, INTENSITY, AND DIMENSIONAL STANDARDS
Section 5.1. – Dimensional standards tables.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts

District and Use	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [5]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)	Max. Height (ft.)	Max. Lot Coverage (incl. accessory structures) [1]	Max. FAR [2]	Max. Gross Residential Density (DU/acre)
CP [4]										
Dwelling, single-family detached	3,500 See note [6]	~~50~~40 See note [6]	20 See note [7]	~~7.5~~5 for each See note [7]	~~15~~10 See note [7]	Sec. 5.2.2(B)	65	~~40~~50~~60~~%	N/A	4

Dwelling, single- family attached, townhouse, and multiple-family	~~5,000~~ 2,700 See note [6]	~~40~~30 See note [6]	~~15~~10 See note [7]	5 for each building side See note [7]	10 See note [7]					
Cottage ~~H~~home	2,700 See note [6]	30 See note [6]	5 See notes [7], [9]	5 for each building side See note [7]	10 See notes [7], [9]		35	90%		
All other uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	All other uses		100 See note [8]	None	See note [8]	N/A

Notes:

[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low income residents.

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).

[5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).

[6] Lot dimensional standards apply only to individual platted lots.

[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project perimeter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous land zoned CP.

[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using

[9] If a garage is provided, then ~~the building setback where~~ the garage face~~s~~ shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.

Section 5.2.1 Lots.

(A) Definitions/measurement.

(5) *Lot width.* Lot width means the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the side lot lines at the building setback line and the rear most points of the side lot lines in the rear, provided however, that the width between the side lot lines at their foremost points in the front shall not be less than 80 percent of the required lot width ~~expect~~ except in the case of lots on the turning circle of a cul-de-sac, where the width shall not be less than 60 percent of the required width. Where a rear lot corner is clipped, the side lot line shall be measured from the front building setback line to the midpoint of the diagonal lot line

connecting the side and rear lot lines.~~Corner lots and lots on cul-de-sacs may be measured as a diagonal from lot sides to a mean point in the shorter of two sides.~~

Article 6 – DEVELOPMENT STANDARDS
Section 6.1. – Off-street parking and loading standards.

Table 6.1-1. Minimum Off-Street Parking Standards		
Use Category	Use Type	Parking Standards
RESIDENTIAL USES		
Household living	Cottage ~~Home~~home	1.5 spaces per unit

Article 7 – SUBDIVISION STANDARDS
Section 7.3 – Required Improvements

(e) Alley, Drive. For street types/standards B, C, and D.
(i) 12-foot minimum wearing surface.
(ii) Minimum right-of-way width or easement of 20 feet for streets with curb and gutter, or 30 feet for streets with swales.

~~*(e)*~~*(f)* *Wearing surface and right-of-way width summary table.* These standards are summarized in the following Table 7.3-1, Wearing Surface standards, and Table 7.3-2, Minimum Right-of-Way Width Standards:

Table 7.3-1. Wearing Surface Standards			
Classification	Street Type Standard	Minimum Wearing Surface Width (in feet) [1]	Number of Travel Lanes [2]
Alley, Drive	~~All~~B, C, D	1 × 12	1
[1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.			
[2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width.			

Table 7.3-2. Minimum Right-of-Way Width Standards				
Classification	Street Type Standard	Curb and Gutter Right-of-Way Minimum Width (ft.)	Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.)	Standard Swale Right-of-Way Minimum Width (ft.)
Alley, Drive	B, C, D	20	20 (10 total — 5 on each side of roadway)	30

Article 10 – DEFINITIONS
Section 10.2. – Definitions.

Cottage ~~H~~home ~~is~~means a principal residential dwelling constructed within a cottage neighborhood and consistent with the standards in Articles 4 and 5 of these LDRs. ~~The homes may be located on individually platted lots or on a common ownership lot that is not platted and may be in single or multiple unit buildings.~~

Cottage ~~N~~neighborhood means a collection of ~~C~~cottage ~~H~~homes clustered around ~~or surrounded~~ by common green space.

We trust this submittal is sufficient for your review and subsequent approval by the City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,
CHW



Ryan Thompson, AICP
Project Manager

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City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 16, 2021

Sent by electronic mail to rthompson@chw-inc.com

Ryan Thompson, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Land Development Regulations (LDR) Text Amendment Application – Cottage Homes

Dear Mr. Thompson:

On May 27, 2021, the City of Alachua received your application for a Land Development Regulations (LDR) Text Amendment. The application proposes to amend several sections of the LDRs to establish a new housing type – Cottage Home – in the Corporate Park (CP) zoning district and to establish related implementing regulations. A completeness review was performed on June 1, 2021 and the application was determined to be complete on the same date.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, July 15, 2021**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **September 14, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. Staff believes that it is appropriate for the Comprehensive Plan to establish policies that allow for the creation of cottage neighborhood regulations. For example, Goal 2 of the FLUE addresses innovative design standards, including PDs and conservation subdivisions. The applicant must prepare and submit at companion Comprehensive Plan Text Amendment application to establish policies allowing for the creation of cottage neighborhood regulations. Suggest revisions to Goal 2 of the FLUE.
2. Application notes that "cottage homes offer a potentially lower cost single-family detached housing product not achievable with traditional subdivision regulations but are now permitted in Alachua County and other communities." Please identify other communities, with a focus on those similar in character to the City of Alachua, where regulations permitting cottage neighborhoods have been enacted.
3. A minimum separation shall be required between cottage neighborhoods and any existing residential use(s) or vacant lands zoned for residential use where the density of the residential

use(s) and/or zoning is 1 dwelling unit or greater (suggest that cottage neighborhoods shall not be located within 250 feet of such residential use(s)/zoning). Revise the use-specific standards to address the separation requirement.

4. Proposed text does not specify the review type applicable to cottage neighborhoods (e.g., site plan or major subdivision). The most appropriate review types would be a site plan if property to remain as a single parcel (similar to an apartment complex) or a major subdivision if individual lots will be created (similar to traditional SFR development). Revise text to address the applicable review type.
5. Staff recommends establishing a minimum and maximum number of units clustered around common greens – suggest 4 minimum, 12 maximum.
6. A minimum number and maximum number of cottage homes shall be required in a cottage neighborhood (suggest 36 cottage homes minimum, 200 maximum). Revise the use-specific standards to state the minimum and maximum number of homes.
7. Are there any considerations for the square footage of cottage homes? Minimum size? Maximum size?
8. Use type should be "Cottage neighborhood". See revisions below.
9. Section 2.4.10(B)(3)(i) will need to be amended. Please review and revise to address cottage neighborhoods.
10. Section 4.3.1(A)(5)(a), limiting the height of cottage homes to 2 stories when adjacent to SFR or SFR zoning, seems unnecessary when the maximum building height is 35 feet. Remove this section.
11. Maintenance of open space/common areas should be by a homeowners' or property owners' association. 'Maintenance plan' and 'covenants' are not defined and unclear. Revise Section 4.3.1(A)(5)(c).
12. The 'common green' should be located central to a grouping cottage homes, not surrounding them. Revise Section 4.3.1(A)(5)(d) and definition of cottage neighborhood.
13. The area usable for active/passive recreation within common greens should not be based upon the time of 'non-rain events'. This inclusion could result in no usable space during rain events. Revise Section 4.3.1(A)(5)(d)(iii).
14. The requirement to have direct access to a paved, publicly maintained street may not be applicable for all cottage neighborhoods within CP zoning. Recommend deleting Section 4.3.1(A)(5)(f).
15. State the specific buffer type required (e.g., Type D, 15 foot buffer) between common parking areas and drive aisles when adjacent to residential uses (Section 4.3.1(A)(5)(e)(ii)) and between existing single-family detached development (Section 4.3.1(A)(5)(i)).
16. Clarify Section 4.3.1 (A)(5)(j), regarding fencing. First sentence of proposed section appears to be ungrammatical. It would appear the intent of the section would require fencing internal to the neighborhood to be no more than 50% opaque and no higher than 4 feet, but that fencing along the perimeter of the neighborhood may be installed in accordance with Section 6.3.3 of the City's LDRs. Please verify.
17. The provisions of Section 4.3.1(A)(5)(h) are addressed by footnotes 6 and 7 of Table 5.1-3, therefore this section should be deleted. Definition of 'cottage home' should also be revised to remove text about individual platted lots and common ownership lot.
18. Provide further information to support the proposed revisions to the dimensional standards for single-family detached dwellings and to single-family attached, townhome, and multiple family dwellings. Application states amendments are to 'address changing market demands for smaller lot sizes' without providing any other justification. Reference dimensional standards for family attached, townhome, and multiple family dwellings that are applicable in the RSF-6 zoning district.
19. Provide further support for the proposed amendment to Section 5.2.1(A)(5) pertaining to the measurement of lot width for corner lots and lots on cul-de-sacs. This is already addressed for lots

on cul-de-sacs in the text preceding the proposed amendment. This also does not pertain exclusively to cottage homes but would be applicable to all lots.

20. Application proposes to amend Table 7.3-1 to add "Alley, Drive" as a street type.
    a. Section 7.3.1(B) also addresses standard street improvements for all street types identified in Table 7.3-1, but no amendments to Section 7.3.1(B) are proposed.
    b. A 12 foot wide alley is not appropriate for business, public, or institutional uses (Street Type A – reference Section 7.3.1(A)(1)). Revise accordingly.
21. Definition of 'cottage home' would include 'multiple unit buildings'. This also is in conflict with the traditional definition of 'cottage' and is addressed through other housing types (townhouses, multiple-family dwellings, single-family attached dwellings, etc.). Revise definition to remove references to 'multiple unit buildings'.
22. Several minor/non-substantive revisions proposed to text. See below.

PROPOSED LDR TEXT AMENDMENT

The proposed City of Alachua Land Development Regulations (LDR) text amendment is provided below in underline / ~~strikethrough~~ text. The underline portions represent new text and the ~~strikethrough~~ portions represent text to be removed.

Article 4 – USE REGULATIONS
Section 4.1. – Table of uses.

Table 4.1-1. Table of Allowed Uses			
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited			
Use Category/Use Type			Business
			CP
RESIDENTIAL USES			
	Household living		
		Cottage ~~Home~~nieghborhood	P

Section 4.2. – Use classifications, use categories and use types
4.2.2 *Residential use classification.*
(A) *Household living.*
(2) *Examples.* Example use types include single-family detached dwellings, ~~C~~ccottage ~~H~~homes, single-family attached dwellings, two- to four-family dwellings, townhouses, multiple-family dwellings, mobile homes, mobile home parks, and other structures with self-contained dwelling units.

Section 4.3. – Use specific standards

4.3.1 *Residential uses.*

(A) *Household living.*

(5) *Cottage ~~Home~~neighborhood*. Cottage neighborhoods ~~A Cottage Home located in the CP district~~ shall comply with the following standards:

(a) *Building adjacent to single-family detached development.*

(i) The height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) shall not exceed two stories.

(ii) The height of buildings located within 100 feet of an existing single-family ~~attached~~detached development shall not exceed two stories.

(b) *Common buildings*. One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar use. Additional accessory structures such as arbors, gazebos, pergolas, fire pits, BBQ grills, greenhouses, gardens boxes, ~~etc.~~and other similar accessory structures are permitted in addition to common buildings.

~~(a)~~(c) *Maintenance of ~~O~~open ~~S~~space, common areas and utilities*. The applicant shall ensure that joint use and maintenance of public ~~O~~open ~~S~~space, community facilities, private roads and drives, and all other commonly owned and operated property is managed and maintained through a maintenance plan, covenants, deeds and/or homeowners' association by-laws.

(d) *Common greens*. Each ~~C~~cottage ~~N~~neighborhood shall have ~~a~~one or more common greens. ~~The c~~Common greens may be counted toward the ~~O~~open ~~S~~space required ~~per~~by Section 6.7 of these LDRs. ~~The c~~Common greens shall be designed to meet the following:

(i) ~~The c~~Common greens shall include at least 400 square feet per unit.

(ii) ~~The c~~Common greens shall be located central to or surrounding a grouping of ~~C~~cottage ~~H~~homes.

(iii) ~~The c~~Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per dwelling unit remains usable by the residents for active or passive recreation-during non-rain events.

(iv) Amenities such as community gardens, benches, and pavilions are allowed in ~~the~~ common greens.

(e) *Parking.* Parking may be provided in a common area (private street, parking lot, or garage), or on individual ~~C~~cottage ~~H~~home lots when accessed by drive aisles. All parking must meet the following standards:

(i) A minimum of 1.5 spaces per unit shall be provided; and,

(ii) All common parking areas and associated drive aisles adjacent to neighboring residential property must be screened in accordance with Section 6.2 of these LDRs.

(f) *Vehicle access.* Cottage ~~N~~neighborhoods must have direct access to a paved, publicly maintained street. Private roads, drives, or alleys within the neighborhood that are connected to a public street and access either individual homes or common parking lots are allowed. All private roads, drives, or alleys shall have a clear way of 20-foot-wide with a 12-foot-wide minimum wearing surface.

(g) *Pedestrian access.* A system of interior walkways shall be provided to interconnect homes, the parking areas, ~~the~~ common greens and any sidewalks along the public street(s) bordering the ~~C~~cottage ~~N~~neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

(h) *Setbacks*. All zoning district setbacks shall be applicable from the perimeter property boundaries and not from individual platted ~~C~~cottage ~~H~~home lots, except when individual platted lots are proposed. Required buffers may be located within the setback.

(i) *Landscaped buffer adjacent to single-family detached development.* Provide a landscaped buffer adjacent to existing single-family detached development a minimum of 15 feet in width along the yard which the single-family detached development abuts.

(j) *Fencing.* Fencing within the ~~C~~cottage ~~N~~neighborhood is limited to a maximum of 50 percent opacity and no greater than four feet in height may be used to delineate private yards, gardens or other areas. Solid fencing may be allowed along external borders consistent with Section 6.3.3.

Article 5 – DENSITY, INTENSITY, AND DIMENSIONAL STANDARDS
Section 5.1. – Dimensional standards tables.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts

District and Use	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [5]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)	Max. Height (ft.)	Max. Lot Coverage (incl. accessory structures) [1]	Max. FAR [2]	Max. Gross Residential Density (DU/acre)
CP [4]										
Dwelling, single-family detached	3,500 See note [6]	~~50~~40 See note [6]	20 See note [7]	~~7.5~~5 for each See note [7]	~~15~~10 See note [7]	Sec. 5.2.2(B)	65	~~40~~50%	N/A	4
Dwelling, single-family attached, townhouse, and multiple-family	~~5,000~~ 2,700 See note [6]	~~40~~30 See note [6]	~~15~~10 See note [7]	5 for each building side See note [7]	10 See note [7]					
Cottage ~~H~~home	2,700 See note [6]	30 See note [6]	5 See notes [7], [9]	5 for each building side See note [7]	10 See notes [7], [9]		35	90%		
All other uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	All other uses		100 See note [8]	None	See note [8]	N/A

Notes:

[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low income residents.

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).
[5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).
[6] Lot dimensional standards apply only to individual platted lots.
[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project perimeter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous land zoned CP.
[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)).
[9] If a garage is provided, then the building setback where the garage faces shall be a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.

Section 5.2.1 Lots.

(A) Definitions/measurement.

(5) *Lot width.* Lot width means the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the side lot lines at the building setback line and the rear most points of the side lot lines in the rear, provided however, that the width between the side lot lines at their foremost points in the front shall not be less than 80 percent of the required lot width expect in the case of lots on the turning circle of a cul-de-sac, where the width shall not be less than 60 percent of the required width. Corner lots and lots on cul-de-sacs may be measured as a diagonal from lot sides to a mean point in the shorter of two sides.

Article 6 – DEVELOPMENT STANDARDS

Section 6.1. – Off-street parking and loading standards.

Table 6.1-1. Minimum Off-Street Parking Standards		
Use Category	Use Type	Parking Standards
RESIDENTIAL USES		
Household living	Cottage Home	1.5 spaces per unit

Article 7 – SUBDIVISION STANDARDS

Section 7.3 – Required Improvements

Table 7.3-1. Wearing Surface Standards			
Classification	Street Type Standard	Minimum Wearing Surface Width (in feet) [1]	Number of Travel Lanes [2]
Alley, Drive	All	1 × 12	1
[1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.			
[2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width.			

Article 10 – DEFINITIONS
Section 10.2. – Definitions.

Cottage ~~H~~home ~~is~~means a principal residential dwelling constructed within a cottage neighborhood and consistent with the standards in Articles 4 and 5 of these LDRs. The homes may be located on individually platted lots or on a common ownership lot that is not platted and may be in single or multiple unit buildings.

Cottage ~~N~~neighborhood means a collection of ~~C~~cottage ~~H~~homes clustered around or surrounded by common green space.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 1, 2021

Sent by electronic mail to rthompson@chw-inc.com

Ryan Thompson, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Land Development Regulations (LDR) Text Amendment Application – Cottage Homes

Dear Mr. Thompson:

On May 27, 2021, the City of Alachua received your application for a Land Development Regulations (LDR) Text Amendment. The application proposes to amend several sections of the LDRs to establish a new housing type – Cottage Home – in the Corporate Park (CP) zoning district and to establish related implementing regulations.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Planning Assistance Team (PAT) Meeting.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

CHW
Professional Consultants

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION

May 27, 2021

City of Alachua
Kathy Winburn, AICP, Planning & Community Development Director
15100 NW 142nd Terrace
Alachua, FL 32615

RE: LDR Text Amendment Application - Corporate Park – Cottage Home

Dear Kathy,

CHW submits three (3) copies of the LDR Text Amendment application package. Application materials include the LDR Text Amendment Application and a corresponding Justification Report. Also submitted with this application is the LDR Text Amendment application fee: $5,000 (Check No. 0011034) and a PDF copy of the application package via an FTP link.

This LDR Text Amendment application requests amendments to City of Alachua Land Development Regulations (LDR) Table 4.1-1, §4.2.2(A)(2), §4.3.1(A)(5), Table 5.1-3, §5.2.1, §6.1, §7.3, and §10.2. The amendments establish a new housing type, Cottage Home, in the Corporate Park (CP) Zoning District. Cottage Homes offer a potentially lower cost single-family detached housing product not achievable with traditional subdivision regulations but are now permitted in Alachua County and other communities. As listed in Section 2 of the Justification Report, there are several factors that distinguish the Cottage Home from other housing products, including smaller lot sizes or no lots at all, application of setbacks, building orientation/configuration, vehicle and pedestrian access, and platting requirements.

Other amendments address changing market demands for smaller lot sizes. While many municipalities are addressing the demand for smaller lots sizes through the Planned Development (PD) Rezoning process, Alachua County has removed minimum lot size requirements altogether. An added benefit is that the amendments lower land consumption for residential uses and enable a higher utilization of land within the Corporate Park Zoning District.

We trust this submittal is sufficient for your review and subsequent approval by the City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,
CHW

Ryan Thompson, AICP
Project Manager

Gainesville | 11801 Research Drive, Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVEVELOPMENT REGULATIONS; AMENDING SECTION 2.4.10(B)(3) RELATING TO RESIDENTIAL DEVELOPMENT IN THE CORPORATE PARK (CP) ZONING DISTRICT; AMENDING SECTION 3.5.2(F) RELATING TO THE CP ZONING DISTRICT AND RESIDENTIAL DEVELOPMENT CRITERIA IN THE CP ZONING DISTRICT; AMENDING SECTION 3.5.3 AND TABLE 3.5-1 RELATING TO THE USE REGULATIONS AND DEVELOPMENT STANDARDS IN BUSINESS DISTRICTS; AMENDING SECTION 4.1.1 AND TABLE 4.1-1 RELATING TO THE ALLOWED USES WITHIN THE CP ZONING DISTRICT; CREATING SECTION 4.3.1(A)(5) TO ESTABLISH USE-SPECIFIC STANDARDS FOR COTTAGE NEIGHBORHOODS; AMENDING SECTION 5.1.3 AND TABLE 5.1-3 RELATING TO THE DIMENSIONAL STANDARDS FOR SINGLE-FAMILY DETACHED DWELLINGS, SINGLE-FAMILY ATTACHED DWELLINGS, TOWNHOUSES, MULTIPLE-FAMILY DWELLINGS, AND COTTAGE HOMES IN THE CP ZONING DISTRICT; AMENDING SECTION 6.1.4(B)(1) AND TABLE 6.1-1 TO ESTABLISH MINIMUM OFF-STREET PARKING STANDARD FOR COTTAGE NEIGHBORHOODS; AMENDING SECTION 6.2.2(B) RELATING TO THE APPLICABILITY OF THE STANDARDS OF SECTION 6.2.2; AMENDING SECTION 6.2.2(D)(3)(C) AND TABLE 6.2-2 RELATING TO THE APPLICATION OF PERIMETER BUFFER CLASSES; AMENDING SECTION 7.2.4(A)(2) RELATING TO THE REQUIREMENT FOR LOTS WITHIN SUBDIVISIONS TO HAVE STREET FRONTAGE; AMENDING SECTION 7.3.1(B)(1), TABLE 7.3-1, AND TABLE 7.3-2 RELATING TO WEARING SURFACE WIDTHS AND RIGHT-OF-WAY STANDARDS FOR STREETS; AND AMENDING SECTION 10.2 TO AMEND THE DEFINITION OF "ALLEY OR SERVICE DRIVE" AND TO CREATE NEW DEFINITIONS OF "COTTAGE HOME" AND "COTTAGE NEIGHBORHOOD"; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

DRAFT

RECITALS

WHEREAS, a Text Amendment ("Amendment") to the City's Land Development Regulations ("LDRs"), as described below, has been proposed; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on September 2, 2021; and

WHEREAS, the LPA conducted a public hearing on the proposed Amendment on September 14, 2021, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on September 16, 2021 and on September 30, 2021; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on September 27, 2021 and October 11, 2021 and provided for public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and City's LDRs; and

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

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

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations

The proposed Amendment to the City Land Development Regulations are attached as Exhibit "A" and are hereby incorporated herein by reference.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Severability

It is the declared intent of the City Commission of the City of Alachua 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 any 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 the ordinance after the exclusions of such part or parts shall be deemed to be valid.

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Section 9. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

Passed on First Reading the 27th day of September 2021.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 11th day of October 2021.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

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EXHIBIT "A"

Section 2.4.10(B)(3) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.10(B)(3) remains in full force and effect:

Section 2.4.10(B)(3)

(i) *Residential development in the CP zoning district*. ~~A r~~Residential development in the Corporate Park (CP) zoning district which shall remain in common ownership ~~may~~shall be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~When a residential development in the CP zoning district is reviewed pursuant to Section 2.4.9, such development shall meet all of the following criteria. This exemption shall not preclude a developer from subdividing residential development in the CP zoning district pursuant to this Section 2.4.10:~~

~~(1) The development shall remain in common ownership;~~
~~(2) Such development shall comply with F.S. ch. 177, pt. I, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) through (d); and~~
~~(3) Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~

Section 3.5.2(F) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 3.5.2(F) remains in full force and effect:

3.5.2(F) *CP, Corporate Park District.*

(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail~~, and complementary residential uses, as indicated in Table 4.1-1~~. Complementary residential uses may also be permitted within the CP District as set forth in Subsection 3.5.2(F)(2). By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.

(2) *Residential development criteria*. Development within the ~~Corporate Park zoning district~~CP District that consists of greater than 50 acres of contiguous land may provide complementary residential development. Residential development ~~options available on any property zoned Corporate Park is further limited by~~ within the CP District shall comply with the performance standards set forth in subsections (a)~~ and (b)~~ – (e) below and with the dimensional standards and maximum gross residential density as set forth in Table 5.1-3.

~~(a) Gross residential development density shall be a maximum of four dwelling units per acre.~~

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential

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units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*, has been constructed within the CP District, or shall be constructed concurrent with residential units as a part of a mixed-use development.

Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*	
Number of Residential Units	Minimum Floor Area of Non-Residential Uses
1 – 199	0 square feet
200 – 299	37,500 square feet
300 – 399	75,000 square feet
400 – 499	150,000 square feet
500 – 599	250,000 square feet
600 – 699	375,000 square feet
700 – 999	500,000 square feet
1,000 or more	700,000 square feet

(b) For purposes of calculating gross residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the total acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.

(c) Any site plan or preliminary plat which includes residential development in the CP District shall provide an exhibit depicting the area to be preserved for non-residential uses within the CP District. In addition to the standards as set forth in Subsection 3.5.2(F)(2)(a), the exhibit shall demonstrate the ability to meet the following minimum standards. The exhibit shall:

(i) Depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park, together with all existing improvements; and,

(ii) Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.

(d) Site plan and preliminary plats which include residential development in the CP District shall provide:

(i) A calculation of the maximum gross residential density which is permitted within the CP District;

(ii) A matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order; and,

(iii) A calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii).

(e) In no instance shall more than 33% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings on lots 45 feet in width or

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larger, and in no instance shall more than 50% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings.

Section 3.5.3 and Table 3.5.1 of the City's LDRs are amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 3.5.3 and Table 3.5.1 remain in full force and effect:

3.5.3 *Use regulations and development standards.* The following Table ~~3.5-1~~3.5-2, Use Regulations and Development Standards in the Business Districts, indicates the location of standards in these LDRs related to allowable uses, density and intensity limitations, dimensional standards, development standards, and subdivision standards for the business zone districts:

Table ~~3.5-1~~3.5-2. Use Regulations and Development Standards in the Business Districts

Type of Standard	Location in these LDRs
Allowable uses	Table 4.1-1
Density/intensity/dimensional standards	Table 5.1-3
Development standards	Article 6
Subdivision standards	Article 7

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Section 4.4.1 and Table 4.1-1 of the City's LDRs are amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 4.4.1 and Table 4.1-1 remain in full force and effect:

4.1.1 *Table of allowed uses.*

Table 4.1-1. Table of Allowed Uses

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

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

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	Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
	Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
	Mobile home park								P																4.3.1(A)(1)
	Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	

Section 4.2.2(A)(2)) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 4.2.2(A)(2) remains in full force and effect:

4.2.2 *Residential use classification.*

(A) *Household living.*

(2) *Examples.* Example use types include single-family detached dwellings, cottage homes, single-family attached dwellings, two- to four-family dwellings, townhouses, multiple-family dwellings, mobile homes, mobile home parks, and other structures with self-contained dwelling units.

Section 4.3.1(A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 4.3.1(A) remains in full force and effect:

4.3.1 *Residential uses.*

(A) *Household living.*

(5) *Cottage neighborhood.* Cottage neighborhoods shall comply with the following standards:

(a) *Quantity and size of cottage homes.*
(i) A minimum of 25 cottage homes and a maximum of 100 cottage homes are permitted within a cottage neighborhood.
(ii) The minimum square footage for cottage homes shall be 750 square feet. Cottage homes shall have a maximum gross floor area of 1,750 square feet with a maximum base floor (first floor) area of 1,000 square feet.

(b) *Community and accessory buildings.* One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar uses. Additional accessory structures, such as arbors, gazebos, pergolas, fire pits, BBQ grills, pools, greenhouses, gardens boxes, garages, and other similar accessory structures, are permitted in addition to community buildings.

(c) *Maintenance of open space, common areas and utilities.* The joint use and maintenance of public open space, community facilities, private roads and drives, and all other commonly owned and operated property shall be managed and maintained through a homeowners' or property owners' association.

(d) *Common greens.* Each cottage neighborhood shall have one or more common greens. Common greens may be counted toward the open space required by Section 6.7 of these LDRs. Common greens shall be designed to meet the following:
(i) Common greens shall include at least 400 square feet per cottage home.

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(ii) A minimum of four (4) and a maximum of 12 cottage homes shall be clustered around a common green.

(iii) Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per cottage home remains usable for active or passive recreation during rain events.

(iv) A minimum of 80% of the cottage homes within a cottage neighborhood shall be clustered around and shall directly front a common green.

(v) Amenities such as those identified in Subsection 4.3.1(A)(5)(b), *Common buildings*, are allowed in common greens.

(e) *Parking*. Parking may be provided in a common area (private street, parking lot, or garage), or on individual cottage home lots. All parking must meet the following standards:

(i) The minimum number of parking spaces required by Table 6.1-1 of these LDRs for cottage homes shall be provided; and,

(ii) All common parking areas and associated drive aisles shall be screened in accordance with Section 6.2 of these LDRs.

(f) *Vehicle access*. Private roads, drives, or alleys within the cottage neighborhood that are connected to a public street and access either individual cottage homes or common parking lots are permitted. All private roads, drives, or alleys shall have a clear width of 20 feet with a 12- foot- wide minimum wearing surface.

(g) *Pedestrian access*. A system of interior walkways shall be provided to interconnect the cottage homes, parking areas, common greens, and any sidewalks along the public street(s) bordering the cottage neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

(h) *Requirements when adjacent to single-family detached development*. When located adjacent to single-family detached development in any zoning district or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), a cottage neighborhood shall:

(i) Provide a minimum Type D, 10 foot landscaped buffer along the yard which the single-family detached development or vacant land in a single-family residential district abuts; and,

(ii) Not locate any structures, including but not limited to cottage homes, community buildings, accessory structures, parking lots, waste receptacles, and other similar structures, within 100 feet of the boundary of the cottage neighborhood.

(i) *Fencing*. Fencing within the cottage neighborhood used to delineate private yards, gardens, or other areas shall be limited to a maximum of 50 percent opacity and no greater than four feet in height. Solid fencing may be allowed along cottage neighborhood perimeter consistent with Section 6.3.3 of these LDRs.

Section 5.1.3 and Table 5.1-3 of the City's LDRs are amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 5.1.3 and Table 5.1-3 remain in full force and effect:

5.1.3 *Dimensional standards in Business Districts*. All primary and accessory structures in the business zoning districts are subject to the dimensional standards set forth in Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

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Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts										
District and Use	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [5]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)	Max. Height (ft.)	Max. Lot Coverage (incl. accessory structures) [1]	Max. FAR [2]	Max. Gross Residential Density (DU/acre)
CP [4]										
Dwelling, single-family detached	3,500 See note [6]	~~50~~40 See note [6]	20 See note [7]	~~7.5~~ 5 for each See note [7]	~~15~~10 See note [7]	Sec. 5.2.2(B)	65	~~40%~~60%	N/A	4
Dwelling, single-family attached, townhouse, and multiple-family	~~5,000~~ 2,700 See note [6]	~~40~~30 See note [6]	~~15~~10 See note [7]	5 for each building side See note [7]	10 See note [7]					
Cottage home	2,700 See note [6]	30 See note [6]	5 See notes [7], [9]	5 for each building side See note [7]	10 See notes [7], [9]		35	70%		
All other uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	All other uses		100 See note [8]	None	See note [8]	N/A

Notes:

[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low income residents. The maximum lot coverage for cottage homes shall be measured over the entire cottage neighborhood, not individual lots.

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).

[5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).

[6] Lot dimensional standards apply only to individual platted lots.

[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project perimeter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous land zoned CP.

[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)).

[9] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.

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Section 6.1.4(B)(1) and Table 6.1-1 of the City's LDRs are amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of 6.1.4(B)(1) and Table 6.1-1 remain in full force and effect:

6.4.1 *Amount required.*

(1) *Minimum off-street parking required.* All development allowed in accordance with Table 4.1-1, Table of Allowed Uses, shall provide at least the minimum amounts of off-street parking shown in the following Table 6.1-1, Minimum Off-Street Parking Standards:

Table 6.1-1. Minimum Off-Street Parking Standards

Use Category	Use Type	Parking Standards
RESIDENTIAL USES		
Household living	Cottage neighborhood	1.5 spaces per cottage home
	Dwelling, live/work	1.5 spaces per unit
	Dwelling, manufactured home	2 spaces per unit
	Dwelling, mobile home	2 spaces per unit
	Dwelling, multiple-family	1 space per efficiency unit; 1.5 spaces per 1- or 2-bedroom unit; 2 spaces per 3-bedroom or more unit
	Dwelling, single-family attached	2 spaces per unit
	Dwelling, single-family detached	2 spaces per unit
	Dwelling, townhouse	2 spaces per unit
	Dwelling, two- to four-family	2 spaces per unit
	Manufactured home park	2 spaces per lot
	Upper story dwelling	1.5 spaces per unit

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Section 6.2.2(B) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of 6.2.2(B) remains in full force and effect:

6.2.2 *Landscaping standards.*

(B) *Applicability.* These standards shall apply to the following development in the City:

(1) *Single-family lots or dwellings.* The subdivision or development of eight or more single-family residential lots or dwellings.

(2) *Single-family attached dwellings.* The subdivision or development of eight or more single-family attached dwellings.

(3) *Two- to four-family dwellings.* The subdivision or development of eight or more two- to four-family dwellings.

(4) *Manufactured home park.* Subdivision for a manufactured home park.

(5) *Existing multifamily structure.* Development of a multifamily structure or redevelopment of an existing multifamily structure that results in an increase in building square footage of 60 percent or more.

(6) *Cottage neighborhoods.* Cottage neighborhoods located in the CP zoning district.

~~(6)~~(7) *Nonresidential.* Development of a nonresidential structure or redevelopment of a nonresidential structure that results in an increase in building square footage or impervious surface by 50 percent or more.

~~(7)~~(8) *Parking lot.* Development of a parking lot for eight or more spaces.

~~(8)~~(9) *Existing parking lot.* Redevelopment or expansion of an existing parking lot that results in an increase of 20 or more spaces. Redevelopment or expansion includes items such as repaving, changes in ingress or egress, and reconstruction of stormwater drainage systems.

Section 6.2.2(D)(3)(c) and Table 6.2-2 of the City's LDRs are amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 6.2.2(D)(3)(c) and Table 6.2-2 remain in full force and effect:

6.2.2 *Landscaping standards.*

(D) *Landscape standards.*

(3) *Perimeter buffers.*

(c) *Buffer class application.* Table 6.2-2, Buffer Class Application, below specifies the type of landscaped perimeter buffer that must be installed adjacent to an existing use or vacant land. The proposed uses are designated with their associated use class and cross-referenced with the numbered columns along the horizontal row under the adjacent use heading. The buffer type is indicated by letter and the total buffer width in feet is indicated by number.

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Table 6.2-2. Buffer Class Application											
Letter = Buffer type; Number = Required width in feet											
A = Type A; B = Type B; C = Type C; D = Type D; N = No buffer required											
Proposed Use		Adjacent Use									
		Residential Uses			Public and Institutional Uses			Commercial Uses			
		1	2	3	4	5	6	7	8	9	10
Residential uses											
1	Single-family detached dwelling, manufactured home, mobile home	N	N	N	B 7.5	N	N	N	N	N	N
2	Single-family attached, two- to four-family dwelling, townhouse development	C 10	A 10	B 10	C 7.5	B 7.5	A 5	N	N	N	N
3	Multiple-family development, cottage neighborhoods, group living uses	D 10	B 10	A 10	D 7.5	C 7.5	A 7.5	N	N	N	N

Section 7.2.4(A)(2) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 7.2.4(A)(2) remains in full force and effect:

7.2.4 *Lot standards.*

(A) *Arrangement.*

(2) *Access to street.* Except for lots located within a cottage neighborhood, ~~A~~all lots shall have sufficient frontage so there can be driveway access to primary structures placed on the lots from a public or private street.

Section 7.3.1(B)(1), Table 7.3-1, and Table 7.3-2 of the City's LDRs are amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of 7.3.1(B)(1), Table 7.3-1, and Table 7.3-2 remain in full force and effect:

7.3.1 *Streets.* Work performed involving road right-of-way clearing and grubbing, earthwork, stabilizing and construction of a base and surface course shall meet the minimum requirements of the American Association of State Highway and Transportation Official's (AASHTO), latest manual edition and amendments, where applicable, unless stated otherwise in this article. These specifications are intended to govern the equipment, materials, construction methods, and quality control of the work, unless otherwise provided. They are not intended to apply to the basis of payment provisions.

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(B) *Standard street improvements.* The following standards apply to all street improvements:

(1) *Wearing surface width and right-of-way width standards.*

(e) Alley, Drive. For street types/standards B and D.

(i) 12-foot minimum wearing surface.

(ii) Minimum right-of-way width or easement of 20 feet for streets with curb and cutter, or 30 feet for streets with swales.

~~(e)~~(f) *Wearing surface and right-of-way width summary table.* These standards are summarized in the following Table 7.3-1, Wearing Surface standards, and Table 7.3- 2, Minimum Right-of-Way Width Standards:

Table 7.3-1. Wearing Surface Standards

Classification	Street Type Standard	Minimum Wearing Surface Width (in feet) [1]	Number of Travel Lanes [2]
Arterial	All	2 × 24	4
Collector	All	24	2
Local	All	24	2
Marginal access	All	20	2
Alley, Drive	B, D	1 × 12	1

[1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.

[2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width.

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Table 7.3-2. Minimum Right-of-Way Width Standards				
Classification	Street Type Standard	Curb and Gutter Right-of-Way Minimum Width (ft.)	Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.)	Standard Swale Right-of-Way Minimum Width (ft.)
Arterial	All	100	N/A	120
Collector	All	60	N/A	80
Local	A, B, C	50	50 (20 total — 10 on each side of roadway)	60
Local	D	40	N/A	60
Marginal access	All	40	40 (20 total — 10 on each side of roadway)	60
Alley, Drive	B, D	20	N/A	30

Section10.2 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 10.2 remains in full force and effect:

Section 10.2. – Definitions.

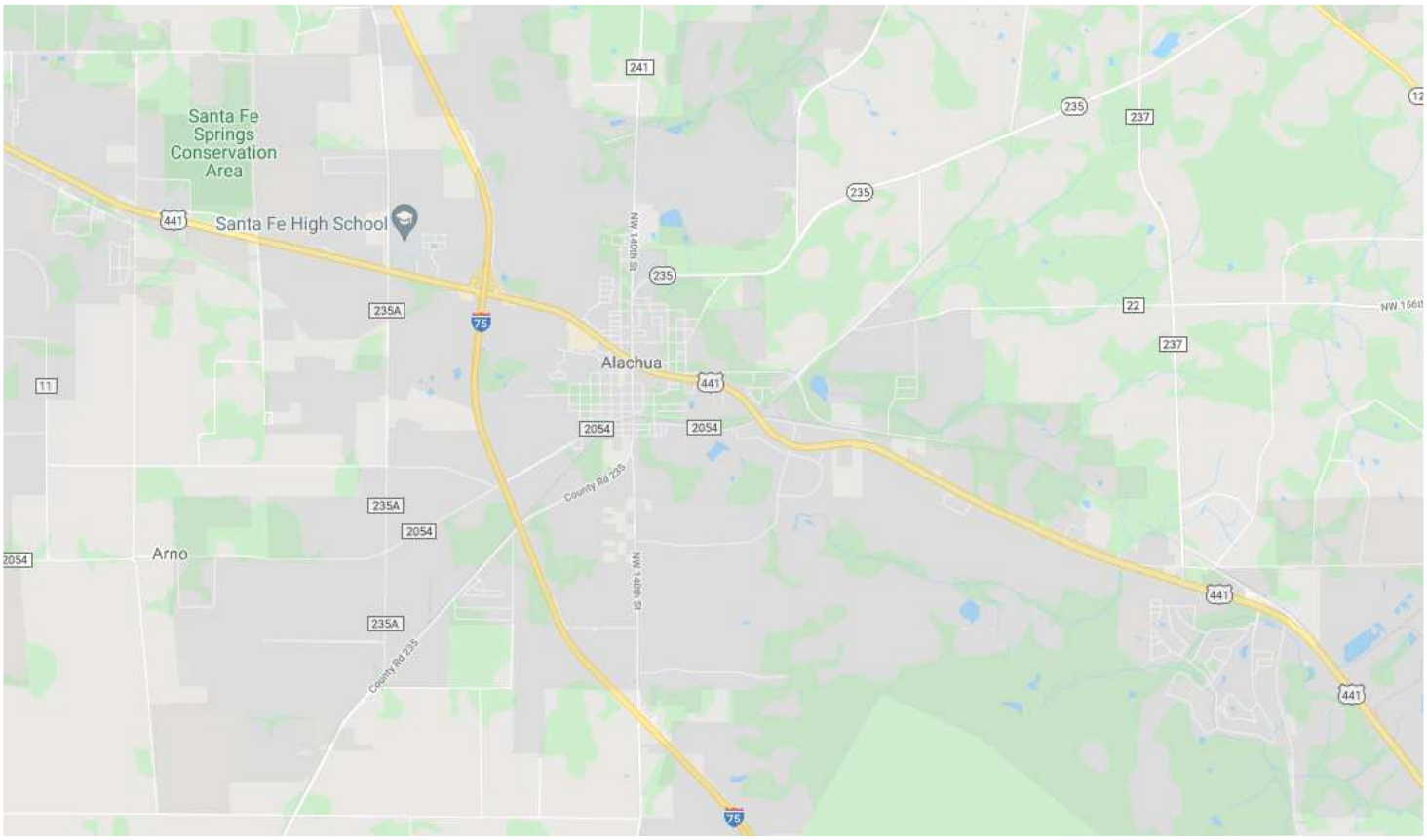
Alley or *service ~~drive~~* means a ~~public or~~ private right-of-way or easement which affords only a secondary means of access to property abutting thereon, provided however, that within cottage neighborhoods, an alley or service drive may serve as the primary means of vehicular access to cottage homes.

Cottage home means a principal residential dwelling located within a cottage neighborhood and consistent with the standards in Articles 4 of these LDRs.

Cottage neighborhood means a collection of cottage homes clustered around by common green space.

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City of Alachua LDR Text Amendment - Corporate Park - Cottage Home



Prepared For: City of Alachua Office of Planning & Zoning

Date: 8/31/2021
PN# 21-0105

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11801 Research Drive
Alachua, FL 32615

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CHW Professional Consultants

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1. **Cover Letter**
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CHW
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PLANNING DESIGN SURVEYING ENGINEERING CONSTRUCTION

August 23, 2021

Ms. Kathy Winburn, AICP, Planning & Community Development Director
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Land Development Regulations Text Amendment Application – Corporate Park – Cottage Home, Response to City-proposed Amendments received in our meeting on August 19, 2021.

Dear Kathy,

Thank you for the opportunity to meet with you, your staff, and the Interim City Manager on August 19th, 2021. Attached, please find the most current revisions to the proposed Land Development Regulations (LDR) Text Amendment. We appreciate the opportunity to work closely with you and we believe the final revisions presented address the last few items required to keep this item scheduled for the September Planning & Zoning Board Public Hearing.

Based on our meeting, we are proposing specific requirements/codified performance standards. We recommend demonstration of these be on submitted site plan's/plat application' cover sheets for projects with Corporate Park Zoning District. We believe these requirements and standards provide significant incentive for economic development and job creation within the City of Alachua, while providing adequate assurances the Corporate Park Zoning District delivers a vibrant mixed-use environment with the City.

As discussed and as an example, the codified performance requirements/standards recommend:

- If 100 residential units are reserved, a minimum of 75,000 sf of non-residential area must be reserved. The minimum acreage needed to be reserved to achieve 75,000 sf of non-residential at the required maximum of 15,000 sf per acre would be 5 acres.

- Non-residential intensity greater than 15,000 sf per acre may be permitted by code and is encouraged. An applicant may not assume, nor reserve, a greater intensity for compliance with the minimum square footage for non-residential uses. However, if greater than 15,000 sf per acre non-residential use *is constructed*, the applicant may use the amount over 15,000 on future applications.

- As the property subject to the application is developed, land area configurations may be modified if the minimum thresholds for residential and non-residentials ratios outlined herein are preserved.

As always, should you have any additional questions, please contact me directly.

Sincerely,

Ryan Thompson, AICP, Senior Project Manager
CHW Professional Consultants

Attachments: CHW's August 23, 2021 amendments

Gainesville | 11801 Research Drive, Alachua, Florida 32615 (352) 331-1976 | www.chw-inc.com

CHW
Professional Consultants

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION

May 27, 2021

City of Alachua
Kathy Winburn, AICP, Planning & Community Development Director
15100 NW 142nd Terrace
Alachua, FL 32615

RE: LDR Text Amendment Application - Corporate Park – Cottage Home

Dear Kathy,

CHW submits three (3) copies of the LDR Text Amendment application package. Application materials include the LDR Text Amendment Application and a corresponding Justification Report. Also submitted with this application is the LDR Text Amendment application fee: $5,000 (Check No. 0011034) and a PDF copy of the application package via an FTP link.

This LDR Text Amendment application requests amendments to City of Alachua Land Development Regulations (LDR) Table 4.1-1, §4.2.2(A)(2), §4.3.1(A)(5), Table 5.1-3, §5.2.1, §6.1, §7.3, and §10.2. The amendments establish a new housing type, Cottage Home, in the Corporate Park (CP) Zoning District. Cottage Homes offer a potentially lower cost single-family detached housing product not achievable with traditional subdivision regulations but are now permitted in Alachua County and other communities. As listed in Section 2 of the Justification Report, there are several factors that distinguish the Cottage Home from other housing products, including smaller lot sizes or no lots at all, application of setbacks, building orientation/configuration, vehicle and pedestrian access, and platting requirements.

Other amendments address changing market demands for smaller lot sizes. While many municipalities are addressing the demand for smaller lots sizes through the Planned Development (PD) Rezoning process, Alachua County has removed minimum lot size requirements altogether. An added benefit is that the amendments lower land consumption for residential uses and enable a higher utilization of land within the Corporate Park Zoning District.

We trust this submittal is sufficient for your review and subsequent approval by the City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,
CHW

Ryan Thompson, AICP
Project Manager

Gainesville | 11801 Research Drive, Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

Application Package
Table of Contents

1. Cover Letter
2. **LDR Text Amendment Application**
3. Justification Report

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

City of Alachua
Text Amendment Application

☐ **COMPREHENSIVE PLAN** ☒ **LAND DEVELOPMENT REGULATIONS**

A. APPLICANT

1. Applicant's Status ☒ Applicant ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson, AICP Title: Project Manager
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: ( )352-331-1976 FAX: ( ) _____ e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROPOSAL

1. Description/Location of Section/Goal, Objective, or Policy Requesting to Amend/Add:
   Table 4.1-1, §4.2.2(A)(2), §4.3.1(A)(5), Table 5.1-3, §5.2.1, §6.1, §7.3, and §10.2
2. Proposed text language and/or explanation of reason for request:
   Broaden the variety of residential types within the Corporate Park Zoning District, establish Cottage Home as a residential type, address changing market demands
3. List any and all new Section/Goal, Objective, or Policy Requested:
   N/A

C. ATTACHMENTS

1. Proposed text in strikethrough/underscore format.
2. Explanation of need and justification.
3. For a text amendment to the Land Development Regulations, reference Section 2.4.1(E)(1).
4. For a Large Scale Comprehensive Plan Amendment to the Comprehensive Plan, demonstrate consistency with the Comprehensive Plan.

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

Signature of Applicant

Signature of Co-applicant

Ryan Thompson, AICP, Project Manager
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27th day of May, 2021, by Ryan Thompson, who is/are personally known to me, or who has/have produced _____ as identification.

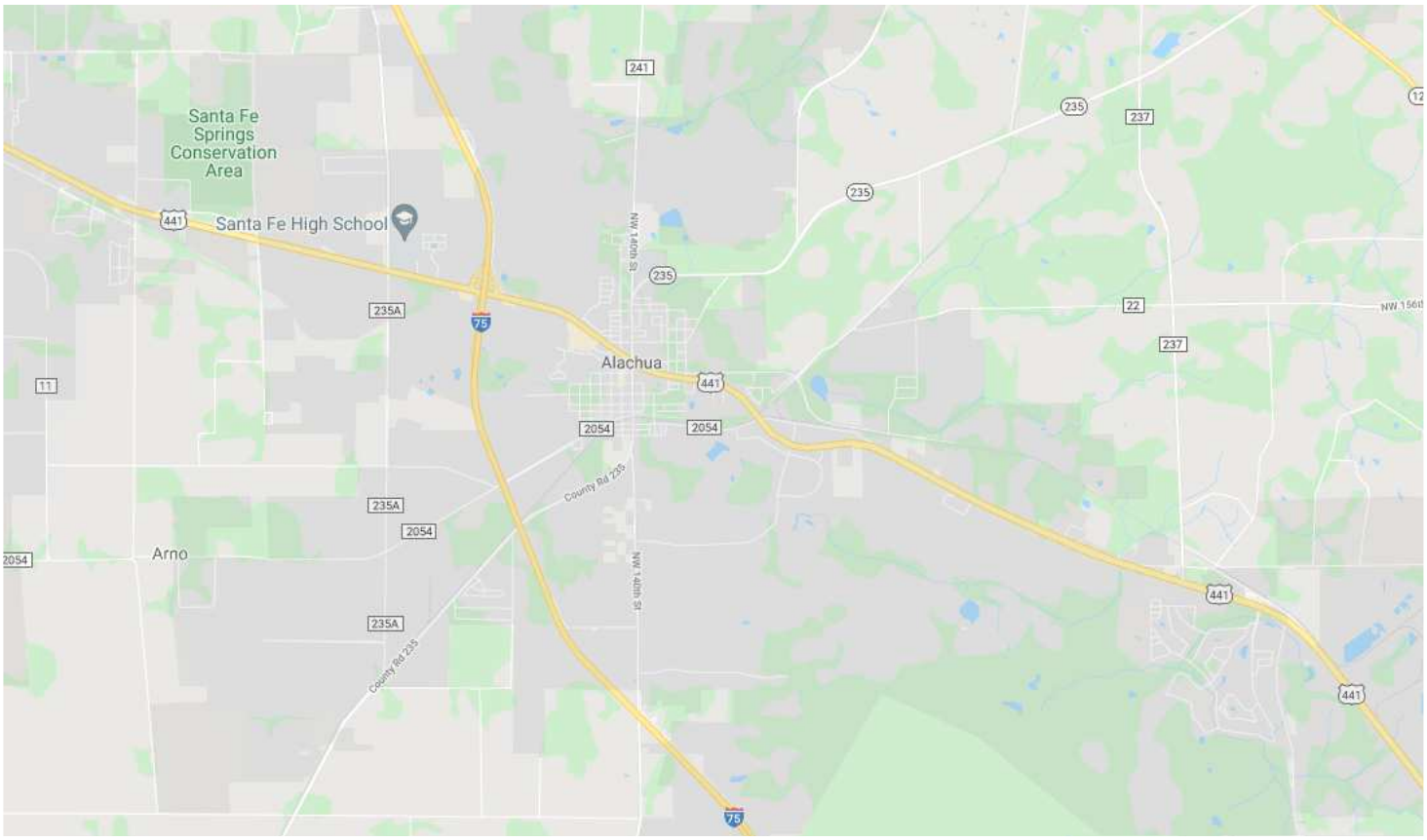
NOTARY SEAL
SHANNON W BRADDY
MY COMMISSION # GG 233581
EXPIRES: October 28, 2022
Bonded Thru Notary Public Underwriters

Shannon W. Braddy
Signature of Notary Public, State of FL

Application Package
Table of Contents

1. Cover Letter
2. LDR Text Amendment Application
3. **Justification Report**

City of Alachua LDR Text Amendment - Corporate Park - Cottage Home



Prepared For: City of Alachua Office of Planning & Zoning

Date: 8/31/2021
PN# 21-0105

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

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2. **Proposed LDR Text Amendment ……..……..……..3**

3. **Consistency with LDR Section 2.4.1(E)(1) ……..……..……4**

1. EXPLANATION OF NEED AND JUSTIFICATON

This LDR Text Amendment application establishes a new housing type, Cottage Home, in the Corporate Park (CP) Zoning District. Cottage Homes offer a potentially lower cost single-family detached housing product not achievable with traditional subdivision regulations but are now permitted in Alachua County and other communities. As listed in Section 2 of this report, there are several factors that distinguish the Cottage Home from other housing products, including smaller lot sizes or no lots at all, application of setbacks, building orientation/configuration, vehicle and pedestrian access, and platting.

Cottage Homes can be a lower cost housing option because:

- The land area associated with a single unit (for platted Cottage Neighborhoods) is much smaller;
- The size of the housing unit is typically smaller;
- The infrastructure required for vehicular access is much less for units served by an alley versus a local street; and/or
- The utility infrastructure and stormwater management facilities required is less.

Including the Cottage Home as a residential product in the CP Zoning District lowers the housing price point in the City of Alachua, which increases opportunities for home ownership.

There are numerous other reasons a Cottage Home is an appealing option:

- The opportunity to live in a detached housing product with direct access to green space without the maintenance responsibilities;
- The opportunity for multiple-generation families to have a safe place to play and socialize; and
- The opportunity to not rely on a vehicle to commute to work each day.

Other amendments to Table 5.1-3 address changing market demands for smaller lot sizes, reducing land area required for individual housing units, and relieving cost-based pressure on the housing market throughout the City. Several local jurisdictions within Alachua County are creating attractive options for new home buyers, whether first-time or empty nesters. In addition, both local and national home builders request smaller lot sizes to accommodate market demand and deliver more affordable and easier to maintain properties than what traditional local ordinances provide in larger lot sizes.

Due to the economic and community benefits, local builders are also driven to address these changes. However, the Planned Development (PD) rezoning is often required to permit the smaller lot size, lot width, and building setbacks. By approving the proposed changes to LDR Table 5.1-3, residential development within Corporate Park (CP) zoning district can meet changing market demands without a rezoning, an additional four to eight (4-8) months for plat approval, as well as creating additional benefits, such as reducing housing costs and increasing common area/open space, which is a benefit to the residents and the greater community.

While many municipalities are addressing the demand for more compact lots through the Planned Development (PD) rezoning process, Alachua County has removed minimum lot area, lot width, or maximum lot coverage requirements altogether. This demonstrates that lot size can be addressed by appropriate building setbacks.

The most relevant literature on small, close-knit neighborhoods, commonly referred to as cottage or pocket neighborhood, are attributed to Ross Chapin, principal of Ross Chapin Architects in Langley, Washington, and author of “Pocket Neighborhoods: Creating Small-Scale Community in a Large-Scale World.” Due to his influence, many communities in Washington State have adopted cottage neighborhood ordinances, several of which are listed below. Although there are several Florida example

neighborhoods, most are approved through the Planned Development (PD) zoning process. Local examples include Alachua County and the City of Newberry, FL.

- **Federal Way, WA**
  - Municipal Code Ch. 19.250 – Cottage and compact single family housing
  - Sec. 19.205.030 – Detached dwelling units: see development standards for "cottage housing development (CHD)"
- **Kirkland, WA**
  - Zoning Code Ch. 113 – Cottage, Carriage, and Two/Three Unit Homes
  - HUD Best Practices: Kirkland, Washington Cottage Housing Ordinance
- **Marysville, WA** Municipal Code Sec. 22C.010.280 – Cottage housing developments
- **Mukilteo, WA** Municipal Code Sec. 17.51.056 – Cottage Housing Standards
- **Port Townsend, WA** Municipal Code Ch. 17.34 – Cottage Housing Development Design Standards
- **Lakewood, WA** Ordinance No. 620 (2016) – Adopts cottage housing regulations
- **Langley, WA** Municipal Code Ch. 18.22.180 – Cottage Housing
- **Redmond, WA** Zoning Code Sec. 21.08.290 – Cottage Housing Developments.

Of the examples in Comment #2, single-family detached: lot size ranges from 3,000-5,000 sq ft. The majority (5 of 8 examples) do not require a minimum lot width. Front setback requirements range from five to twenty feet (5' – 20'). All but one example requires a five-foot (5') side setback. The average rear setback is ten-feet (10'). For multi-family attached, including townhouses and multi-family: 5 of 8 examples do not require a minimum lot area of lot width. The average front setback is 20-feet, which does not allow for rear-loaded units with porches pulled up to the street. Side and rear setbacks range from five to twenty feet (5' – 20').

City of Alachua Comprehensive Plan Future Land Use, Policy 3.1.d is 'to protect and preserve historic resources, the City shall consider measures, such as Transfer of Development Rights, *cluster developments*, easements, loan pools, revolving funds and conservation areas or districts for historic or archaeologically significant lands in its land development regulations'. "Cluster development" is not defined, nor are there specific development standards in the City LDR. However, one can interpret from other LDR references, the intent is to encourage clustered development to protect historic and environmental resources. There are additional benefits to clustered, consolidated residential development. By approving the proposed dimensional standards, residential developments may be located within a consolidated area to preserve land resources for historic and environmental resources, as well as common area and non-residential development.

2. PROPOSED LDR TEXT AMENDMENT

The proposed City of Alachua Land Development Regulations (LDR) text amendment is provided below in underline (new text) / ~~strikethrough~~ text (text to be removed).

Section 2.4.10(B)(3)

(i) *Residential development in the CP zoning district.* ~~A r~~Residential development in the Corporate Park (CP) zoning district which shall remain in common ownership ~~may~~shall be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~When a residential development in the CP zoning district is reviewed pursuant to Section 2.4.9, such development shall meet all of the following criteria. This exemption shall not preclude a developer from subdividing residential development in the CP zoning district pursuant to this Section 2.4.10:~~

~~(1) The development shall remain in common ownership;~~
~~(2) Such development shall comply with F.S. ch. 177, pt. I, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) through (d); and~~
~~(3) Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~

3.5.2(F) *CP, Corporate Park District.*

(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail~~, and complementary residential uses, as indicated in Table 4.1-1~~. Complementary residential uses may also be permitted within the CP District as set forth in Subsection 3.5.2(F)(2). By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.

(2) *Residential development criteria.* Development within the ~~Corporate Park zoning district~~CP District that consists of greater than 50 acres of contiguous land may provide complementary residential development. Residential development ~~options available on any property zoned Corporate Park is further limited by~~ within the CP District shall comply with the performance standards set forth in subsections (a)~~ and (b)~~ – (e) below and with the dimensional standards and maximum gross residential density as set forth in Table 5.1-3.

~~(a) Gross residential development density shall be a maximum of four dwelling units per acre.~~

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*, has been constructed within the CP District,

or shall be constructed concurrent with residential units as a part of a mixed-use development.

Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*	
Number of Residential Units	Minimum Floor Area of Non-Residential Uses
1 – 199	0 square feet
200 – 299	37,500 square feet
300 – 399	75,000 square feet
400 – 499	150,000 square feet
500 – 599	250,000 square feet
600 – 699	375,000 square feet
700 – 999	500,000 square feet
1,000 or more	700,000 square feet

(b) For purposes of calculating gross residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the total acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.

(c) Any site plan or preliminary plat which includes residential development in the CP District shall provide an exhibit depicting the area to be preserved for non-residential uses within the CP District. In addition to the standards as set forth in Subsection 3.5.2(F)(2)(a), the exhibit shall demonstrate the ability to meet the following minimum standards. The exhibit shall:

(i) Depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park, together with all existing improvements; and,

(ii) Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.

(d) Site plan and preliminary plats which include residential development in the CP District shall provide:

(i) A calculation of the maximum gross residential density which is permitted within the CP District;

(ii) A matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order; and,

(iii) A calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii).

(e) In no instance shall more than 33% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings on lots 45 feet in width or larger, and in no instance shall more than 50% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings.

4.1.1 *Table of allowed uses.*

Table 4.1-1. Table of Allowed Uses																											
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																											
Use Category/Use Type	C S V	A	Residential									Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)			OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15																
RESIDENTIAL USES																											
Household living																											
Cottage neighborhood																	P								4.3.1(A)(5)		
Dwelling, live/work		P							P	P	P	P	P	P		P	P				A	A	A	A		
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P												A	A	A	4.3.1(A)(1), (2)		
Dwelling, mobile home		P					P	P																	4.3.1(A)(1)		
Dwelling, multiple-family						S			P	P	P		P	P	P	P					A	A	A	A	4.3.1(A)(3)		
Dwelling, single-family attached						P			P	P	P			P	P	P					A	A	A		4.3.1(A)(3)		
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P						A	A		4.3.1(A)(4)		
Dwelling, townhouse				S	S	S			P	P	P				P	P					A	A	A		4.3.1(A)(3)		
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P					A	A	A		4.3.1(A)(3)		
Mobile home park								P																	4.3.1(A)(1)		
Upper story dwelling									P	P	P	P	P	P	P	P					A		A	A			

4.2.2 *Residential use classification.*

(A) *Household living.*

(2) *Examples.* Example use types include single-family detached dwellings, cottage homes, single-family attached dwellings, two- to four-family dwellings, townhouses, multiple-family dwellings, mobile homes, mobile home parks, and other structures with self-contained dwelling units.

4.3.1 *Residential uses.*

(A) *Household living.*

(5) *Cottage neighborhood*. Cottage neighborhoods shall comply with the following standards:

(a) *Quantity and size of cottage homes.*

(i) A minimum of 25 cottage homes and a maximum of 100 cottage homes are permitted within a cottage neighborhood.

(ii) The minimum square footage for cottage homes shall be 750 square feet. Cottage homes shall have a maximum gross floor area of 1,750 square feet with a maximum base floor (first floor) area of 1,000 square feet.

(b) *Community and accessory buildings*. One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar uses. Additional accessory structures, such as arbors, gazebos, pergolas, fire pits, BBQ grills, pools, greenhouses, gardens boxes, garages, and other similar accessory structures, are permitted in addition to community buildings.

(c) *Maintenance of open space, common areas and utilities*. The joint use and maintenance of public open space, community facilities, private roads and drives, and all other commonly owned and operated property shall be managed and maintained through a homeowners' or property owners' association.

(d) *Common greens.* Each cottage neighborhood shall have one or more common greens. Common greens may be counted toward the open space required by Section 6.7 of these LDRs. Common greens shall be designed to meet the following:

(i) Common greens shall include at least 400 square feet per cottage home.

(ii) A minimum of four (4) and a maximum of 12 cottage homes shall be clustered around a common green.

(iii) Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per cottage home remains usable for active or passive recreation during rain events.

(iv) A minimum of 80% of the cottage homes within a cottage neighborhood shall be clustered around and shall directly front a common green.

(v) Amenities such as those identified in Subsection 4.3.1(A)(5)(b), *Common buildings*, are allowed in common greens.

(e) *Parking.* Parking may be provided in a common area (private street, parking lot, or garage), or on individual cottage home lots. All parking must meet the following standards:

(i) The minimum number of parking spaces required by Table 6.1-1 of these LDRs for cottage homes shall be provided; and,

(ii) All common parking areas and associated drive aisles shall be screened in accordance with Section 6.2 of these LDRs.

(f) *Vehicle access.* Private roads, drives, or alleys within the cottage neighborhood that are connected to a public street and access either individual cottage homes or common parking lots are permitted. All private roads, drives, or alleys shall have a clear width of 20 feet with a 12- foot- wide minimum wearing surface.

(g) *Pedestrian access.* A system of interior walkways shall be provided to interconnect the cottage homes, parking areas, common greens, and any sidewalks along the public street(s) bordering the cottage neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

(h) *Requirements when adjacent to single-family detached development.* When located adjacent to single-family detached development in any zoning district or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), a cottage neighborhood shall:

(i) Provide a minimum Type D, 10 foot landscaped buffer along the yard which the single-family detached development or vacant land in a single-family residential district abuts; and,

(ii) Not locate any structures, including but not limited to cottage homes, community buildings, accessory structures, parking lots, waste receptacles, and other similar structures, within 100 feet of the boundary of the cottage neighborhood.

(i) *Fencing.* Fencing within the cottage neighborhood used to delineate private yards, gardens, or other areas shall be limited to a maximum of 50 percent opacity and no greater than four feet in height. Solid fencing may be allowed along cottage neighborhood perimeter consistent with Section 6.3.3 of these LDRs.

5.1.3 *Dimensional standards in Business Districts.* All primary and accessory structures in the business zoning districts are subject to the dimensional standards set forth in Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts

District and Use	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [5]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)	Max. Height (ft.)	Max. Lot Coverage (incl. accessory structures) [1]	Max. FAR [2]	Max. Gross Residential Density (DU/acre)
CP [4]										
Dwelling, single-family detached	3,500 See note [6]	~~50~~40 See note [6]	20 See note [7]	~~7.5-~~5for each See note [7]	~~15~~10 See note [7]	Sec. 5.2.2(B)	65	~~40%~~60%	N/A	4
Dwelling, single-family attached, townhouse, and multiple-family	~~5,000~~ 2,700 See note [6]	~~40~~30 See note [6]	~~15~~10 See note [7]	5 for each building side See note [7]	10 See note [7]					
Cottage home	2,700 See note [6]	30 See note [6]	5 See notes [7], [9]	5 for each building side See note [7]	10 See notes [7], [9]		35	70%		
All other uses	None	None	20	15, except where railroad	All other uses		100 See note [8]	None	See note [8]	N/A

				spur abuts side or rear property line, then none						

Notes:

[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low income residents. The maximum lot coverage for cottage homes shall be measured over the entire cottage neighborhood, not individual lots.

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).

[5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).

[6] Lot dimensional standards apply only to individual platted lots.

[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project perimeter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous land zoned CP.

[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)).

[9] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.

6.4.1 *Amount required.*

(1) *Minimum off-street parking required.* All development allowed in accordance with Table 4.1-1, Table of Allowed Uses, shall provide at least the minimum amounts of off-street parking shown in the following Table 6.1-1, Minimum Off-Street Parking Standards:

Table 6.1-1. Minimum Off-Street Parking Standards

Use Category	Use Type	Parking Standards
RESIDENTIAL USES		
Household living	Cottage neighborhood	1.5 spaces per cottage home

6.2.2 *Landscaping standards.*

(B) *Applicability.* These standards shall apply to the following development in the City:

(1) *Single-family lots or dwellings.* The subdivision or development of eight or more single-family residential lots or dwellings.

(2) *Single-family attached dwellings.* The subdivision or development of eight or more single-family attached dwellings.

(3) *Two- to four-family dwellings.* The subdivision or development of eight or more two- to four-family dwellings.

(4) *Manufactured home park.* Subdivision for a manufactured home park.

(5) *Existing multifamily structure.* Development of a multifamily structure or redevelopment of an existing multifamily structure that results in an increase in building square footage of 60 percent or more.

(6) *Cottage neighborhoods*. Cottage neighborhoods located in the CP zoning district.

~~(6)~~(7) *Nonresidential.* Development of a nonresidential structure or redevelopment of a nonresidential structure that results in an increase in building square footage or impervious surface by 50 percent or more.

~~(7)~~(8) *Parking lot.* Development of a parking lot for eight or more spaces.

~~(8)~~(9) *Existing parking lot.* Redevelopment or expansion of an existing parking lot that results in an increase of 20 or more spaces. Redevelopment or expansion includes items such as repaving, changes in ingress or egress, and reconstruction of stormwater drainage systems.

6.2.2 *Landscaping standards.*

(D) *Landscape standards.*

(3) *Perimeter buffers.*

(c) *Buffer class application.* Table 6.2-2, Buffer Class Application, below specifies the type of landscaped perimeter buffer that must be installed adjacent to an existing use or vacant land. The proposed uses are designated with their associated use class and cross-referenced with the numbered columns along the horizontal row under the adjacent use heading. The buffer type is indicated by letter and the total buffer width in feet is indicated by number.

Table 6.2-2. Buffer Class Application

Letter = Buffer type; Number = Required width in feet

A = Type A; B = Type B; C = Type C; D = Type D; N = No buffer required

Proposed Use		Adjacent Use									
		Residential Uses			Public and Institutional Uses			Commercial Uses			
		1	2	3	4	5	6	7	8	9	10
Residential uses											
1	Single-family detached dwelling, manufactured home, mobile home	N	N	N	B 7.5	N	N	N	N	N	N
2	Single-family attached, two- to four-family dwelling, townhouse development	C 10	A 10	B 10	C 7.5	B 7.5	A 5	N	N	N	N
3	Multiple-family development, cottage neighborhoods, group living uses	D 10	B 10	A 10	D 7.5	C 7.5	A 7.5	N	N	N	N

7.2.4 *Lot standards.*

(A) *Arrangement.*

(2) *Access to street.* Except for lots located within a cottage neighborhood, ~~A~~all lots shall have sufficient frontage so there can be driveway access to primary structures placed on the lots from a public or private street.

Section 7.3 – Required Improvements

7.3.1 *Streets.* Work performed involving road right-of-way clearing and grubbing, earthwork, stabilizing and construction of a base and surface course shall meet the minimum requirements of the American Association of State Highway and Transportation Official's (AASHTO), latest manual edition and amendments, where applicable, unless stated otherwise in this article. These specifications are intended to govern the equipment, materials, construction methods, and quality control of the work, unless otherwise provided. They are not intended to apply to the basis of payment provisions.

(B) *Standard street improvements.* The following standards apply to all street improvements:

(1) *Wearing surface width and right-of-way width standards.*

(e) Alley, Drive. For street types/standards B and D.
(i) 12-foot minimum wearing surface.
(ii) Minimum right-of-way width or easement of 20 feet for streets with curb and cutter, or 30 feet for streets with swales.

~~(e)~~(f) *Wearing surface and right-of-way width summary table.* These standards are summarized in the following Table 7.3-1, Wearing Surface standards, and Table 7.3- 2, Minimum Right-of-Way Width Standards:

Table 7.3-1. Wearing Surface Standards

Classification	Street Type Standard	Minimum Wearing Surface Width (in feet) [1]	Number of Travel Lanes [2]
Arterial	All	2 × 24	4
Collector	All	24	2
Local	All	24	2
Marginal access	All	20	2
Alley, Drive	B, D	1 × 12	1

[1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.

[2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width.

Table 7.3-2. Minimum Right-of-Way Width Standards

Classification	Street Type Standard	Curb and Gutter Right-of-Way Minimum Width (ft.)	Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.)	Standard Swale Right-of-Way Minimum Width (ft.)
Arterial	All	100	N/A	120
Collector	All	60	N/A	80
Local	A, B, C	50	50 (20 total — 10 on each side of roadway)	60

Local	D	40	N/A	60
Marginal access	All	40	40 (20 total — 10 on each side of roadway)	60
Alley, Drive	B, D	20	N/A	30

Section 10.2. – Definitions.

Alley or *service drive* means a ~~public or~~ private right-of-way or easement which affords only a secondary means of access to property abutting thereon, provided however, that within cottage neighborhoods, an alley or service drive may serve as the primary means of vehicular access to cottage homes.

Cottage home means a principal residential dwelling ~~constructed~~ located within a cottage neighborhood and consistent with the standards in Article~~s~~ 4 ~~and 5~~ of these LDRs.

Cottage neighborhood means a collection of cottage homes clustered around by common green space.

3. CONSISTENCY WITH LDR SECTION 2.4.1(E)(1)

This section identifies specific text amendment standards listed in City of Alachua LDR Section 2.4.1(E)(1) and identifies how this application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

LDR Section 2.4.1 *Text Amendments and General Amendments to the Official Zoning Atlas*

(E) *Standards.*

1) *Text amendments.* Amending the text of these LDRs is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or deny the proposed amendment, the City Commission shall consider and weight the relevance of the following factors:

a) *Consistent with Comprehensive Plan.* Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

VISION ELEMENT

The proposed amendment is consistent with Goal 4 of the Vision Element. Goal 4 states that the City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The proposed changes to establish and implement Cottage Homes provide the necessary flexibility to CP developments allowing them to provide innovative and creative designs for residential developments.

FUTURE LAND USE ELEMENT

All Cottage neighborhoods must demonstrate consistency with the underlying Future Land Use designations. The maximum gross density thresholds established in the proposed LDR Text Amendment is consistent with the Corporate Park FLU designation (up to 4 dwelling units per acre) as described in Policy 1.4.d.

The proposed changes to establish and implement Cottage Homes will provide the necessary flexibility to CP developments allowing them to provide innovative and creative designs for residential developments as described in Objective 2.1. and Policy 2.1.a. The proposed LDR Text Amendment will not impact any other requirements of the City's Future Land Use Element.

TRANSPORTATION ELEMENT

The proposed LDR Text Amendment establishes standards for an "alley". The City's Transportation Element does not provide any specific goals, objectives, or policies for alleys. Aside from building setback requirements, the proposed LDR text amendment will not impact the requirements outlined in Policy 1.2.c, which are implemented by the City's LDR.

HOUSING ELEMENT

The proposed changes to establish and implement Cottage Homes provides the necessary flexibility to CP developments allowing them to provide innovative and creative designs for residential developments that are consistent with Objective 1.1. The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

ECONOMIC ELEMENT

Objective 1.6 encourages the development of quality workforce housing, proximate to employment locations, at affordable prices to create opportunities for corporate investment in the City of Alachua. The proposed changes to establish and implement Cottage Homes will provide the necessary flexibility to CP developments allowing them to provide innovative and creative designs for residential developments that are consistent with this objective.

b) *Consistent with ordinances.* Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

The proposed LDR Text Amendment addresses changes to establish and implement Cottage Homes in CP zoning districts by reducing for lot sizes and allowing shared infrastructure. These changes are not in conflict with any other development standard or requirement for CP districts outlined in LDR Article 3, Sec. 3.5; density, intensity, and dimensional standards outlined in LDR Article 5; development standards outlined in LDR Article 6; or subdivision standards outlined in LDR Article 7.

c) *Changed conditions.* Whether and the extent to which there are changed conditions that require an amendment.

This amendment proposes changes to establish and implement Cottage Homes that will allow a new, more affordable housing product in CP developments. The proposed changes are a direct response to housing trends that seek to offer a lower cost product due to:

- **The land area associated with a single unit (for platted Cottage Neighborhoods) is much smaller;**
- **The size of the housing unit is typically smaller;**
- **The infrastructure required for vehicular access is much less for units served by an alley versus a local street; and/or**
- **They require less utility infrastructure and stormwater management facilities.**

Other amendments to Table 5.1-3 address changing market demands for smaller lot sizes, reducing land area required for individual housing units, and relieving cost-based pressure on the housing market throughout the City. Several local jurisdictions within Alachua County are creating attractive options for new home buyers, whether first-time or empty nesters. In addition, both local and national home builders request smaller lot sizes to accommodate market demand and deliver more affordable and easier to maintain properties than what traditional local ordinances provide in larger lot sizes.

Due to the economic and community benefits, local builders are also driven to address these changes. However, the Planned Development (PD) rezoning is often required to permit the smaller lot size, lot width, and building setbacks. By approving the proposed changes to LDR Table 5.1-3, residential development within Corporate Park (CP) zoning district can meet changing market demands without a rezoning, an additional four to eight (4-8) months for plat approval, as well as creating additional benefits, such as reducing housing costs and increasing common area/open space, which is a benefit to the residents and the greater community.

While many municipalities are addressing the demand for more compact lots through the Planned Development (PD) rezoning process, Alachua County has removed minimum lot area, lot width, or maximum lot coverage requirements altogether. This demonstrates that lot size can be addressed by appropriate building setbacks.

d) *Community need.* Whether and the extent to which the proposed amendment addresses a demonstrated community need.

The greatest need for the Cottage Home housing product is the reduction of housing price discussed in item c), above. Lowering the housing price point in the City of Alachua also increases opportunities for home ownership. Other reasons a Cottage Home is an appealing option include:

- **The opportunity to live in a detached housing product with direct access to green space without the maintenance responsibilities;**
- **The opportunity for multiple-generation families to have a safe place to play and socialize; and**
- **The opportunity to not rely on a vehicle to commute to work each day.**

e) *Compatible with surrounding uses.* Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

The height of buildings shall not exceed two stories. Additionally, several use-specific standards proposed in Section 4.3.1(A)(5) address compatibility between cottage neighborhoods and single-family detached neighborhoods.

f) *Development patterns.* Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

The proposed changes provide the flexibility within CP developments necessary to allow innovative and creative designs for residential developments in areas that promote logical and orderly development patterns while maintaining compatibility with established or new single-family detached neighborhoods. The CP developments must be consistent with the underlying FLU designation that also establishes the City's growth pattern.

g) *Effect on natural environment.* Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The proposed LDR Text Amendment will not impact or change any City regulations related to protection of the natural environment.

h) *Public facilities.* Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

The proposed LDR Text Amendment will continue to ensure development is served by adequate public facilities.

Abortion

Continued from Page 1A

Wade," said Mary Ziegler, a Florida State University law professor.

State lawmakers have enacted 90 abortion restrictions this year, roughly the same as in 2011, the previous year with the record number of such laws, according to the Guttmacher Institute, a research group that supports abortion rights.

"This law paves the way for anti-choice extremists to turn their dystopian vision into a horrifying reality – not just in Texas but around the country," said NARAL Pro-Choice America acting President Adrienne Kimmell.

Anti-abortion groups celebrated the Texas ban and said it could be a model for other conservative states.

Marjorie Dannenfelser, president of the anti-abortion group Susan B. Anthony List, said the ban "reflects the scientific reality that unborn children are human beings" and applauded the "courage of the Texas Legislature, and all our pro-life allies in statehouses across the nation."

Experts say the rise in state abortion restrictions took off when President Donald Trump named Associate Justice Brett Kavanaugh to the Supreme Court in 2018. The movement was buoyed further last year when Trump nominated Associate Justice Amy Coney Barrett to the court, handing conservatives a 6-3 edge for the first time in decades.

Some of those laws require a woman to wait 48 hours before obtaining an abortion. Others ban the procedure if it's for a certain reason, such as a genetic abnormality.

But it is the bans on abortion at a certain point in a pregnancy that have received the most attention recently. Georgia, Iowa, Kentucky, Mississippi, North Dakota, Ohio, South Carolina and Tennessee have joined Texas in trying to prohibit abortions after about six weeks. The difference in those other states is that federal courts quickly stepped in to block enforcement of the laws.

What makes the Texas law distinctive is its unusual enforcement mechanism: Rather than having the state government enforce the ban, the Texas law encourages private citizens to sue anyone who helps a woman receive an abortion after a heartbeat is detected. A successful litigant in such a case could receive at least $10,000 in damages from the abortion provider or others.

That means abortion providers would have to allow themselves to be sued before raising the constitutional right to an abortion under Roe as a defense.

"They can raise the right to an abortion if they are sued, but that puts them in a very difficult position," said Michael Dorf, a law professor at Cornell University. "It means they have to go ahead and provide abortions and risk being sued."

The Texas law technically bans abortions once a fetal heartbeat is detected, generally around six weeks. Ziegler noted that some states attempted to criminalize abortions after that point but that Texas embraced the unusual enforcement route after those other laws were struck down in other courts.

Nearly 50 years ago, the Supreme Court ruled in Roe v. Wade that women have a constitutional right to an abortion during the first and second trimesters but that states could impose restrictions in the second trimester. About two decades later, the court allowed states to ban most abortions at viability, the point at which a fetus can survive outside the womb – about 24 weeks.

But a growing number of conservative states have sought to draw the line earlier.

The Supreme Court surprised some observers in May by announcing it would hear an appeal from Mississippi, one of several states banning abortion before the point a fetus is viable outside the womb. Lower courts tossed Mississippi's law, which bans most abortions after 15 weeks, asserting it ran afoul of the high court's precedent.

The Mississippi case could have profound implications for abortion rights because by setting a date after which abortions are no longer permitted, the state challenges the viability standard, which guarantees women a right to an abortion before a fetus can survive outside the womb.

"Roe's viability line is arbitrary," the state's attorneys told the court last year. "It makes little sense to say a state has no interest in protecting the infant's life."

Several legal experts predicted that the outcome of the Mississippi case may influence whether other states embrace the enforcement approach used by Texas. If the court significantly undermines Roe and its other major precedent from the early 1990s, they may not have to, Ziegler said.

"The only question going forward is: Are conservative states confident enough that the Supreme Court is going to give them what they want, or do they want to do what Texas has done as a fail-safe?"

Disasters

Continued from Page 1A

"But the bad news is that the economic losses have been growing very rapidly and this growth is supposed to continue," he added. "We are going to see more climatic extremes because of climate change, and these negative trends in climate will continue for the coming decades."

In the 1970s, the world averaged about 711 weather disasters a year, but from 2000 to 2009 that was up to 3,536 a year or nearly 10 a day, according to the report, which used data from the Centre for Research on the Epidemiology of Disasters in Belgium. The average number of yearly disasters dropped a bit in the 2010s to 3,165, the report said.

Most death and damage during 50 years of weather disasters came from storms, flooding and drought.

More than 90% of the more than 2 million deaths are in what the U.N. considers developing nations, while nearly 60% of the economic damage occurred in richer countries.

In the 1970s, weather disasters cost about $175 billion globally, when adjusted to 2019 dollars, the U.N. found. That increased to $1.38 trillion for the period from 2010 to 2019.

What's driving the destruction is that more people are moving into dangerous areas as climate change is making weather disasters stronger and more frequent, U.N. disaster and weather officials said. Meanwhile, experts said, better weather warnings and preparedness are lessening the death toll.

Susan Cutter, director of the Hazards and Vulnerability Research Institute at the University of South Carolina, noted progress in learning to live with risk and protecting ourselves.

"On the other hand, we're still making stupid decisions about where we're putting our infrastructure," she said. "But it's OK. We're not losing lives, we're just losing stuff."

Samantha Montano, an emergency management professor at the Massachusetts Maritime Academy and author of the book "Disasterology," said she worries that death tolls might stop decreasing because of the increase in extreme weather from climate change, especially hitting poorer nations.

"The disparity in which countries have had the resources to dedicate to minimizing disaster deaths is of huge concern," particularly due to climate change, she said. "Deaths decreasing in recent decades does not mean that they will continue to do so unless we continue to invest in these efforts."

Hurricane Ida is an example of heavy damage and what will probably be less loss of life than past major hurricanes, Cutter said. This year, she added, weather disasters "seem to be coming every couple weeks," with Ida, U.S. wildfires and floods in Germany, China and Tennessee.

The five most expensive weather disasters since 1970 were all storms in the United States, topped by 2005's Hurricane Katrina. The five deadliest weather disasters were in Africa and Asia, topped by the Ethiopian drought and famine in the mid 1980s and Cyclone Bhola in Bangladesh in 1970.

The Associated Press Health and Science Department receives support from the Howard Hughes Medical Institute's Department of Science Education. The AP is solely responsible for all content.

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 14, 2021, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by the Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 2.4.10(B)(3) relating to residential development in the Corporate Park (CP) zoning district; amending Section 3.5.2(F) relating to the CP zoning district and residential development criteria in the CP zoning district; amending Section 4.1.1 and Table 4.1-1 relating to the allowed uses within the CP zoning district; creating Section 4.3.1(A)(5) to establish Use-Specific Standards for cottage neighborhoods; amending Section 5.1.3 and Table 5.1-3 relating to the dimensional standards for single-family detached dwellings, single-family attached dwellings, townhouses, multiple-family dwellings, and cottage homes in the CP zoning district; amending Section 6.1.4(B)(1) and Table 6.1-1 to establish minimum off-street parking standard for cottage neighborhoods; amending Section 6.2.2(B) relating to the applicability of the standards of Section 6.2.2; amending Section 6.2.2(D)(3)(c) and Table 6.2-2 relating to the application of perimeter buffer classes; amending Section 7.2.4(A)(2) relating to the requirement for lots within subdivisions to have street frontage; amending Section 7.3.1(B)(1), Table 7.3-1, and Table 7.3-2 relating to wearing surface widths and right-of-way standards for streets; and amending Section 10.2 to amend the definition of "alley or service drive" and to create new definitions of "cottage home" and "cottage neighborhood".

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

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City of ALACHUA

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(Published: Alachua County Today - September 2, 2021)

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NOTICE OF PUBLIC HEARING CONCERNING ENACTMENT OF AN ORDINANCE AMENDING THE CITY OF NEWBERRY COMPREHENSIVE PLAN

THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA, proposes to amend the text of the City of Newberry Comprehensive Plan pursuant to the application described below. The City Commission will conduct a public hearing at which comments, objections and recommendations will be heard regarding the following described application for amendment. In conjunction with this public hearing, the City Commission will consider an ordinance on second reading for enactment of the proposed amendment as stated below. The public hearing will be conducted on **Monday, September 13, 2021 at 7:00 p.m.**, or as soon thereafter as the matter can be heard, in the City Commission Meeting Room, City Hall, located at 25440 West Newberry Road, Newberry, Florida.

ITEM 1:
CPA 21-14, an application by the City of Newberry to amend the Comprehensive Plan to add a new Property Rights Element, as required by Section 163.3177, Florida Statutes.

ORDINANCE NO. 2021-34

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA, AMENDING THE CITY OF NEWBERRY COMPREHENSIVE PLAN TO ADD A PROPERTY RIGHTS ELEMENT PURSUANT TO SECTION 163.3177, FLORIDA STATUTES, UNDER THE EXPEDITED AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3184 (2) AND (3), FLORIDA STATUTES, AND IN CONFORMANCE WITH SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of a public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the public hearing, all interested parties may appear to be heard with respect to the proposed amendment. Please call 352-472-5440, or email EconomicDevelopment@NewberryFL.gov to request a copy of the proposed amendment be sent to you or to submit comments prior to the public hearing. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purp... they may need to ensure that a verbatim record of the proceedings are made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at (352) 375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

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